

Delegated Report		Analysis sheet	Expiry Date:	31/08/2012
		N/A	Consultation Expiry Date:	16/08/2012
Officer		Application Number(s)		
Jenna Litherland		2012/3537/P		
Application Address		Drawing Numbers		
64 Charlotte Street and 32 Tottenham Street LONDON W1T 4QD		Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of extensions at first to third floor level, raising of cornice by 240mm, alterations to fenestration, shopfront and addition of railings and stairs to open front lightwell all in connection with change of use from offices (Class B1) and retail (A1) to retail (Class A1) at basement and ground floor level and residential on the first to third floors (1 x 3 bed, 2 x 2-bed and 3 x1-bed) (Class C3).				
Recommendation(s):	Refuse permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	35	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Letters were sent to 35 neighbours, a site notice was displayed from 18/07/2012 until 08/08/2012 and a press notice was placed in the Ham and High on the 26/07/2012 (expired 16/08/2012).</p> <p>No representations have been received.</p>					
Statutory and Non-statutory consultees:	<p>Thames Water: No Objection, subject to informatives.</p> <p>Charlotte Street CAAC: No response to date.</p> <p>Charlotte Street Association: Objection.</p> <p>We wish to strongly object to the proposed development on the following grounds:</p> <p><u>Use:</u> The proposal involves the loss of employment premises of a kind suitable for continued business use, and which are needed to meet the whole range of premises to support the economic well-being and mixed-use character of the area, contrary to policies CS8 8.2 and DP13.</p> <p>The premises in question provide small, and not-highly-serviced, units which are suitable for small firms including start-ups, which cannot afford prime rents. Currently, these are the sort of premises which it is most profitable to convert to residential use, but whose loss would be damaging to the local economy.</p> <p>The proposal involves the loss of a retail unit (Tottenham Street) in a protected retail frontage, contrary to policy SPG for Central London 9.20, and would create a dead frontage in a location where the opposite side of the street is already dead.</p> <p><u>Design:</u> The proposed changes to the size and proportion of the windows at 2nd and 3rd Floor levels would be seriously damaging to this heritage asset. The 2nd floor windows in particular would be very squat and totally change the proportions and appearance of the facades. To suggest, as the applicants do, that this is justified because they would line up with the existing windows at 66 Charlotte Street totally disregards the fact that these buildings are from totally different periods, which is reflected in the character and aesthetic of their respective facades.</p> <p>It should also be noted that the building at 69 Charlotte Street on the diagonally opposite corner, is identical with no. 64, and the relationship this makes is an interesting contribution to the quality of the Conservation Area.</p> <p>The proposed changes would be seriously damaging to both the quality of this heritage asset and to the Conservation Area as a whole.</p> <p>This application should be refused both on grounds of Use and Design.</p>					

Site Description

The site comprises a 4 storey terraced property located on the junction of Charlotte Street and Tottenham Street. The site is located within the Charlotte Street Conservation Area and is identified as a building which makes a positive contribution to the conservation area. The property is located on a prominent corner of Charlotte Street. The building stands out from the surrounding properties with its stucco frontage and decorative external windows mouldings. No. 64 Charlotte Street is currently in use as B1 offices at all levels. The application site is located within the Central London Frontages. No. 64 Charlotte Street is located within a 'Commercial Frontage' in Camden Supplementary Guidance 'Revised Planning Guidance for Central London –Food, Drink, and Entertainment Specialist and Retail Uses' - 2007.

The application site also includes No. 32 Tottenham Street which adjoins No. 64 and is in the same design as No. 64 Charlotte Street. No. 32 is located within a 'Commercial Frontage' and a Protected Retail Frontage' in Camden Supplementary Guidance 'Revised Planning Guidance for Central London –Food, Drink, and Entertainment Specialist and Retail Uses' - 2007. No. 32 is in retail use at ground floor level and at upper floors is in B1 office uses. The buildings are linked at upper floor levels and the B1 units span both Nos. 64 and 32.

