

Delegated Report		Analysis sheet		Expiry Date:		09/11/2011	
		N/A / attached		Consultation Expiry Date:		20/10/2011	
Officer				Application Number(s)			
Rob Tulloch				2011/4395/P			
Application Address				Drawing Numbers			
Kirkman House 12 - 14 Whitfield Street London W1T 2RF				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of ground floor space from garage ancillary to Class B1 office use to use Class A1/A2/B1 flexible use.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:		Press advert 29/09/2011 Site notice 23/09/2011 No responses received					
CAAC/Local group comments:		Charlotte Street CAAC comment that the drawings of the proposed new shop front are totally inadequate for a development in the Conservation Area. There are no section profiles or details of materials <u>Officer response:</u> The new shopfront is indicative as the applicants have indicated that full details of the shopfront will be submitted as a separate application.					
Site Description							
The application site is a four storey office building on the northern side of Whitfield Street. It lies within the Charlotte Street Conservation Area and the Fitzrovia Area of the Central London Area.							
Relevant History							
None							

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS11 Promoting sustainable and efficient travel

DP10 Helping and promoting small and independent shops

DP13 Employment premises and sites

DP18 Managing the impact of parking

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

1 Proposal

1.1 The proposal is for a change of use of a garage to a flexible A1/A2/B1 use. The main issues are:

- Land use
- Transport
- Amenity

2 Land use

2.1 Kirkman House currently has a single garage at ground floor level with a floorspace of approximately 21.5sqm. As it is ancillary to the office use it would fall under the B1 use Class, and while the LDF generally seeks to protect business floorspace it is not considered that the loss of 21sqm from an office block with an overall floorspace of 1,780sqm would be contrary to policies CS8 or DP13. Furthermore, the application is for a flexible use between A1, A2 and B1 so there is potential for the business use to continue.

2.2 The site is located in the Fitzrovia Area of the Central London Area, but is not specifically designated. The Planning Guidance for Central London highlights the mixed use character of Fitzrovia which can be seen in this part of Whitfield Street which is made up of offices, new and old residential uses, some small retail and restaurant uses at either end of the street, and the open space of Crabtree Gardens adjacent to the site. The LDF and Camden Planning Guidance both state that sites outside designated areas can be suitable for small shops, and although the LDF applies a sequential approach to retail and other town centre uses outside designated areas it also supports limited provision of small shops outside centres to meet local needs.

2.3 The site area is quite small and whilst the LDF defines small shops as being under 100sqm it does not specify a minimum size. As the existing garage is not in use and the proposal is for a new use it is not considered that the potential viability of the use or quality of the space should affect the principle of the change of use.

2.4 As such the nominal loss of B1 floorspace is considered acceptable and the location is considered appropriate for a flexible use and would comply with policies CS7, CS8, DP10 and DP13 of the LDF and supplementary planning guidance.

3 Transport

3.1 The proposal would lead to the loss of a garage and limiting the supply of car-parking is a key factor for addressing congestion in the borough, policy DP18 seeks to minimise the level of car parking provision. Policy DP19 states that the Council generally welcomes proposals to reduce

the amount of off-street parking in the borough in order to promote more sustainable modes of travel. As such the loss of the garage is considered acceptable.

4 Amenity

- 4.1 There are residential uses nearby, particularly the new development at 7-15 Whitfield, however the proposed use and its small size are not considered to have an adverse impact on the amenity of adjoining residential occupiers. As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Recommendation: Grant Planning Permission

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