

Delegated Report		Analysis sheet		Expiry Date:		06/08/2010	
		N/A / attached		Consultation Expiry Date:		19/07/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/2112/P			
Application Address				Drawing Numbers			
80 Cromer Street London WC1H 8DR				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use at part of the basement floor from ancillary retail (Class A1) to use as a community centre (Class D1).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups comments:		N/A					
Site Description							
The site is located on the north side of Cromer Street in between Loxham Street and Tankerton Street in a neighbourhood renewal centre. The site comprises a five storey block with commercial units on the ground floor of the building along Cromer Street with residential units in the remainder of the building. The building is not listed or located within a conservation area.							
The application relates to the corner unit on the ground and basement floor.							
Relevant History							
11/12/1997 – p.p. (PS9705084) granted for the change of use of shopfront and basement area from a shop to a place of worship for a temporary period, until 1 June 1999.							
03/04/1998 – p.p (PS9804081) granted for the continuation of use of ground floor shop and basement area as a place of worship for a further temporary period, until 30th June 1999.							
Relevant policies							
Replacement Unitary Development Plan 2006							
SD6 (Amenity for occupiers and neighbours), R7 (Protection of shopping frontages and local shops), C1 (New community uses).							
LDF Core Strategy and Development Policies							
CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), CS10 (Supporting community facilities and services), DP15 (Community and leisure uses), DP26 (Managing							

the impact of development on occupiers and neighbours), DP30 (Shopfronts).

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposal - Permission is sought for the change of use of two rooms within the existing basement level currently used as ancillary retail space to use as a community centre comprising three rooms (one shown on the plans as being an office, one as a classroom and one as a 'room'). The proposed community use would include after school classes, religious study classes, crèche facilities and mother and toddler sessions. The access to the community centre would be via the retail unit on the ground floor, there is no separate access proposed to the basement floor. The basement floor has windows and a fire exit into the small communal square in the centre of the residential block. The square is only accessible to residents of the block. The other room in the basement would remain as ancillary storage to the retail unit on the ground floor.

The existing retail unit is operated on an appointment basis only. The applicant proposes to operate both the retail unit on the ground floor and the community centre on the basement floor. There are no external alterations proposed to the building.

Principle of development – change of use - The UDP 2006 has a general presumption to protect A1 (retail) uses within the Central London Area. However, no specific protection is afforded to basement floor retail space within Policy R7 in the same way ground floor space is. In light of the above there are no in principle objections to loss of ancillary retail floor space in this location.

Policy C1 (New community uses) seeks to support new community facilities on the basis that they are located close to the catchment they intend to serve and will not harm the existing transport network. The centre will aim to serve the local community who live in close proximity to the site; however the site is also easily accessible by a number of means of transport in accordance with this policy. Given the sites highly accessible location, it is considered that the proposals are likely to be acceptable in the context of this policy.

The applicant proposes to operate both the retail unit and the community use. The community unit would not be self-contained with shared access from entrance to the retail unit at ground floor level. The proposals retains a retail unit on the ground floor however it is considered that in light of the shared access the continued viability of the A1 unit is questionable. The UDP 2006 states that permission will only be granted in neighbourhood centres for development that would not cause harm to the character, function, vitality and viability of the centre and that permission will not be granted for development that would prevent the centre from providing a wide range of convenience shopping. The proposal would retain sufficient storage space for the retail unit however the shared access may restrict the potential for the future viability of the retail unit contrary to policy R7. It is considered the given the personal circumstances with regards to the applicant operating both units the existing retail function would remain viable. Therefore it is considered that a condition should be attached to the decision notice to restrict the change of use of part of the basement floor to a community centre personal to the current applicant. If the applicant were to vacate the premises the use would revert back to ancillary A1 retail space.

If the LDF documents could be given more weight at this stage or if indeed the LDF had formally superseded the UDP, the determination that these proposals would be broadly acceptable in land use terms would not have changed.

Transport - Given its size the proposed use is unlikely to generate significantly more transport demands. Furthermore, it is located in close proximity to existing public transport facilities. It is considered that given the proximity and ranges of transport available the proposed development would not harm the existing transport system.

Amenity – The application site is surrounded by residential accommodation. The basement has windows and a fire exit into the communal square in the centre of the residential block. It is considered that a condition should be attached to the decision notice stating that no music should be played on the premises that would have a detrimental impact on the amenity of neighbouring occupiers. Additionally it is considered a condition should be attached to the decision notice to restrict the D1 element to a community centre on the ground floor as there are a number of other uses within the D1 use class that may have different harmful amenity impacts.

Recommendation – Grant planning permission

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