

Fitzrovia News

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Warren Street does not need another place selling alcohol

Yet another licensing application has been submitted to Camden Council. This time it is Must & Lees seeking permission to sell alcohol to takeaway and to drink on the premises and on the forecourt at 57 Warren Street, writes *Linus Rees*.

The application, if successful, will turn the former shop premises into a wine shop and wine bar — immediately below and next to where people live.

There are around 160 homes along Warren Street and its residents have been subjected to various attempts recently to undermine their quality of life.

Plans for a sports bar below people's homes were successfully seen off, but an application for a large restaurant was successful despite huge opposition from residents living immediately above the premises and across the street.

“All of the residents in the building are part of a nice quiet, friendly

community. They nor any of our neighbours in the building have been consulted on any of these plans, which have come as a complete shock to us,” wrote one resident.

“These plans do not seem to have taken the impact on our lovely community into account at all.”

I've talked to many people on the street and those comments sum up the feelings of local residents.

Historically the street has been relatively quiet and there is a sense of community here. But over the last ten years it has become more noisy and people are subjected to increasing public nuisance from venues undermining their previously happy and diverse street.

With the decline of high street shops, offices and other daytime only operations in the street, residents are facing an unwelcome change to the character of the neighbourhood.

Much of this is the fault of The Fitzrovia Partnership business group which is marketing the street as an eating and drinking destination, aided and abetted by Camden Council which appears to think there is no limit to the number of licensed premises that Fitzrovia can sustain.

There are already ten places selling alcohol along Warren Street: three pubs, two off-licences and five restaurants and cafes.

But there are also another four “dormant” licences leftover from premises which have either closed or changed hands and are not currently being used. As the premises licence stays with the premises it can be transferred to an incoming business without it having to be approved by a licensing panel.

People I meet along the street tell me they are frequently subjected to loud and

How will proposed traffic changes on Oxford Street affect Fitzrovia?

The Fitzrovia West Neighbourhood Forum will hold its annual general meeting this month and host a discussion about how Westminster Council's proposed changes to traffic flow on Oxford Street.

Residents are invited on 18 May to find out more about the initial plans to change the road layout at Oxford Circus, and about how this would affect Fitzrovia.

In March residents' groups and businesses in the neighbourhoods surrounding Oxford Street were shown outline plans for Oxford Circus. Westminster Council later sent a rather poor quality and simplistic diagram of how motor traffic flows would change.

At Oxford Circus it is proposed to ban left and right turns in Oxford Street and Regent Street so traffic has to go straight ahead on both roads.

The Council also intends to reroute some bus routes because of the ban on left and right turns at the Circus. Some buses would use parts of Great Castle Street and Margaret Street to provide access to Great Portland Street and John Prince's Street.

Westminster Council also wants to convert the part of Mortimer Street that is currently one-way east bound to two-way working, and allow west bound motor traffic to turn north into Great Titchfield Street. According to the traffic flow diagram there is a forecast of increased motor traffic along Great Titchfield Street.

Traffic flow plans also show an increase in motor traffic along part of other streets south of Mortimer Street.

A member of the Oxford Street team from Westminster Council will be at the meeting to answer questions.

Fitzrovia West Neighbourhood Forum AGM: 6pm Thursday 18 May. Sainsbury Wellcome Centre, 25 Howland Street. All residents and local businesses are welcome to attend. See fitzwest.org or contact info@fitzwest.org for more information.

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Warren Street alcohol sales

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antisocial behaviour from customers, and the pavements are strewn with an ever increasing amount of rubbish.

The proposed business on ground floor and basement at 57 Warren Street is situated within a stretch of densely populated buildings, some of which are homes to families in social housing. Having customers all day and in the evening, and drinking outside, will only create further disturbance to those who have made their homes and a community here.

Camden Council's Statement of Licensing Policy says: "We must seek to ensure that our residents can peacefully enjoy their homes and environment whilst also encouraging responsible and positive business investment and economic growth."

It's revised policy even includes a section with "supportive information around alcohol related harm and the detrimental effects alcohol can have on us".

Yet it seems the councillors on Camden's licensing panels are incapable of reading or understanding their own policy or, worse, don't care. It's business as usual.

Warren Street doesn't need yet another place selling alcohol. People live here.

Licensing application: APP\PREMISES-NEW\114758, 57 Warren Street W1T 5NR. The deadline for making comments is: 9 May 2023. See: camden.gov.uk/public-licensing-register

News in brief

Landowner **Shaftesbury Capital** plans to create apartments on the upper floors of two Fitzrovia pubs: **The Wheatsheaf** in **Rathbone Place**, and the **Duke of York** in **Rathbone Street**.

