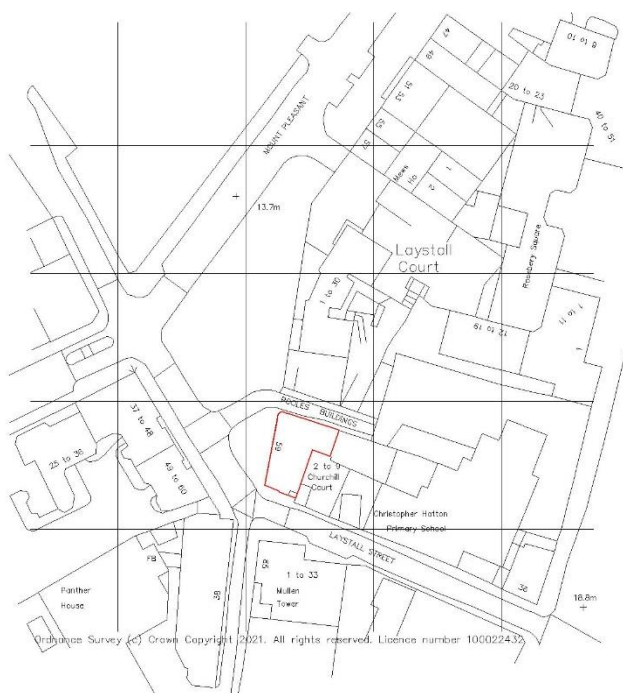
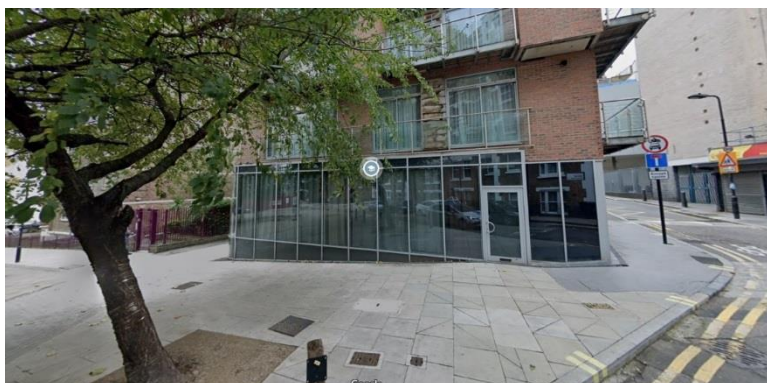


PLANNING, DESIGN AND ACCESS STATEMENT
59 MOUNT PLEASANT, LONDON WC1X 0AE
CHANGE OF USE OF GROUND FLOOR AND BASEMENT TO
RESIDENTIAL FLAT AND LIVE WORK UNIT.



SUBMITTED AS PART OF AN APPLICATION FOR PLANNING CONSENT BY:

GRAHAM ASH ARCHITECTS LTD
KINGFISHER STUDIO
5 MALCOLM ROAD
CHANDLERS FORD
EASTLEIGH
HAMPSHIRE SO53 5BH

May 2023

59 MOUNT PLEASANT, LONDON WC1X 0AE CHANGE OF USE OF EXISTING GROUND FLOOR AND
BASEMENT FROM COMMERCIAL A4 TO RESIDENTIAL C3

1.0 PLANNING HISTORY

We have gathered the information from the previous planning history and this is summarised below.

The site was formerly occupied by a 3 storey building and was a public house. During the early 2000's, several planning applications were made to demolish the building and replace it with residential units. All were refused. An appeal was lodged and the appeal was dismissed.

Application 2006/2569/9 was granted on 6th February 2007.

The application description was as follows:

Demolition of the existing 3-storey public house (class A4) and redevelopment by erection of a 5-storey plus basement building to provide a new pub on the ground floor and basement and 8x self-contained flats (class C3) on upper floors.

There were 9 conditions attached to the consent, some were pre-commencement conditions. These details were submitted and approved.

Conservation Area consent to demolish the existing building was given under 2006/2574/C dated 26th October 2006.