Relevant History

At the application site:

PSX0104990: The retention of the change of use of ground floor and basement from Use Class D1 (non residential institution) to use Class B1 (office). **Planning permission granted 11/12/2001**

PS9904367: The change of use of the basement and ground floor from use Class B1 (office) to use Class D1 (non-residential institution). **Planning permission granted 21/06/1999**

At nearby sites:

61-63 Charlotte Street

2013/0014/P: Creation of retail unit for composite A1/A3 use (Sui Generis) at ground floor level of Nos. 61 and 63 and basement level of Nos. 61,63 and 65 Charlotte Street; three residential units (2 x 2bed and 1 x 3bed) on the upper floors of Nos. 61 and 63; new residential entrance at 61. External alterations including new shopfronts to Nos. 61-65; flat roof to existing patio area, gangway platform and handrail, exhaust duct, and plant to rear. **Refused 07/03/2013**

Reasons for refusal:

The proposed development would result in the loss of employment floorspace which remains suitable for use, it would fail to support economic activity in Camden particularly small and medium sized businesses and would result in the loss of employment opportunities within the Borough contrary to policy CS8 (Promoting a successful and inclusive economy) of the London Borough of Camden LDF Core Strategy and DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies.

The proposed creation of a large dining/restaurant facility, in excess of 100sqm, within this commercial frontage would result in an intensification of food and drink uses and would be detrimental to the character of the local area. The proposal would thereby conflict with Policies CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), and CS9 (Achieving a Successful Central London) of the London Borough of Camden LDF Core Strategy and DP12 (Supporting strong centres and managing the impact of non retail town centre uses) of the London Borough of Camden LDF Development Policies.

69 Charlotte Street

2012/4646/P: Change of use of the first and second floors from office (Class B1) to 2 x 2 bedroom flats (Class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedrooms maisonette, erection of a single storey glazed extension at ground floor level to replace the existing structure on Tottenham Street, replacement of the existing shopfront and refurbishment of the existing facade. **Grant planning permission subject to a S106 agreement 10/12/2012.**

Charlotte House, 14 Windmill Street

2011/1726/P: Extension and alterations to existing office building (Class B1) including change of use of upper floors to 16 residential flats (3 x 1-bedroom, 8 x 2-bedroom and 5 x 3-bedroom), flexible use of basement and ground floor as either offices (Class B1a) or offices (Class B1a) and retail (Class A1); erection of new 4th and

5th floor (following removal of existing mansard) on Nos. 11-13 and 6th floor on No. 14; rear extension at 2nd and 3rd floor level; extension into and over part of front lightwell at basement and ground floor level; remodelling of elevations; and creation of roof terraces on upper floor levels. **Refused 27/02/2012**

Reason for refusal:

The proposed development would result in the loss of employment floorspace which remains suitable for use, it would fail to support economic activity in Camden particularly small and medium sized businesses and would result in the loss of employment opportunities within the Borough contrary to policy CS8 of the London Borough of Camden LDF Core Strategy and DP13 London Borough of Camden LDF Development Policies.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS3 Other highly accessible areas
CS4 Areas of more limited change
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS7 Promoting Camden's centres and shops
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS10 Supporting community facilities and services
CS11 Promoting Sustainable and efficient travel
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high Quality Places and Conserving Our Heritage
CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity
CS16 Improving Camden's health and well being
CS18 Dealing with our waste and encouraging recycling
CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetimes Homes and Wheelchair Housing
DP10 Helping and promoting small and independent shops
DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
DP13 Employment premises and sites
DP15 Community and Leisure Uses
DP16 The Transport implications of development
DP17 Walking, Cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP20 Movement of Goods and Materials
DP21 Development connecting to the highway network
DP22 Promoting Sustainable Design and Construction
DP23 Water
DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and Vibration
DP29 Improving access
DP30 Shopfronts
DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities
DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

CPG1 – Design
CPG2 – Housing
CPG3 - Sustainability
CPG5 – Town Centres Retail and Employment
CPG6 - Amenity
CPG7 – Transport
CPG8 – Planning Obligations

Charlotte Street Conservation Area Appraisal and Management Strategy 2008

Fitzrovia Area Action Plan – Working Draft February 2012

- In line with the NPPF (see paragraph 216) the Council can now give the emerging plan limited weight when determining applications.

