

<b>LDC Report</b>		19/08/2013
<b>Officer</b>		<b>Application Number</b>
Hilary Cuddy		2013/3567/P
<b>Application Address</b>		<b>Recommendation</b>
8 Warner Yard London EC1R 5EY		Grant
<b>1<sup>st</sup> Signature</b>		<b>2<sup>nd</sup> Signature (if refusal)</b>
<b>Proposal</b>		
Use of part of ground floor as a private hire operation centre / office (Use Class B1(a)).		
<b>Assessment</b>		
<p>The site is located on the south side of Warner Street with Rosebery Square to the west and Eyre Street Hill to the east. The site comprises a 4 storey building in office use accessed via a shared driveway with a number of commercial units from Warner Street. The surrounding area is a mix of commercial, office and residential uses. The existing building is not listed but is located within the Hatton Garden Conservation Area.</p> <p>The application seeks to demonstrate that the building is classified as an office (B1a) and the proposed business can operate within this use class.</p> <p><b>Applicant's Evidence</b></p> <p>The applicant has submitted the following information in support of the application:</p> <ul style="list-style-type: none"> <li>• The application has confirmed that the business is a Private Hire Operation Centre (Driver UK). The business will operate from a shared office where two call centre agents and an operation manager will be located. The nature of the business would be to receive calls and dispatch bookings to available cars on the street. Customers and drivers will not visit the address.</li> <li>• Floor plans confirming that four desks will be allocated to Driver UK, located on the ground floor.</li> <li>• A letter from the managing agent of the building Playful Capital confirming that the desks will be located on the ground floor.</li> </ul> <p>The applicant has also submitted the following plans:</p> <ul style="list-style-type: none"> <li>• A site location plan outlining the application site</li> </ul>		

## **Council's Evidence**

### Planning History

**2011/0341/P (28/07/2011)** – pp granted subject to a S106 for the change of use from office accommodation (Class B1) to a dwelling house (Class C3).

**2011/5254 (23/12/2011)** - pp refused for the change of use of the existing office building (Class B1A) to provide 2 x 1bed units and 3 x 2 Bed self contained flats (Class C3), alterations to the fenestration, restoration of existing atrium, and associated works.

**2012/2374/P (29/06/2012)** - pp **refused** for the change of use of the existing office building (Class B1A) to provide 4 x 2 Bed self contained flats (Class C3), alterations to the fenestration, restoration of existing atrium, and associated works.

Valuation Office Agency as the premises listed as offices and premises on the 2010 and 2005 listings.

### **Assessment**

On the basis that the above property is an office building (B1). It is considered that the proposed use is in line with the lawful B1 use of the building, and so a certificate can be issued.

**Recommendation: Approve**