

Delegated Report	Analysis sheet	Expiry Date:	05/01/2011
	N/A	Consultation Expiry Date:	21/12/2010

Officer	Application Number
Jennifer Walsh	2010/6072/P

Application Address	Drawing Numbers
Site of Former Elizabeth Garrett Anderson Hospital 126 - 144 Euston Road London NW1 2AP	Please refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal
Change of use of ground floor unit from retail (Class A1) to form flexible use as either retail (class A1) or financial services (Class A2).

Recommendation:	Grant Planning Permission
Application Type:	Full Planning Permission
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed from 15/11/2010 – 06/12/2010					
CAAC/Local groups comments:	n/a					

Site Description
The building lies at the junction of Euston Road and Churchway. The application site has been through substantive redevelopment since permission was granted in 2009. The site does not fall within a conservation area, and this particular building which the application relates to is not a listed building.

Relevant History
2007/3736/P : Demolition of buildings on site (apart from listed wing building) and redevelopment to provide offices, housing and retail floorspace, disabled car parking and associated access and landscaping. **GRANTED 23/03/2009**

Relevant policies

LDF Core Strategy and Development Policies

CS7 - Promoting Camden's centres and shops

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

Camden Planning Guidance 2006

Assessment

The proposal

The application relates to the new Unison development at the former Elizabeth Garrett Anderson Hospital site, on the northern side of Euston Road. Planning permission was previously granted for comprehensive redevelopment of the site, and this is now being implemented. As part of this approval, commercial units at ground floor level were proposed. This application seeks permission for change of use from A1(retail) to flexible A1/A2 (retail/financial use). No external alterations are proposed within this application.

The unit is located to the east of the main entrance to the site off Euston Road.

This application purely relates to the change of use for the unit to the right of the main entrance fronting Euston Road.

Land use

The Council generally seeks to retain retail uses where there is potential for that use to continue. 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 a small shop unit is 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.

However, the Council also acknowledge that technically no 'loss' will occur as the permitted use has not yet been fully implemented. It is also noted that the flexible nature of the permission will allow for a range of uses within the A1 and A2 use class. Planning permission is not required for change of use from A2 to A1.

In this instance, it is not considered reasonable to ask the applicants to undertake an assessment of viability for the A1 unit, as clearly the application is to allow flexibility within A1/A2. There is other shopping provision within a 5-10 minute walk (at Euston and Kings Cross/St Pancras Stations), and A2 uses remain to be considered a service use that serves visiting members of the public, therefore the character & function element of the use remains and the proposed flexible use is considered appropriate in this location.

Amenity

The change of use of the ground floor unit to retail (Class A1) or financial services (Class A2) is not considered to harm the amenity of adjoining occupiers in terms of loss of daylight nor sunlight. There are no transport implications resulting from the change of use.

Recommendation: Grant Planning Permission

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