Revised Planning Guidance for Central London (Food, drink and entertainment, specialist and retail uses) - 2007

Assessment

Planning permission is sought for erection of extensions at first to third floor level and at roof level, raising of cornice by 240mm, alterations to the fenestration, the shopfront and the addition of railings and stairs to open front lightwell all in connection with change of use from offices (Class B1) to residential on the first to third floors (1 x 3 bed, 2 x 2-bed and 3 x1-bed) (Class C3).

Revisions

During the course of the application following consultation responses the following amendments were made:

- retention of the B1 floorspace at ground and basement level at No. 64 rather than a change of use to A1;
- retention of the A1 shop at No. 32 Tottenham Street and relocation of the residential entrance to an existing doorway at No. 64;
- amendments to the fenestration design;
- provision of a 3 bed family unit changing the mix from 3 x 1 bed and 3 x 2 beds to 1 x 3 bed, 2 x 2-bed and 3 x1-bed.

The principal considerations material to the determination of this application are summarised as follows:

- Land Use (Loss of B1 Office floorspace, addition of C3 Residential floorspace)
- Design
- Amenity
- Transport
- Sustainability
- Financial contributions; and
- CIL

Land Use

Loss of B1 Office floorspace

Policy CS8 (Promoting a Successful and Inclusive Camden Economy) seeks to ensure that the borough retains a strong economy. It seeks to do this by, amongst other things, safeguarding existing employment sites that meet the needs of modern industry and employers and providing facilities for small and medium sized enterprises.

Policy DP13 provides more detailed information as to how these aims will be implemented. It states that the Council will retain land and buildings that are suitable for continued business use and resist a change to non-business use unless it can be demonstrated that the site or building is no longer suitable for its existing business use and that there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

CPG5 (Town Centres, Retail and Employment) explains those circumstances where the Council will consider alternatives uses for an employment site. It states changes from office use to an alternative use may be

acceptable in respect of older office premises and that in these circumstances the priority replacement use would be permanent housing or community uses.

The NPPF states that local planning authorities should approve application for change of use from commercial buildings to residential where there is an identified need for housing and there is no strong economic reason why development would be inappropriate.

The current proposal is to change the use of the existing first, second, and third floor and the rear part of the ground floor from Class B1 office space to provide new residential accommodation (C3). The proposal would result in a loss of 3 floors which equates to 381 sqm of B1 floorspace that will not be re-provided elsewhere on the site. Concern has been expressed by the Charlotte Street Association that the proposal would result in loss of office space that would be suitable for small and start up businesses.

The existing office space has a number of constraints such as: being within an older building which was not purpose built for this type of use; the premises would require significant investment to bring it up to modern standards; the office space is located over three floors of the building and it does not have a lift; there are various levels changes within each of the floors; and access to bathroom facilities do not meet modern standards and are shared between all the office spaces.

The unit at ground and basement level is currently vacant and has been since the 15th September 2011. This unit has been unsuccessfully marketed since this time. The applicant has provided marketing evidence for this unit. It was originally proposed that this would be converted at an A1 shop, however during the course of the application it was negotiated that the unit remains in B1 use, other than a small area to the rear which would create an access for the residential units at upper levels. The retention of the B1 unit at ground and lower ground floor is welcomed.

At first floor level the front room is occupied by a tenant paying submarket rent which only covers business rates. This room has been marketed from June 2011 and April 2012 without any interest. The rear rooms at first floor level are currently occupied by tenants who are looking for an alternate smaller office. There is no marketing evidence for these rooms.

At second floor level the front room is occupied by a company whose lease has expired and who can only afford to stay in the premises at a 50% reduction in rent has been accepted. There is no marketing evidence for this room. The rear room at second floor level has been marketing for almost 1 year with no long term interest, however, the room is currently being rented out on a monthly basis at a rate which just covers the business rates.

At third floor level the property is occupied by one business which went into liquidation over 3 years ago and is in £70,000 of rental arrears. The business is now improving and is looking to relocate to a smaller unit. There is no marketing evidence for this floor.