The application description was as follows:

Proposal: Demolition of the existing 3-storey public house (Class A4). Drawing Nos: CHT/D-01; 10; 30; Report (Dated June 2006).

Work commenced on site in accordance with planning condition 1 and the residential elements of the building are now occupied.

The ground floor and basement were occupied as a restaurant/bar for a while, but this use has now ceased. Marketing of the premises by the applicant has proved to be fruitless and no prospective tenants have been attracted despite marketing over the past 5 years.

2.0 CONSIDERATIONS AND ISSUES

An application to change the use to residential is now submitted via the Planning Portal. The elevations will remain as existing.

The application site also forms part of the Hatton Garden Conservation area.

The application involves the loss of a commercial use in a mixed area.

The demolition of the original public house was resisted due to this reason.

Approval 2006/2569/9 was deemed satisfactory as the ground and basement was retained as a public house (Use Class A4).

The officer's report at the time considered that the retention of the commercial use was acceptable.

The replacement of an A3/A4 use

6.2 The site is currently occupied by a public house (Class A4) comprising 363m² floorspace and would be replaced with a restaurant/bar use with a floorspace of 220m².

The re-provision of this use, in such reduced form is considered acceptable in principle, subject to conditional controls relating to hours of use, and noise emissions.



2.01 Green line shows extent of the Hatton Garden Conservation Area.



2.02 Side view of building from Mount Pleasant.

3.0 NEARBY PLANNING DECISIONS OF NOTE.

18-20 Laystall Street.

This was an application for Certificate of Lawful Use to retain the ground floor and basement as 2 residential flats. The Certificate of Lawfulness was issued on 8th November 2013.

Detail of the application are as follows.

Application Ref: **2013/6513/P**

Please ask for: **Obote Hope**

Telephone: 020 7974 **2555**

8 November 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Town and Country Planning (Development Management Procedure) Order 2010

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 23 October 2013 the use described in the First

Schedule below in respect of the land specified in the Second Schedule below, was lawful

within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of basement and ground floor level as 2 self-contained residential flats (Class C3)

Second Schedule:

18-20 Laystall Street

59 MOUNT PLEASANT, LONDON WC1X 0AE CHANGE OF USE OF EXISTING GROUND FLOOR AND BASEMENT FROM COMMERCIAL A4 TO RESIDENTIAL C3

London
EC1R 4PG

Reason for the Decision:

1 The use of the basement and ground floor level as 2 self-contained residential flats began more than four years before the date of this application.

3.0 THE APPLICATION

3.01 Justification.

The premises have been vacant for a considerable time.

Despite marketing the property for a new tenant, no offers have been received and the owner now wishes to change the use to a residential dwelling.

The tenant has written as follows:

PIMPSHUEI LIMITED, GROUND FLOOR, 59 MOUNT PLEASANT, LONDON, WC1X 0AY
Camden Council
5 Pancras Square
London
N1C 4AG
10 December 2022
To whom it may concern

I am the owner of Pimpshuei Limited, the lessee of the basement and ground floor at 59 Mount Pleasant, London, WC1X 0AY and have held such lease since 2014; however for the last three years,

I have not traded as a business notwithstanding holding the lease.

I have endeavoured to obtain investment and business partners in order to recommence trading, however I have been unable to source such funding/business partners. I have engaged Robertson Property Solutions to market for reassigning the lease but as yet, had no response. I have also gone through social media platforms and other online marketing sites but with very little success.

If over the next three months, I attain no further response, I will consider entering liquidation.

