

19 March 2013

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

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VIA PLANNING PORTAL

Dear Sir/Madam,

PLANNING PORTAL REF: PP-02531704

PLANNING APPLICATION FOR THE FLEXIBLE CHANGE OF USE OF THE GROUND FLOOR AND LOWER GROUND FLOOR (BASEMENT) OF 66 & 66A GOODGE STREET, CAMDEN, LONDON, W1T 4NG

On behalf of our client, The Cooper Property Organisation Ltd, we are pleased to enclose an application for the change of use for the ground floors and lower ground floors (basement) of 66 & 66A Goodge Street, Camden, London, W1T 4NG (the site).

The description of development sought is:

"Change of use of the ground floors and lower ground floors (basement) from private library (sui generis) for either Retail Use (Class A1); or Financial and Professional Services Use (Class A2); or for use as a Coffee Shop (mixed Class A1/A3 – sui generis)."

The Application Documents

The application comprises the following documents:

- This cover letter;
- Application form and certificates
- Site Location Plan;
- Various architectural drawings, prepared by Metropolitan Development Consultancy Limited:
 - Drawing no. 7671/11 Rev. A (Existing ground and lower ground floor plans);
 - Drawing no. 7671/12 (Proposed ground and lower ground floor plans – Class A1 or A2 use); and
 - Drawing no. 7671/13 Rev. A (Proposed ground and lower ground floor plans – Class A1/A3 use); and
 - Drawing no. 7671/14 (Existing and proposed Flat 1 first floor plan); and
- Planning Statement, prepared by Savills (March 2013).

The above information was sufficient for the registration and validation of an earlier application for the site (LPA ref. 2012/5015/P). This application is submitted by the same applicant, for development of the same character and description on the same site within 12 months of the previously approved application and consequently does not incur a fee under Regulation 8 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Site History

The application site was previously the home of the former Middlesex Hospital Library for at least 25 years prior to its closure and transfer to the new University College Hospital site on Euston Road from June 2005. It is understood the ground floor and basement have been vacant since January 2006.

Planning permission was recently granted in February 2013 for the change of use to retail (Class A1) or financial and professional services (Class A2) under LPA ref. 2012/5015/P, although this has not been implemented.

The Proposals

The application seeks consent for the change of use of the two vacant ground floor and basements for a flexible change of use, as allowed for under Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The three flexible uses sought are:

- Retail (Class A1); or
- Financial and Professional Services (Class A2); or
- Coffee shop (mixed Class A1/A3 – sui generis).

The application relates to the change of use only and no shopfront or external alterations are included within this application. The internal alterations necessary to facilitate the most efficient change of use do not require the benefit of planning permission. The application is intended to allow an occupier to be secured, following which their specific requirement for shopfront alterations and any external works requiring permission will be applied for.

Analysis and Justification

As mentioned above, planning permission has recently been granted for the change of use to retail or financial and professional services under LPA ref. 2012/5015/P and therefore the change of use from the private staff library and the introduction of either of these two uses has been found acceptable in principle. The consideration of this application, therefore, turns on the acceptability of the coffee shop element.

A detailed analysis against the relevant planning policy framework is found within the accompanying Planning Statement (Savills, March 2013) and justifies all three potential uses, including the coffee shop. In summary, all the proposed uses are considered to be in accordance with planning policies identified within the Camden Core Strategy (November 2010), Camden Development Policies (November 2010) and the Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses Supplementary Planning Document (October 2007).

The flexible uses sought are deemed to deliver the best opportunities to secure the occupation of these longstanding vacant premises. Each of the proposed uses would contribute to the vitality and viability of the Commercial Frontage of which it forms a part, and the wider area, without giving rise to adverse amenity considerations. Where deemed necessary, appropriate measures can be put in place through conditions to control operations were the coffee shop use to be implemented.

I trust this application is in order and may be registered and validated without delay. I would welcome the opportunity to discuss the proposals with the assigned Case Officer in due course and should you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "P Williams", written in a cursive style.

Paul Williams
Associate Director

Enc. As above