



262 TOTTENHAM COURT ROAD
LONDON W1T 7RG

CHANGE OF USE FROM A 'BETTING SHOP' (SUI GENERIS) TO A 'CASINO AND ADULT GAMING CENTRE' (SUI GENERIS)

Application for planning permission reference: 2021/3942/P

9 October 2021

The Bloomsbury Association objects to this application and wishes to make the following comments.

1. The Association has no objection to the loss of the betting shop but does object to the loss of a small independent commercial unit. Local Plan policies TC4 and TC5 include safeguards to protect small units of less than 100 sqm (paras 9.48-9.50). We expect to see this policy met.
2. We also object to the proposed expansion of the neighbouring casino into this unit on the principal frontage to Tottenham Court Road as it would have a negative impact on the amenity of residents in Great Russell Street and nearby due to an intensification of 24-hour entertainment use. This type of use would also break the continuity of the retail frontage and would detract from the character and vitality of the retail offering in Tottenham Court Road, an important component of the Council's vision for Tottenham Court Road sought through the West End Project.
3. We would instead prefer the premises to be used for retail, which would enhance this section of Tottenham Court Road which has a cluster of electronic shops and a varied mix of other retail uses including furniture, groceries and clothing. As the premises is relatively small (70sqm) we do not think there would be any difficulty in finding a suitable retail business to occupy the premises.
4. There is also concern at the loss of retail frontage both functionally and in terms of 'active' frontage as the existing ground floor casino, by nature of its 'adult' use, has windows completely obscured or covered with advertising. This is acknowledged to be a problem corner for drug dealing and, without windows, it is made worse by lack of active surveillance contrary to CPG:Design, Sections 6 and 7.

The Association supports good quality design that will enhance the West End's streetscape, which this does not. With such a demonstrable breach of the its planning policy and of its supplementary planning guidance, we look to the Council to refuse this application.

We would be grateful if you would let us know of any further modification to the application; the decision, if it is to be decided under delegated powers, or the meeting date if it is to be decided by Committee.

Stephen Heath
On behalf of the Bloomsbury Association

Copies to:
Patrick Marfleet, London Borough of Camden
Charlotte Street Association
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