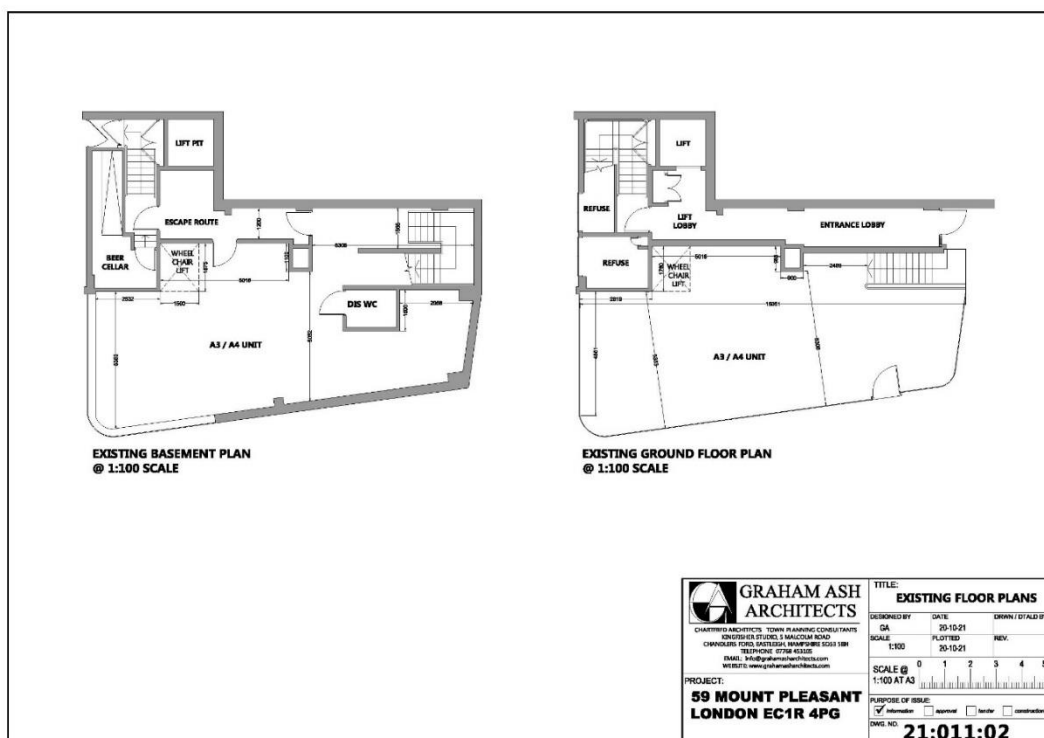
Should you have any questions, please do not hesitate to contact me.

Sincerely

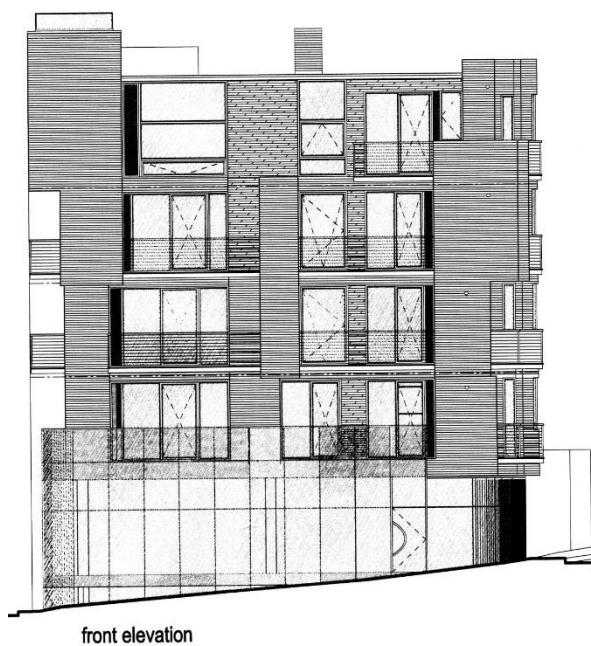
Sipheng You

Pimpshuei Limited

As a result of this, the owner, Golden Angel Ltd. wish to obtain consent for the change of use to an alternative use.

