

Delegated Report		Analysis sheet		Expiry Date:		27/04/2010	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jennifer Walsh				2010/1874/P			
Application Address				Drawing Numbers			
121 - 125 Charing Cross Road London WC2H 0EA				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Observations to the adjoining City of Westminster for change of use of ground floor and basement level retail unit (Class A1) to betting office (Class A2) at No. 125 Charing Cross Road.							
Recommendation(s):		No Objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None required to be consulted					
CAAC/Local groups comments:		None required to be consulted					
Site Description							
The application site is located to the west of Charing Cross Road and to the west of the Camden Borough Boundary. The site is opposite the Denmark Street Conservation Area. The applicant site is a four storey terraced building with an existing retail unit on the ground floor.							
Relevant History							
None relevant							

Relevant policies

Replacement Unitary Development Plan 2006

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B7 – Conservation Areas

Camden Planning Guidance 2006

Denmark Street Conservation Area Statement

LDF Core Strategy and Development Policies

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.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 - Making Camden a safer place

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP29 - Improving access

Assessment

The proposal is for change of use of the ground floor and basement from a shop unit (Class A1) to a betting shop (Class A2).

This application is minor in nature with little perceivable impacts on the Borough of Camden given the existing use class, the proposed alternative uses, the range of uses in the surrounding area and the location in relation to Camden's boundary. It is considered that the proposals would not have a significant impact on Camden's policies for Charing Cross Road. Therefore no objection is raised to the proposed change of use from Class A1 to A2.

The change of use is considered to have appropriate regard for the relevant policies of the Replacement UDP 2006.

In summary, no objections are raised to this application.

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