In the absence of a full marketing exercise for the office accommodation the applicant has submitted a marketing report by Braham Gold in support of the application. This marketing report established that there is a range of office accommodation on the market in the vicinity of the site some of which is new or refurbished and would meet the needs of larger modern office occupiers and other second hand office space which would be more appropriate for small and medium sized businesses. This demonstrates that there is available office accommodation in the area however, this does not demonstrate that there would be no demand for the office space at the application site were it to be appropriately marketed.

As stated above the majority of the floor space is currently occupied by small businesses which suggests that although the building has its constraints it is still desirable and suitable for continued business use. Policy DP13 states that office accommodation under 100sqm in floor area is particularly suitable for small businesses. There is a strong economic reason to ensure provision of offices suitable for small businesses to encourage the growth of Camden's local economy. The application site offers 381 sqm meters of accommodation over 5 floors. The accommodation at first, second and third floor level provides accommodation for a number of different businesses which share facilities. This existing arrangement would be attractive to small business and would give potential occupiers to take anything from a room, to a floor or even to operate as one business on all the upper floors. It is considered that the potential for the premises to operate in this manner need to be tested through a comprehensive marketing exercise.

In accordance with policy where it is considered difficult to make an assessment based on the criteria in DP13

and CPG5 marketing evidence should be sought. The existing office space has been marketing on a piecemeal basis which makes it difficult to access whether there is any prospect to continue a B1 use at the site. The fact that the accommodation is being let at sub-market rent is not considered to demonstrate that the space is not suitable for continued business use. It remains that the floor area has not been marketed as a whole. Therefore, it is considered that, in the absence of sufficient marketing evidence to the contrary, the accommodation remains suitable for employment use, in particular use by small and medium sized businesses, and the loss of such use would result in the loss of employment opportunities within the borough. As such, the current proposal cannot be supported.

Addition of C3 Residential floor space

Notwithstanding the above concerns, if the loss of B1 floor space were to be considered acceptable its replacement with permanent residential accommodation would be supported by policies CS6 and DP2 as housing is a priority land use of the LDF.

The proposed mix of residential units would include 3 x 1 bedroom units, 2 x 2 bedroom units and 1 x 3 bedroom unit. The dwelling size priorities table in DP5 states that there is lower demand for 1 bedroom flats, very high demand for 2 bedroom flats and medium demand for 3 bedroom flats. The mix of units is considered to be appropriate in line with DP5.

Residential development standards

The Council's residential development standards (CPG2- Housing 2011) provide general guidance on the floorspace and internal arrangements for all housing tenures. In addition, homes of all tenures should meet lifetime homes standards in accordance with Development Policy DP6. Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms. With regard to daylight all habitable rooms should have access to natural daylight.

The proposed 1 bed units would have a floor area of 38 sqm and 50 sqm, the 2 bed units a floor area of 74sqm and the 3 bed unit a floor area of 78 sqm and would therefore comply with the minimum space standards set out in CPG2 and the London Plan SPG providing the smaller 1 bed is specified for occupation for 1 person and the 3 bed units are unoccupied by no more than 4 persons. All of the proposed residential units meet all internal space standards including ceiling height, room size and utility space standards. All applicable Lifetime Homes standards would be met other than level access living space, bedroom WC, which is not possible as the property does not have a lift. Given the constraints of the existing building this is considered acceptable.

The proposed units would be dual aspect with decent levels of natural daylight, good outlook and natural ventilation. The proposed units would not have access to private outdoor amenity space, however given the constraints of the existing building this is considered acceptable. The proposal includes a refuse/recycling store at ground floor level within the building, this is considered adequate size and location. On the whole it is considered that the residential floor space would be high quality.

Design

The external alterations proposed include erection of extensions at first to third floor level, raising of cornice by 240mm, alterations to fenestration, shopfront and addition of railings and stairs to open front lightwell.

Infill extension

The proposal includes infilling the void/lightwell to the rear of the property at 2nd and 3rd floor level and extending part of the rear wall by 1.35 metres at 1st to 3rd floor level. Glimpses of the extension would be visible from Charlotte Mews between 3 Charlotte Mews and 28 Tottenham Street. The extension would be constructed in brick to match that of the existing building. Given the extensions discrete location and use of appropriate materials the extension would not harm the character and appearance of the building or the conservation areas. Windows would be replaced on a like for like basis.

