



**BLOOMSBURY
CONSERVATION AREAS**
Advisory Committee | Est. 1968

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13th December 2021

2021/4349/P
2021/5321/L

Miriam Baptist
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NO OBJECTION to 2021/4349/P and 2021/5321/L regarding change of use from Class E to Nail Salon at 31 Lamb's Conduit Street, Grade II listed.

Having considered the relevant issues the decision of the CAAC is to lodge no objection to the proposals to change use from Class E to Nail Salon (Sui Generis).

Lamb's Conduit Street is characterised by a vibrant mixture of independent commercial uses at ground floor and residential at floors above (para. 5.206 of the Bloomsbury CA appraisal). In terms of the change of use, the use remains commercial and service-based in nature and as such the proposal is not considered to threaten this.

A predominance of a single kind of service or shop in this area could harm the current mixture of uses. A nail salon was extant in no. 32 but was replaced with a shop in 2018. There are currently no other nail salons along the street. The mixture of uses is therefore not threatened.

In terms of the wider CA, nail salons are increasingly common but are not considered to threaten the mixture of uses throughout the CA. There is therefore no objection in terms of impact upon the wider CA.

Note to applicant

Internal alterations and external alterations, including display of advertisements and probable repainting of the shopfront, will likely be sought in relation to this change of use as a further application. We are available on the above email to discuss any such proposal before an application is lodged.

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