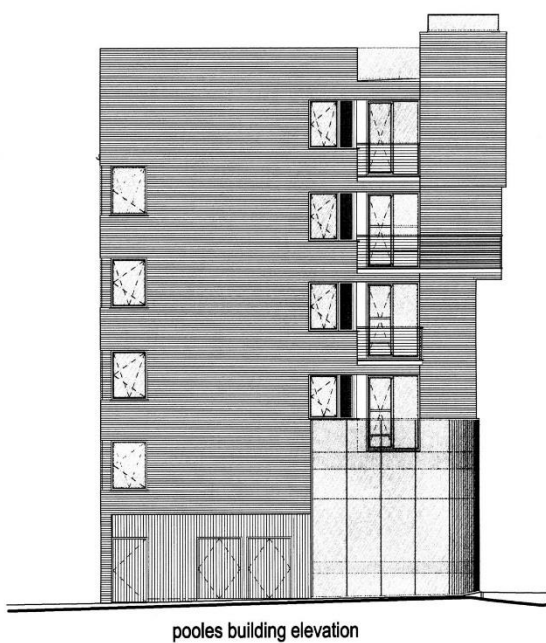


3.02 EXISTING PLANS



3.03 APPROVED FRONT ELEVATION 1

59 MOUNT PLEASANT, LONDON WC1X 0AE CHANGE OF USE OF EXISTING GROUND FLOOR AND BASEMENT FROM COMMERCIAL A4 TO RESIDENTIAL C3

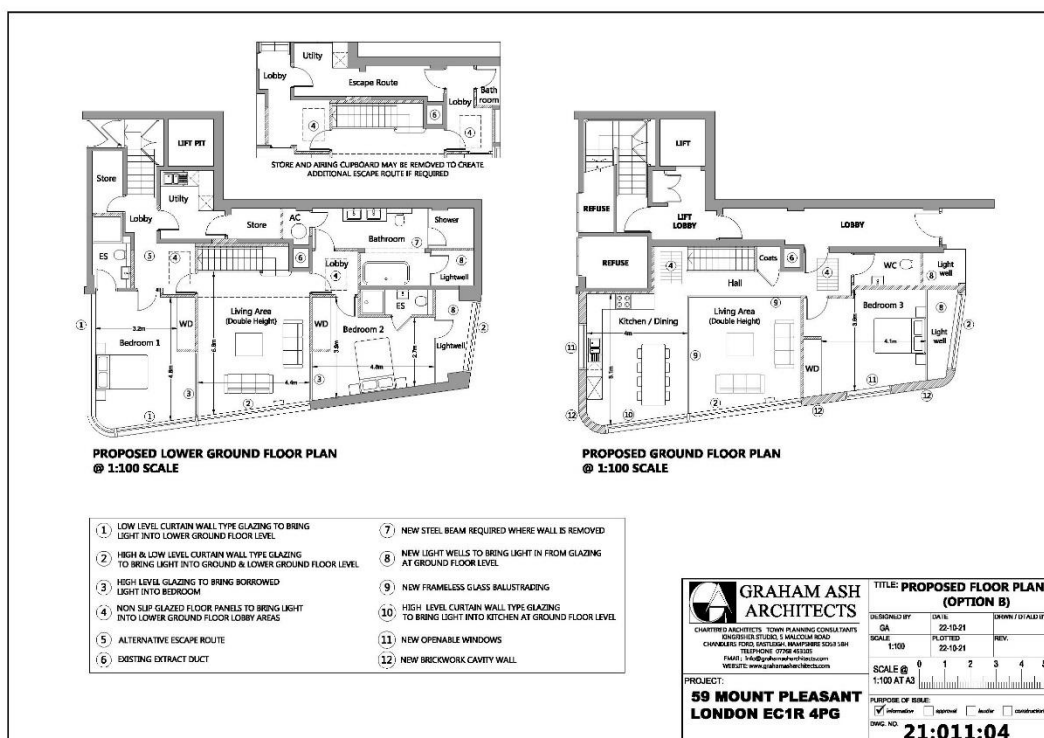


3.04 APPROVED ELEVATION 2



3.05 APPROVED ELEVATIONS 3

59 MOUNT PLEASANT, LONDON WC1X 0AE CHANGE OF USE OF EXISTING GROUND FLOOR AND BASEMENT FROM COMMERCIAL A4 TO RESIDENTIAL C3

