

## CONSULTATION SUMMARY

### Case reference number

2019/2421/P & 2019/2765/A

### Case Officer:

John Diver

### Application Address:

77 Southampton Row  
London  
WC1B 4ET

### Proposal(s)

Change of use of ground floor and basement unit from betting shop (sui generis) to retail (A1). Replacement shopfront including new doors, glazing, PC aluminium cladding and installation of LED down lighter above fascia

### Representations

Summary of consultation:	A site notice was placed near to the property on the 02/07/2019 (expiry dated 26/07/2019)  The works were also advertised in the local press on the 04/07/2019 (expiry dated 28/07/2019)				
Consultations:		No. of responses	0	No. of objections	0
Summary of representations	No responses were received from any adjoining occupiers.				
Bloomsbury CAAC	Following a request for comment, no response were recieved				
Councillor Fullbrook	One comment was received from a local ward councillor. Their raised comments are summarised below: <ul style="list-style-type: none"><li>- Concerned about vaping, but at present it looks as though there is a loophole in the law which is being exploited. For example, there is advertising on the side of buses for vaping, which seems just as inappropriate as a Vape Shop.</li><li>- As yet the medical evidence on vaping is inconclusive, as it has probably not been around long enough for epidemiological Studies, but while carrying perhaps a lower risk to health than tobacco</li></ul>				

products there is undoubtedly a risk to health of breathing in anything other than pure air

- Given the projected school, and the many young people in the neighbourhood this needs to be examined carefully by the planners as to the health implications and suitability of such usage.

*Officer response:*

- *The local planning authority is afforded powers to control the use of the property/land but not what types of tenants rent the commercial unit within that use class. In this instance, the application seeks permission for the lawful use of the commercial unit to change from a betting shop (sui generis) to a retail unit (A1). In policy terms, this would be supported by officers as we encourage retail in centres such as this, but also discourage betting shops that are in themselves can be harmful to the local centre and have associated social impacts.*
- *In the same way that the LPA cannot control what particular products a supermarket sells in a store under planning powers, the current legislative powers do not afford the LPA the right to restrict the sale of vaping products from within a retail shop. It is understood that in order to sell nicotine products there would be a need to obtain a business licence from the Council's licencing department. It may be the case that more specific licencing policies will apply that might include additional restrictions on the sale of such products but this would fall outside of the scope for the planning application.*

**Recommendation:-**

**Grant planning permission**