Fenestrations alterations at upper floor levels and raising the cornice

The proposal includes lowering the windows at second floor level, raising the windows at third floor level and raising the cornice in order to create better floor to ceiling heights within the building. The positioning of the windows has been amended during the course of the application to take on board the comments raised by the Charlotte Street Residents Association who were of the opinion that the 2nd floor windows would appear squat

and would harm the proportions and appearance of the façade. The amendments now proposed would result in minor alterations to the façade which would not impact on the overall appearance of the building. The details fenestration pattern would match that of the existing windows.

Alterations to shopfront, and fenestration and ground floor level and addition of a lightwells

The proposal also includes alterations to the shopfront. At present there is a main windows and a door which would be replaced by a larger glazed windows. This existing shopfront is not considered to be of any merit and therefore, its loss would not to harm the appearance of the building. CPG1 provides guidance on the design of new shopfronts and states that shopfronts should relate to the scale, proportions and architectural style of the building. Although the proposed glazed opening would be large its width relates to the fenestration above, sufficient room is maintained for a fascia advertisement and a stall riser 0.5m metres in height would be retained. As such, it is considered that the shopfront would compliment the existing building and would not harm the character and appearance of the conservation area.

On the Tottenham Street elevation it is proposed to replace the windows at ground floor level with plain glazed windows. It is also proposed to create a doorway for the residential units and for the refuse store which would have metal strip cladding. The doors would be located within existing openings. The alterations to the windows and the additional doors would not harm the character and appearance of the building or the wider conservation area.

It is proposed to remove the raised tiled forecourt to open up the existing lightwell and install railings to the surround the lightwell together with an external stair to provide access to the basement level office. The proposed railings and gate would have a height of 1.2 metres. To the front elevation at basement level it is proposed to install a door and window and on the side elevation 4 windows would be installed which respect the fenestration pattern above. It is important to note there will be no extension of the lightwell or excavation works. It was evident upon visiting the site that the lightwell exists under the tiled forecourt.

Paragraph 7.13 of CPG1 outlines that creating open lightwells with railings in front of a shopfront is not generally acceptable as it prevents window shopping and disrupts the buildings relationship to the rhythm of the street. However this premise is in office use and wouldn't necessarily be occupied by a user that would require window shopping. The alterations would not significantly prevent window shopping.

With regard to its relationship with the street, there are existing front lightwells and railings to Nos. 70, 72 and 74 which are of a similar design to what is being proposed within this application. As such it is considered that the proposed opening up of the front lightwell with railings would be well integrated with the existing street frontage and would not appear incongruous when considered within the context of the existing street scene. Should planning permission be granted details of the proposed railings would be secured via condition to ensure they are of a suitable quality in keeping with the neighbouring developments.

The proposals are considered to enhance the appearance of the building and conserve and enhance the character and appearance of the conservation area in compliance with policies CS14, DP24 and DP25.

Amenity

The closest residential properties are located at the adjoining property No.30 Tottenham Street and at No. 68 Charlotte Street. These flats are located at the upper floor levels of these properties. The rear extension at 1st, 2nd and 3rd floor level is located close to the rear windows serving the flats at No. 30 Tottenham Street, however given its minimal projection of 1.35 metres, no greater than the adjacent existing stair core the extension would not impact on daylight or outlook.

The proposed infill extension would be visible from the rear windows of the flats at No. 68 Charlotte Street, however, as it would be no higher or closer than the existing building it is not considered to impact on daylight or outlook. Oblique views may be possible from the new windows on the rear extension towards the windows serving the flats at No. 68, however given the angle and the distance of approximately 15 metres this is not considered harmful to the amenity of the occupiers of the flats at No. 68.

The proposal is considered to ensure that the existing sensitive residential amenities of neighbouring properties are protected with regard to privacy, outlook, daylight and sunlight.

Transport

Car-free development: The site has a PTAL score of 6b, which indicates that it is highly accessible by public transport and the site is located within a Controlled Parking Zone and the Clear Zone Region which is considered to suffer from parking stress.