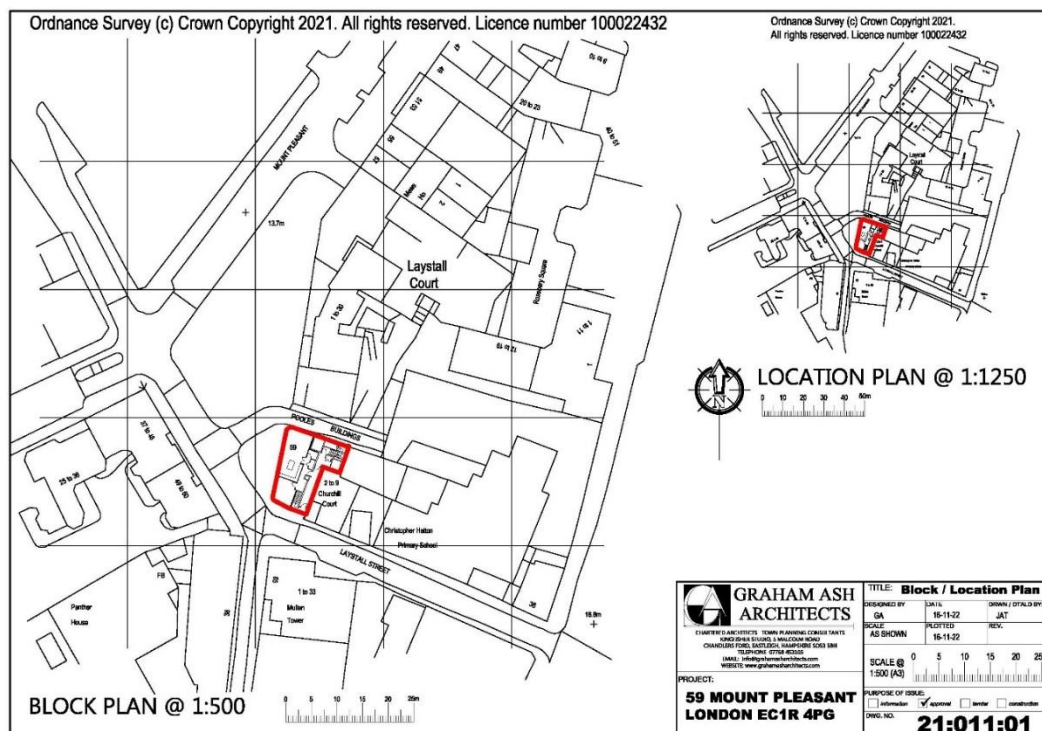


3.06 PROPOSED PLAN SHOWING GROUND AND LOWER GROUND USED FOR RESIDENTIAL/LIVE WORK.

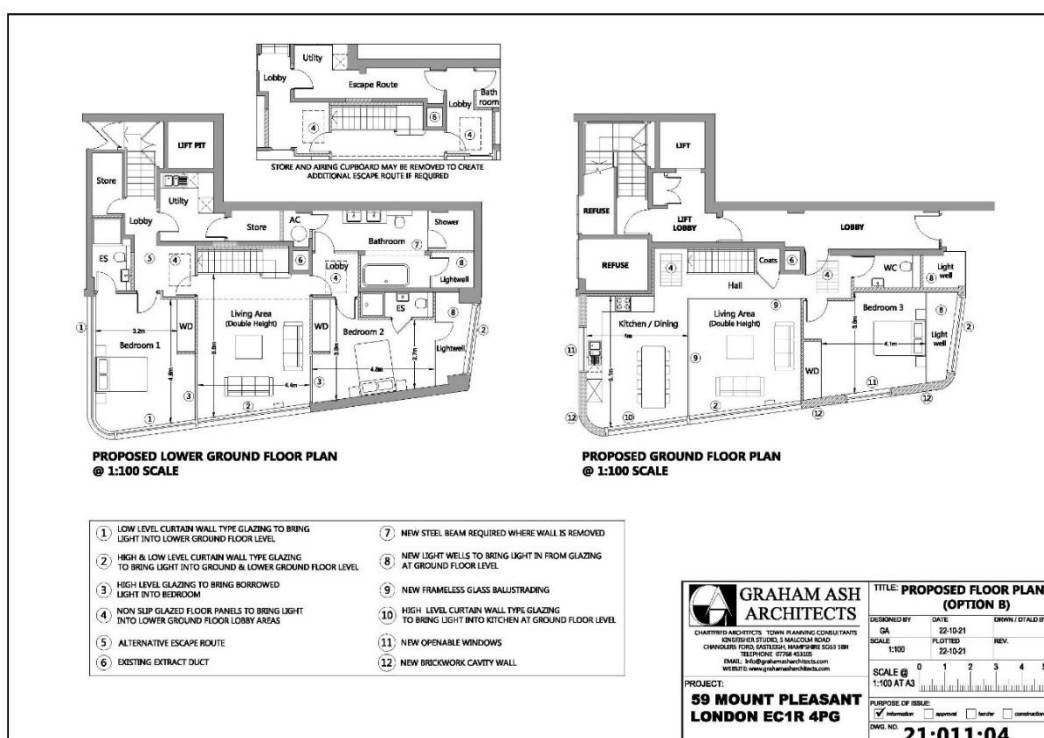


3.07 FRONT OF BUILDING SHOWING LEVEL THRESHOLD TO EXISTING AND LEVEL CHANGE SHOWING PART OF BASEMENT

59 MOUNT PLEASANT, LONDON WC1X 0AE CHANGE OF USE OF EXISTING GROUND FLOOR AND BASEMENT FROM COMMERCIAL A4 TO RESIDENTIAL C3

