

8th April 2021

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Dear Ms Quigley,

RE: 80 CHARLOTTE STREET (67 WHITFIELD STREET) 2020/5930/P

On behalf of our client West London and Suburban Property Investments Limited (the “Applicant”), we write to provide additional information in respect of the above application.

It is noted that the subject application seeks the change of use of the unit to a restaurant use (E use class) with approximately 70 covers. The application does not seek approval for a pub or bar use, which are sui generis uses. As previously noted, it is considered that the approved retail use of the subject unit, if implemented, could be changed to another Class E use (including restaurant use) without planning permission and without any safeguarding conditions being imposed. The proposal is therefore consistent with the intent of the Government’s changes to the use class order, ensuring that flexibility in land use terms exists to allow the unit to be viably let and secure delivery of wider benefits, including the activation of the street scene and employment yield.

This letter is accompanied by a statement from the Marketing Agents for the Site. This sets out why the subject unit is more suitable in the current market for a restaurant use than the unit at No.89 Whitfield Street, which is unlikely to come forward as a restaurant, due to its scale and associated fit out costs.

To provide comfort to LBC and local stakeholders that the proposed use would have an acceptable impact, this letter is accompanied by an Addendum Report (prepared by MAKE Architects), which provides further detail in respect of noise and extract for the proposed restaurant use. The Report also highlights that there would be no dedicated restaurant seating provided within the ‘pocket park’ and the requirement to access both the bin store and the ‘pocket park’ would prevent any seating within the undercroft area.



In respect of security it is noted that there is site wide landlord CCTV and it would be expected that any tenant would also operate their own CCTV service. In respect of the proposed hours of opening the applicant would accept a safeguarding condition restricting the hours of opening to within the following times: Monday – Friday 7.30am -11.00pm, Saturday 9am – 11.00pm and Sunday 9am – 5pm.

Additional information

Accordingly, this letter is accompanied by the following updated documents:

- Addendum to Change of Use Report, prepared by MAKE;
- Letter from Distrkt in respect of marketing;

We trust that you have sufficient information to determine this application and we look forward to hearing from you. If you should you have any queries or require any further information, please contact Sunny Desai at this office.

Yours faithfully

DP9 Ltd

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