No off-street parking is currently provided and none is proposed. In line with Policy DP18, should permission be granted, all of the residential units should be designated as car free, i.e. the occupants will be unable to obtain parking permits from the Council. This would be secured by means of a Section 106 Agreement.

Cycle Parking: In accordance with Camden's Parking Standards and the London Plan, there is a requirement for at least 7 cycle parking spaces to serve the residential component of the development. The submitted plans show details of 10 cycle parking spaces for the residential units, this is welcomed.

Construction Management Plan (CMP): DP21 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. The CMP should include coordination of the works to take account of cumulative impacts relating to construction movements in the area.

The proposal includes the complete internal renovation of the building. Although this is unlikely to result in a large number of heavy construction vehicle movements to and from the site, the building is a corner plot with a pedestrian crossing located on Charlotte Street. The site is located within the Clear Zone Region which is a highly constrained area in regard to transport and there are a number of planned developments in the area which may also contribute to the level of cumulative construction traffic in the area.

Due to the scale and kind of this development and the likely method of construction a CMP would be required, should permission be granted, in order to mitigate any adverse impacts. If permission would to be granted a CMP would be secured by S106 agreement.

Highways Works Immediately Surrounding the Site

In order to tie the development into the surrounding urban environment, and to mitigate the impact of increased trips, a financial contribution should be required to repave the footway around the site on Charlotte Street and Tottenham Street. This is in line with DP21. An added benefit of the highways works is that damage caused to the highway in the area of the proposed highways works during construction can be repaired.

Should permission be granted a contribution for highways work would be secured by S106 agreement.

Sustainability

Policy DP22 expects all developments of more than 500 sqm of residential floorspace or above 5 or more dwelling to achieve 'very good' in an EcoHomes assessment prior to 2013 and encourages 'excellent' from 2013. In accordance with CPG3 – Sustainability 60% of the un-weighted credits should be achieved in Energy and Water categories and 40% in Materials category. The application is accompanied by an EcoHomes pre-assessment which demonstrates that the proposed residential units would achieve 'very good'. As the application was submitted in 2012 this is considered acceptable. If planning permission were to be granted this would be secured through a S106 agreement. The applicant has not demonstrated whether the development would achieve 60% of the un-weighted credits in Energy and Water categories and 40% in Materials category, if planning permission were to be granted this would be secured through the S106 legal agreement.

Financial Contributions

Public Open space - Policy CS15 and CPG6 – Amenity require the provision of public open space. The proposal does not include any public open spaces, therefore should permission be granted a financial contribution would be sought toward public open space in the local area. The financial contribution is based on the capital cost of providing new open space, the cost of maintenance for the first five years and the cost for the open space team to administer the contribution and design schemes. CPG 6 – Amenity states that 11.7 sqm of open space is required for 1 bedroom units, that 17 sqm of open space is required for 2 bedroom units and that 25.2 sqm of open space is required for 3 bedroom units. A financial contribution of £7,376 would therefore be required towards the provision of public open space in the area if planning permission were to be granted. This would be secured through the S106 legal agreement.

Education

The proposed development, which includes the provision of 6 new residential units, is likely to place an increased burden on educational facilities in the area. It is therefore recommended that, should permission be granted, a contribution would be required towards the provision of educational infrastructure in accordance with Policy CS19 and Camden Planning Guidance 8 – Planning Obligations. The contribution has been calculated in accordance with formula contained in the CPG. Contributions will not be sought for the 1 bedroom units as these units are unlikely to provide accommodation for children. The formula requires the provision of £2,213 per 2-bedroom unit and £6,322 per 3-bedroom unit therefore a contribution of £10,748 is required towards educational infrastructure. This would be secured through the S106 legal agreement.

CIL

This proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme is likely to be £21,950 (£50 x 439sqm). This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

Conclusion

It is considered that the proposed development would result in the loss of employment floorspace which remains suitable for use, it would fail to support economic activity in Camden particularly small and medium sized businesses and would result in the loss of employment opportunities within the Borough. As such, the development is considered unacceptable.

Recommendation: Refuse permission.

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