

## **1. INTRODUCTION**

- 1.1 This statement is in support of an application for full planning permission submitted by Euston Estate (No.1) Limited and Euston Estate (GP) Ltd for the partial change of the ground floor from B1 (Offices) to uses within the A1, A3, and A5 Use Classes at One Euston Square, 40 Melton Street, London NW1 2EE. This application is practically identical to that granted planning permission under reference 2012/1725/P on the 24<sup>th</sup> October 2012, the only difference being a modest increase in the size of the retail unit proposed under this application.
- 1.2 This statement should be read in conjunction with the application forms and application drawings that accompany this application.
- 1.3 The proposal is for the change of use of the area shown on the application drawings. On external alterations are proposed as part this application. Consequently, a Design and Access Statement is not required.
- 1.4 The remainder of this statement is confined to setting out the relevant national, regional and local planning policy in Section 2 and, in Section 3, assessing the proposed development against that policy. The statement concludes that planning permission should be granted for the proposed development.

## **2. RELEVANT PLANNING POLICY**

- 2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (the "2004 Act") confirms that, where planning applications are to be determined with reference to a development plan, the application should be determined in accordance with the development plan unless material circumstances dictate otherwise.
- 2.2 The development plan for the purpose of this application comprises the London Plan, the Camden Core Strategy and the Camden Development Policies. The policies in these documents most relevant to this application are set out briefly below.

### **The London Plan, July 2011**

- 2.3 The most relevant policies relating to design are contained within Chapter 4 of the London Plan. Policy 4.7 "Retail and Town Centre Development" indicates that retail development should be related to the size, role and function of the centre. Policy 4.8 "Supporting a successful and diverse retail sector" provides that local authorities should adopt a policy framework for the maintenance and enhancement of local and neighbourhood centres. Policy 4.9 provides that local authorities should adopt policies in Local Development Framework's that support small shops.

### **Camden Core Strategy and the Camden Development Policies**

- 2.4 The Camden Core Strategy and the Camden Development Policies documents were both formally adopted in November 2010.
- 2.5 The application site is within the Euston Growth Area, within which the Council expects development to maximise site opportunities and benefits for the borough and the local area. This policy is supported by Policy CS7 "Promoting Camden's centres and shops" which requires, *inter*

*alia*, that retail, development will be promoted across the Borough, with specific reference to Euston, and promotes successful centres throughout the Borough that serve the needs of residents, workers and visitors.

- 2.6 The policies in the Camden Development Policies document relevant to this application are DP10 "Helping and promoting small and independent shops" and DP12 "Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses". The former encourages the provision of small shops suitable for small and independent businesses.

### **3. PLANNING CONSIDERATIONS**

- 3.1 The proposed development comprises the change of use of 60 square metres of the ground floor from B1 (Office) to uses falling within either the A1, A3 or A5 uses. No occupier of the proposed retail unit has been identified at this time and for that reason details of the internal layout are not known at this stage. The application is for the change of use only, with no external alterations proposed at this time. It is however envisaged that the primary access to the proposed retail unit would be in the east elevation facing onto Euston Station although, at this time, no details are provided.
- 3.2 The provision of small retail unit in this location is entirely in accordance with local and regional policy, and has already been accepted in principle through the grant of planning permission 2012/1725/P. This application proposes a modest increase in floorspace in order to improve the functionality of the retail space (an increase of 12 square metres compared to that approved under planning permission 2012/1725/P). The planning considerations that led to the grant of planning permission 2012/1725/P are therefore equally applicable to this revised proposal including, importantly, that the area subject to this application is ancillary to the B1 use of the upper floors of this building and therefore would not affect the viability of the B1 uses on the upper levels of the building.
- 3.3 The proposed development therefore accords with all the objectives in local and regional policy aimed at promoting small shops, generating activity at street level and providing a range of retail units that would contribute to the vitality and viability of the Euston Growth Area. The proposed development is therefore entirely in accordance with the provisions of the development plan and, consequently, planning permission should be granted in accordance with Section 38(6) of the 2004 Act.