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PLANNING STATEMENT

Project No - 113
Project Name - 47 THEOBALDS ROAD
Date - 04.09.20

Planning statement to accompany S73 Removal / variation of a condition.

The application is regarding consented planning permission 2019/6423/P (consent dated 08.07.20)

The description for this consent is –

Alterations to shopfront and rear fenestration, replacement rear rooflights and rear roof extension at first floor all in association with the change of use from A2 (Solicitors) to D1 (Art Gallery).

The applicant wishes to apply to alter the opening hours noted in Condition 7.

The exact opening hours given on the original form submitted in Dec 2019 had not been fully agreed with the applicant and they have become aware of the hours being proposed on receipt of the decision notice. An amendment to the conditions is being requested to correct this oversight made in the original application.

As noted in the Design and Access Statement, the D1 use will be for the use of Mimosa House, an organisation that includes educational and community seminars and activities alongside the programme of exhibitions. It is requested that the current opening hours noted in Condition 7 (given in the original application as 9am-5pm Monday to Sunday and bank holidays) be altered to the following -

- 9am-11pm Monday to Sundays

As noted in the decision notice for 2019/6423/P (consent dated 08.07.20) -

' This is acceptable in principle as A2 uses are not a protected use and it is noted that the site falls within a Central London Area which should contain a variety of uses to maintain vibrancy and choice. An Art Gallery (D1 use) would be an appropriate use in

this location in line with Policy TC2, it is noted that there are no existing art galleries within this parade. It is not considered to cause harm to the character, function, vitality and viability of this Central London Area.'

While there are no art galleries within this parade, there are other cultural establishments, most significantly, the neighbouring Conway Hall, as a public hall also typically a D1 use, which has published opening hours Mon-Sat 9am - 11pm and Sun 9am-10.30pm.

At 47 Theobalds Road, all seminars and activities are contained within the interior of the building, as there is no external space, hence there is no risk of disturbance to neighbouring amenity raised by this proposal. Activities and visitors will be of a similar nature to that visiting Mimosa House throughout the day and so no additional traffic or noise issues are envisaged.

This application requests that the Condition 7 is revised to state -

The use hereby permitted shall not be carried out outside the following times 9am-11pm Mondays to Sundays and bank holidays.
