

## **Loss of Business Use - Planning Policy Note**

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### **13 Shorts Gardens, London, WC2H 9AT**

In response to Camden's invalidation letter dated 06 August 2013 regarding the potential loss of business uses, we provide the following justification detailed below:

The application site, 13 Short Gardens, forms part of an established redevelopment of Neal's Yard in 1983. As part of the redevelopment (LPA Ref. 25827), approximately 20 residential flats were converted within the five storey warehouse building, now commonly referred to as Seven Dials Court.

The first floor of 13 Shorts Garden is the only non-residential use across the entire upper floors and as such, is surrounded by residential dwellings.

These flats were originally spread across the entire first, second, third and fourth floors, with the retention of active street frontages to the ground floor units fronting Shorts Gardens.

This application seeks to reform the original internal configurations of property. The proposal seeks the dual/alternative use of the first floor for either continued retail (Class A1) or residential (Class C3). The applicant seeks to implement the residential use of the first floor to create a high quality dual studio complex (2x 1 bedroom) both measuring approximately 41.5 sqm.

In consideration of Camden's Development Policy DP13 – Employment Premises and Sites, the Council will seek to retain any land and building which is considered suitable for continued business uses and will therefore resist a change to non-business.

The proposal will not result in the loss of employment opportunities associated with the existing retail (Class A1) provision. The ground floor retail (Class A1) space will be retained, along with its active frontage. As a result, the proposal will only result in the minimal loss of approximately 80sqm should the residential use be implemented. The loss of 80 sqm is not considered to be detrimental to the prosperity and continued success of the Seven Dials shopping district; especially in consideration of the plethora of retail space created by the applicant, Shaftesbury Covent Garden Ltd, over the past decade. As outlined within the table below, appendix 1, the applicant has created an additional 586 sqm of retail space within the immediate area along Shorts Gardens. A loss of 80sqm at first floor level is therefore considered to be, in comparison, de minimis.

In summary, this application seeks the dual/alternative use of the first floor for either continued retail (Class A1) or residential (Class C3). Considering the redevelopment of Seven Dials Court in 1983 was primarily residential use and the premises being the only retail (Class A1) use at first floor across the entire building, this application simply seeks the opportunity to restore the internal configuration of Seven Dials Court. Furthermore this application will provide two high quality residential studio flats which is in high demand within this busy and central part of London and pursuant of Development Policy DP2 to make full use of Camden's housing capacity.

Subject continued/...

**Appendix 1: Seven Dials – New Retail Created by Shaftesbury PLC**

| <b>Address</b>    | <b>Activity</b>              | <b>Size (sq.ft)</b>   | <b>Comments</b>                         |
|-------------------|------------------------------|---|---|
| 11 Shorts Gardens | B1 to A1                     | GF – 1,641<br>BST – 1,351<br>Total – 2,992                            |   |
| 13 Shorts Gardens | B1 to A1                     | GF – 985<br>BST – 909<br>1 <sup>st</sup> Floor – 843<br>Total – 2,737 |   |
| 18 Shorts Gardens | B1 entrance to A1            | GF – 582<br>Total 582   | Office entrance moved to create retail. |
| <b>Total</b>      | <b>3 new retail premises</b> | <b>6,311 sq.ft<br/>(586 sq m)</b>                                     |   |