

20th June 2022

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2 West Street
Ware
Herts
SG12 9EE

Nora-Andreea Constantinescu
Planning – Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Nora,

27 Great Queens Street, London, WC2B 5BB

Full planning application for the change of use of the premises from Use Class E(g)(i) Offices to carry out any operational or administrative functions to a Sui Generis private members club/leisure use.

Thank you for meeting us on Wednesday earlier this week. At our site meeting you raised a query regarding the levels of employment at 27 Great Queen Street, pre-Covid pandemic through to the projected levels of employment of the proposed change of use.

Employment levels at 27 Queens Street

Since 20th April 2011 two companies had occupied the premises, Steen Associates and IPS 2000 Ltd. Steen Associates had occupied the ground and upper floors of the building with effect from 20th April 2011 for a term of 10 years with a tenant break at the 5th year. This was not actioned, and the tenant remained in occupation of the property until 19th April 2021 when the lease expired. Whilst they chose not to renew the lease due to the impact Covid had inflicted on the industry in which they operated (they were a business and finance broker for the airline and aero industries) they had only ever occupied the property with between 1 and 3 people at any one time, including Jason Steen the owner of the business. Often however whenever my client inspected the property there was only a single member of their team in the office.

The same was also true with the basement tenant IPS 2000 Ltd who only had 1 member of staff in the office with the owner of the business occasionally spending a few hours there half a day per week.

The levels of employment prior to 19th April 2021 generated by the tenants were therefore extremely minimal.

Since 19th April 2021, the premises have been left vacant, generating no employment. I would again draw your attention to the letter from Gale Priggen + Co dated 21st October 2021 submitted with the application, that provides further justification of the difficulty of letting this listed building for more traditional office use and the recent decline in demand for small office suites within the locality.

The statement by the Savage Club submitted with the application also provide further details of their previous premises, which operated with 5 members of staff (1 full time, 4 part time). As the premises are larger at No.27, the Club also make the statement that additional staff above the 5 previously employed will be required to help with the running of the Club, this could be two to three additional members of staff. The levels of employment generated by the Club itself would be around 8. This would double the amount of employment that was generated by the previous occupants at No.27.

It should also be taken into account that 6 No. hot desks are proposed on the top floor, that will allow members to book a desk and work from the Club if required.

As we discussed at our site meeting, the Club and proposed use will generate significantly more employment and more investment into the local area, and as such and as set out in the submitted Planning Statement, it is considered that the proposed use will be compliant with both the Council's Adopted Policies and London Plan policies for promoting employment generating activities.

Catering

You also asked about catering on site, and I can confirm that it is not the intention of the Club to cook any food on site, which will be brought in from outside local businesses for meetings and functions, and general activities within the club. This in itself will generate investment from the Club to local businesses, who will provide catering services.

Hours of Operation

During our meeting, we also discussed hours of operation, and we explained that the later Dining Nights where the bar would stay open to 01:00, was generally every 3 weeks, and did not happen on Sundays. I would also highlight that on Dining Nights members will eat dinner away from the Club in local restaurants, this will in itself contribute to the local economy.

The Planning Statement submitted with the application sets out the general opening hours of the Club from:

Monday to Friday – 07:30 to 01:30

Saturday, Sunday, and Bank Holidays – 12:00 to 23:00

In relation to the operating hours of the bar within the Club, the applicant would accept a further planning condition that limited the general opening times of the bar from:

Monday to Sundays and Bank Holidays – 12:00 to 22:45

Then on Dining Nights on up to 18 occasions during any calendar year, the Club and bar would be open from 07:30 on weekdays and 12:00 on Saturdays and Bank Holidays until 01:00. The Dining Night exception would not apply to Sundays.

The applicant would therefore be supportive of this approach to a planning condition that restricts the hours of opening of the Club and also provides further controls over the opening hours of the bar. This would be in addition to the Licencing restrictions that would also be imposed on the premises.

Noise

A Noise Statement was submitted with the application. The conclusions of the report confirm that the risk of noise disturbance to neighbours will be very low and does not recommend any mitigation measures. However, if you do feel that it is necessary to consider providing additional insulation to safeguard neighbours' amenities, my client would have no objection to a planning condition being imposed requiring these details to be approved prior to occupation of the premises by the Club.

Conclusion

I hope this letter has provided you with further assurances in addition to the supporting case set out in the Planning Statement and other documents submitted with the application.

The whole intention of this application is to provide the Club, which currently does not have premises, with a secure base and to significantly contribute to the local economy through employing its own staff; investing into the local businesses; and also promoting both the leisure and cultural economy of the local area.

It is also my client's intention to sensitively and significantly improve the existing listed building through the proposed change of use. As we discussed at the meeting with yourself and your Conservation Officer, this must be a significant material consideration in determining this planning application.

I hope this letter provides you with sufficient justification to grant the Change of Use application. However, if your Economic Officer would like to meet myself and my clients at the premises to discuss the application, we would be very happy to organise this over the next week or so. Please let me know if you require anything further from us or whether we need to arrange another site meeting.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Biggs', enclosed in a light grey rectangular box.

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PJB Planning

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