

BR/AC/JD/P08909
August 2023

London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam,

1/1A Monmouth Street, London WC2H 9DA

Application for Planning Permission for the dual / alternative use of the ground floor and basement for either continued hot food takeaway (Sui Generis) or Class E use.

Planning Portal Ref: PP-12390836

On behalf of our client, Shaftesbury CL Ltd, please find enclosed an application for the dual / alternative use of the ground floor and basement for either continued hot food takeaway (Sui Generis) or Class E use at 1/1A Monmouth Street, London WC2H 9DA.

The requisite planning application fee of £462.00 has been paid online via the Planning Portal.

In order to assist you in your consideration of the application please find enclosed the following documents submitted electronically via the Planning Portal:

- Site Location Plan (ref. A-010-P1)
- Existing Plans:
 - A-100-P1: Basement level – Existing Sui Generis
 - A-101-P1: Ground level – Existing Sui Generis
- Proposed Plans:
 - A-200-P1: Basement level – Proposed Sui Generis
 - A-201-P1: Ground level – Proposed Sui Generis
 - A-210-P1: Basement level – Proposed Class E
 - A-211-P1: Ground level – Proposed Class E
- CIL Form 1: CIL Additional Information

Site Context

The site forms part of a four-storey building at the corner of Neal Street and Monmouth Street. The ground floor and basement has a mixed use of café and hot food takeaway, with the upper floors comprising three flats. This application relates to the ground floor and basement only.

The building is not listed but is located within the Seven Dials (Covent Garden) Conservation Area (SDCA). It is identified as a building that makes a positive contribution to the character and appearance of the SDCA.

For policy purposes, the site is situated within the Seven Dials Centre and along the Primary Frontage.

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Rolfe Judd Holdings Limited. Registration No.4198298 / Rolfe Judd Architecture Limited. Registration No.1439773 / Rolfe Judd Planning Limited. Registration No.2741774
Registered at the above address

Planning History

The current use of the site was established following the grant of a certificate of lawfulness under ref. 2005/4002/P on 12th January 2006. The description of development was as follows:

'Existing use of the ground floor and basement as a cafe and hot food take-away (sui generis).'

Since this application was permitted, various other applications have been approved relating to signage and external alterations.

The Proposal

This application seeks to obtain planning permission for the dual / alternative use of the ground floor and basement for either continued hot food takeaway (Sui Generis) or Class E use.

Schedule 2, Part 3, Class V of the General Permitted Development Order grants the flexible use of any consented land use over a ten-year period.

The applicant is not proposing any additional floorspace or external alterations.

Planning Considerations

Since the previous permission was granted, shifts in the commercial property landscape have led to significant changes in the Use Classes Order to enable greater flexibility. An amendment to the Order was introduced on 1st September 2020, which included the creation of Class E as a cover-all 'commercial, business and service' use class. Class E combined previous A1 (retail), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure).

The Government's stated purpose of reforming the Use Class classifications was to *'give high streets the ability to adapt quickly to new uses where they might be greater value'*. The changes are intended to increase the speed in which buildings can be repurposed and to allow a building to be used flexibly by having a number of uses taking place concurrently or by allowing different uses to take place at different times of day.

Taking the above into account, the Applicant seeks to ensure that their site can benefit from this flexibility, through securing an element of the dual use as unrestricted Class E. This will allow greater adaptation of this centrally located site, in line with Government intentions.

Camden's Local Plan (CLP) seeks to ensure that centres and protected frontages are retained in commercial use, with a preference towards retail and other town centre uses. Policy TC2 seeks to ensure that a range of suitable uses are provided to ensure variety, vibrancy and choice. Given the site's position within the Centre and along a Primary Frontage, the introduction of Class E flexibility is considered an improvement on the current lawful use as solely a mixed-use café/hot food takeaway.

Furthermore, the use of the site as other sub-classes within Class E will provide enhancements to the amenity of neighbouring occupiers, particularly of nearby residential properties. By introducing greater flexibility for the site to be used as retail, café/restaurant or other similar such uses, the applicant seeks to ensure that the property will most effectively fit within its surroundings and provide a viable commercial use that people will want to visit and co-exist with.

Summary

This planning application proposes to introduce some flexibility to the use of the application site. Namely, in allowing the site to be used as either the existing hot food takeaway or as another use within Class E, that is appropriate within this central location.

The proposal aligns with planning policy for this reason, along with allowing for uses that may be more compatible with surrounding residential land uses.

We trust that the enclosed information is sufficient for you to validate and determine the planning application and we look forward to a swift and positive outcome. Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

Barney Ray

For and on behalf of
Rolfe Judd Planning Limited