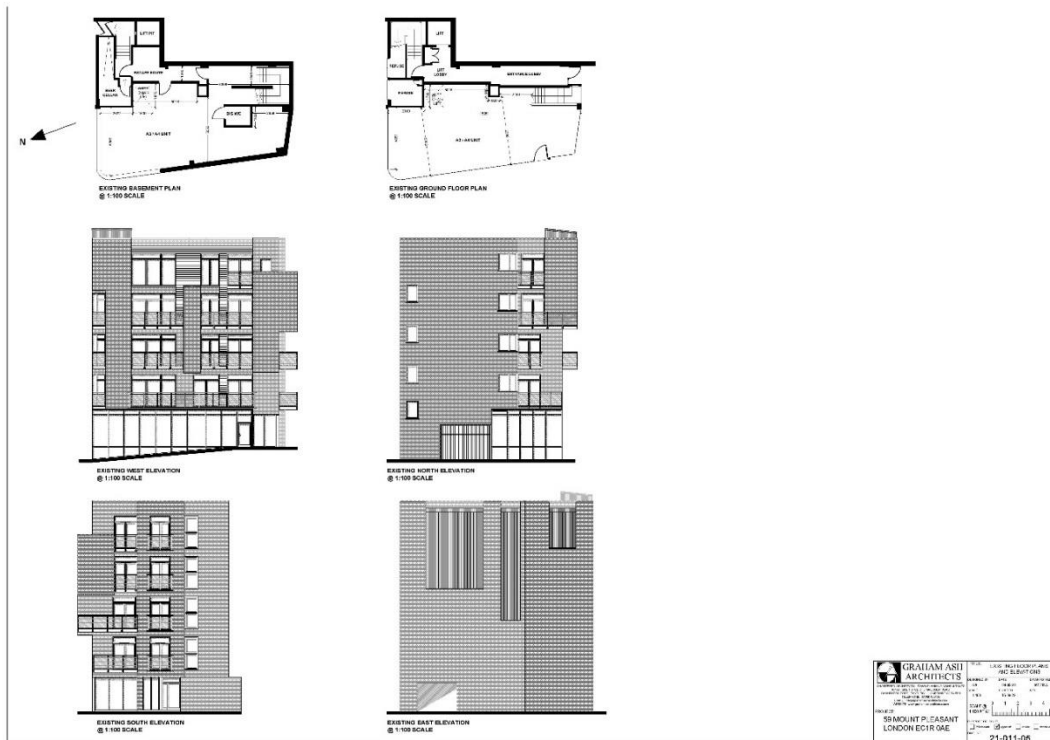


3.08 BLOCK AND LOCATION PLAN SHOWING SITE LOCATION

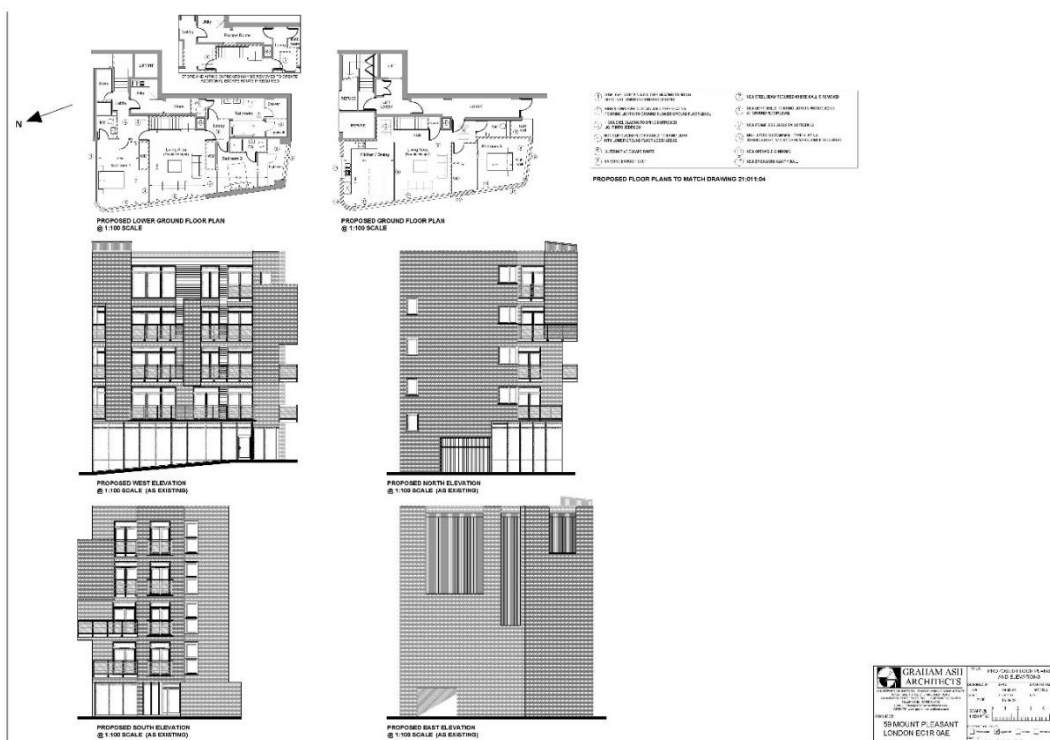


3.09 PROPOSED FLOOR PLAN SHOWING LAYOUT

59 MOUNT PLEASANT, LONDON WC1X 0AE CHANGE OF USE OF EXISTING GROUND FLOOR AND BASEMENT FROM COMMERCIAL A4 TO RESIDENTIAL C3



3.10 EXISTING ELEVATIONS



3.11 PROPOSED ELEVATIONS – existing glazing to remain as existing and new solid wall constructed behind it. The floor area is in excess of space requirement for a 3 bedroom dwelling as defined in ‘[Technical housing standards – nationally described space standards](#)’.

4.0 PROPOSED ACCESS ARRANGEMENTS

4.01 ACCESS PHILOSOPHY

The intention is to create accommodation that is non-discriminatory and will allow access for all. It will also minimise risk and eliminate any possible hazards.

4.02 ACCESS INTO THE BUILDING.

The existing route from public domain spaces to the dwelling is level with a wide door for easy access. The existing layout has a level access from the street.

4.02 ACCESS WITHIN THE BUILDING

Consideration has been given to enable persons with disabilities to use the new dwelling.

Colours and lighting will be selected to assist those with visual handicaps.

The layout allows those with limited mobility to use the facilities. Access to disabled toilet facilities is accessible via the Part M stair.

Escape in the event of fire is possible in 2 directions.

Our Ref: 21.014