Children from **All Souls Primary School, Foley Street**, have helped to plant three cherry trees in **Ogle Street**.

The **Stephen Street** bus stop on **Tottenham Court Road** is open again, several months after it was closed because a gantry from a construction site was causing a hazard.

Planet Organic on Tottenham Court Road had closed, with a notice in the window announcing that the business was in the hands of the administrators.

A collection of 340 1950s and 1960s **City of Westminster street signs** will be offered for sale by **auction** this month.

Planning applications

Camden Council applications during April 2023 in Fitzrovia East. In the list: alterations to shopfront and signage at **36 Charlotte Street**; outdoor seating for restaurant at **67 Whitfield Street**; infill to entrance at **2 Chitty Street**; change of use to educational at **Conway Mews**; redevelopment at **Warren Court, Euston Road**; new shopfront and signage at **43 Charlotte Street**; new entrance and plant equipment at **12 Alfred Place**; alterations to listed building and change from HMO to self-contained flats at **29 Conway Street**; and tables and chairs at **20-21 Warren Street**, and **333 Euston Road**.

See: planningrecords.camden.gov.uk for details and the latest applications.

Westminster Council applications in April 2023 in Fitzrovia West. Among the monthly list are: alterations to a listed building at **11-13 Charlotte Street**; change of use of upper floors to residential at **Duke of York public house, 47 Rathbone Street**; tables and chairs at **50 Berners Street** and **246-248 Great Portland Street**; rooftop plant and alterations to shopfront at **19 Newman Street**; plant equipment at **27-28 Eastcastle Street**; replacement of facade structures at **8 Mortimer Street**.

See: idoxpa.westminster.gov.uk for details.

Advice for responding

Residents should check Camden and Westminster's sites for the latest applications.

In Westminster residents can contact licensingadvice.org for free advice, and should also email the Fitzrovia Neighbourhood Association fna@fitzrovia.org.uk

In Camden email the Charlotte Street Association at csafitzrovia@yahoo.co.uk where you can also seek advice.

It is also a good idea to contact your ward councillors well before the closing dates with your concerns about any planning or licensing applications.

Fitzrovia News publishes the latest planning and licensing applications on our website: fitzrovia.com

There is more news about public consultations on our website:

fitzrovia.com

You can also keep up with the latest news by subscribing to our free email newsletter:

fitzrovia.com

Free housing and welfare advice for residents

The Fitzrovia Advice Service, run by Fitzrovia Neighbourhood Association, is able to help residents with private and social housing problems, housing and council tax benefits, disability benefits, Universal Credit and Job Seekers Allowance, pensions and Pension Credit, Working and Child Tax Credits, fuel poverty; and help with benefit, passport and other forms.

Advice is available to Camden and Westminster residents by telephone, email and in person, for speakers of English, Bengali, Sylheti, Urdu and Hindi.

Contact 020 3984 6364; or email: advice@fitzrovia.org.uk

Cost of living support

Camden has help at camden.gov.uk/find-support-in-camden Westminster has help at westminster.gov.uk/cost-of-living-support

Neighbourhood listings

Covid-19 vaccine information is available from Camden and Westminster councils. See camden.gov.uk/coronavirus and westminster.gov.uk/coronavirus

Local councillors serving Fitzrovia on the **Camden** side are: Adam Harrison, Sabrina Francis, and Rishi Madlani; telephone: 020 7974 2792. On the **Westminster** side they are: Paul Fisher, Patrick Lilley, and Jessica Toale; telephone: 020 7641 5377.

Fitzrovia Community Centre has activities available, and a community garden. fitzroviacommunitycentre.org Visit 2 Foley Street, call 020 7580 8680.

All Souls C of E Primary School, Foley Street takes children from ages 3 to 11. See allsoulsprimary.co.uk for more.

Fitzrovia Youth in Action is a local charity for young people. They provide a number of activities. See fya.org.uk or call at Basement 66-68 Warren Street or call 020 7388 7399.

Rainbow Angels Nursery Fitzrovia 54A Whitfield Street. More information at rainbowangels.co.uk

Age UK provides services for people over 50 years old. In Camden call 020 7239 0400 or visit ageuk.org.uk/camden; in Westminster call 020 3004 5610 or visit ageuk.org.uk/westminster

American International Church offers services including a soup kitchen for the homeless and those in need. See amchurch.co.uk, call 020 7580 2791, or visit 79A Tottenham Court Road.

Saturday morning gardening. Contact friends@crabtreefields.org.uk