

Delegated Report		Analysis sheet		Expiry Date:	05/04/2013
		N/A / attached		Consultation Expiry Date:	04. 03. 2013
Officer			Application Number(s)		
Hugh Miller			2013/0711/P		
Application Address			Drawing Numbers		
104-106 Judd Street London WC1H 9PU			See draft decision.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use from retail unit (Class A1) at ground floor level at 104 -106 Judd Street to retail (Class A1) at 106 and Financial/Professional (Class A2) at 104 Judd Street.					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	92	No. of responses	02	No. of objections	00
			No. Electronic	01		
Summary of consultation responses:	<p>Application advertised in Ham & High 21/02/2013, expires 14/03/2013.</p> <p>Site Notice displayed 13/02/2013, expires 06/03/2013.</p> <p><u>21 Jessel House, Judd Street</u> – Support proposal No objection in principal.</p> <p><u>108 - 110 Judd Street</u> – Support proposal</p> <p><u>100 - 102 Judd Street</u> – Support proposal</p>					
CAAC/Local groups* comments: *Please Specify	<u>Bloomsbury CAAC</u> : No Objection					

Site Description

Nos. 90-112, Judd Street, is situated Jessel House, 8 storey mansion block, which is located on the north side of Judd Street, south of the junction with Hastings Street and north of Cromer Street. Nos. 104 and 106 Judd Street comprises a basement and ground floors of mixed commercial uses at the ground floor level. The upper floors of Jessel House comprise residential dwelling units. The building is not listed; however it has been identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as a positive contributor to the Bloomsbury Conservation Area.

Relevant History

None

Relevant policies

Core strategy

CS5 (Managing the impact of growth and development)
CS7 (Promoting Camden's centres and shops)
CS8 (Promoting Camden's economy)
CS9 (Achieving a successful Central London)

Development policies

DP10 (Helping and promoting small and independent shops)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (2011)

CPG5: Town Centres, Retail & Employment

Bloomsbury Conservation Area Statement

Revised Planning Guidance for Central London - Food, Drink and Entertainment, Specialist and Retail Uses 2007

London Plan 2011

NPPF 2012

Assessment

Proposal

- Change of use from retail unit (Class A1) at ground floor level at 104 -106 Judd Street to retail (Class A1) at 106 Judd Street;
- Financial/ Professional (Class A2) use at 104 Judd Street.

Key concerns **a]** loss of retail Class A1 use floorspace, **b]** impact on the character and appearance of the area and the vitality and viability of the centre.

Policy context

The change of use & loss of retail floorspace

Policy DP10 of the Development Policies document of Camden's LDF seeks to protect small shop units such as the one subject of this application. This site is not located within any designated Town or Neighbourhood Centre. In instances where small shop unit are located outside of any designated centre the Council will only allow its loss provided that;

- alternative provision is within 5-10 minutes walking distance;
- there is clear evidence the current use is not viable; and
- within the Central London Area, the use contributes to local character, function, viability and amenity.

In this instance, the site is within the Central London Area and there is other shopping provision within 5-10 minutes walk; at Marchmont Street / Leigh Street Taverstock Place Neighbourhood Centre and at Brunswick Centre.

The retail parade comprises the ground floors of nos. 90-114 Judd Street see table below).

Additionally, the units have been vacant since August 2012 and has been marketed extensively over the ensuing period (print and internet classifieds, commercial agents plus 'to let signs' on the premises). The supporting information states that due to the large floorspace of the premises and A1 Class, it has made it difficult to let. The applicant has also indicated that a smaller floorspace would be likely to be occupied by new occupiers (104 - Class A2 & 106 – Class A1) who have shown interest in unit no.104.

Notwithstanding the above, the premises have only been vacant for 7 months which seem to be insufficient time to gauge the marketing results associated with the host premises. Plainly, this is not in keeping with CPG guidelines which suggest at a minimum that 2 years of vacancy plus marketing is sufficient time to consider an alternative use. The key issue here is that the host premises are located close to neighbourhood centre which is noted above; and therefore, the proposal is considered to be in compliance with DP10. Moreover, as a non-designated retail centre / non-designated frontage, there is more flexibility when applying the ratio of Class A1 uses to be retained within the frontage that would normally be required to be protected. Nevertheless, the ground and basement floors of the application premises are currently vacant and have been since August 2012 when they were used as bookshops, retail A1 use. There is however, no planning record to confirm this although anecdotally the bookshop use appears in excess of 10 years; and consequently retail Class A1 use would be the lawful use of both premises.

North Side – Judd Street

Address	Use Class	Description
90	Sui generis	Sauna
94 – (92 – 94)	D1	Conference Rooms
Entrance to Jessel House	-	-
100-102	A3	Café

104 -106	A1	Vacant retail
108-110	A2	Employment agency
112	A3	Restaurant
114	A4	Public House

South side – Judd Street

85	C3	Residential
87	C3	Residential
89	C3	Residential I
91	C3	Residential
93	A2	Travelzone
95	C3	Residential
97	A2	Chartered Accountants
99	A1	Book shop
101	C3	Residential
103	C3	Residential
105 - 121	B1	Royal National Institute of Blind

As financial and professional services are identified as a use that can make a positive contribution to the character, function, vitality and viability of designated centres the proposal considered would comply with policy DP10 of the LDF and Camden Planning Guidance.

Amenity

A change of use to financial or professional services is not considered to be a use that would harm the amenity of any adjoining residential occupiers.

As such the proposal is considered to comply with policy DP26 of the LDF.

Recommendation: Grant Planning Permission