



# ISLINGTON

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Mr Schulte



Reference: P101970  
(Please quote on all correspondence)  
16 December 2010

Dear Mr Schulte,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**P101970 – 8 Caledonia Street**

Thank you for your correspondence in regard to the proposal at the above address. You raised concerns regarding the following:

- Any change that would allow the premises to be solely used for drinking purposes would threaten local amenity. It could turn into a club due to its size. The Council should use the new saturation policy to reject this change.

Each planning application received by the Council is assessed against relevant planning policies and material considerations. Your observation regarding the proposal has been taken into account in the consideration of this application.

The application is for the change of use of a relatively small section of the premises to the rear fronting Varnisher's Yard. This section of the premises already acts as a bar area for the restaurant, and thus considering that there is also another bar/restaurant directly opposite in Varnisher's Yard, it would be unreasonable for the Council to refuse the same land use in this location.

As noted above, the A4 Class (Drinking Establishment) would relate solely to a small area at the rear of the site. The change of use of the whole of the premises, including to a club, would require the submission of a further planning application.

I can confirm that there is no 'saturation policy' relating to drinking establishments within planning policy. The Licensing Department do use a saturation policy in relation to dealing with licensing applications. However, this currently does not apply to this area of the borough, and furthermore, whilst such policy is given weight in the assessment of planning applications, the negligible impact of this proposal does not warrant the refusal of the application on such grounds.

While your concerns have been taken into consideration, the proposal is consistent with the relevant planning policies. As a result, the proposal is to be approved under delegated authority.

I hope that this information is helpful to you. If you require any further information please do not hesitate to contact the case officer on (020)7527 2115 or e-mail david.farndon@islington.gov.uk

Yours sincerely



Louise Reid  
**Head of Development Management**

**NOTE: If you would like this document in large print or Braille, audiotape or in another language, please telephone (020) 7527 2000.**