



PLANNING STATEMENT

**CHANGE OF USE OF
BASEMENT TO A1
RETAIL**

AT

**66 CHALK FARM ROAD
CAMDEN TOWN
LONDON**

**66 CHALK FARM ROAD
LTD**

**KR PLANNING
MARCH 2010**

1. The following statement has been prepared in support of a planning application that proposes to change the use of the permitted recording studio to A1 retail space. This proposal would provide the opportunity to increase retail within the town centre.

The Site

2. The site is located on the north side of Chalk Farm Road within the designated Camden Town Centre. The building itself comprises a ground floor front retail unit, with a basement directly beneath this unit. Further into the site is the implementation of planning permission 2009/3894/P & 2009/3026/P, developing 5 residential units across four floors, including a basement maisonette. Sitting directly above the application site is the Pink House, which is an exclusively residential building.
3. The surrounding area is known as Camden Town and is renowned for its vibrant shops, markets, food, drink and entertainment uses. The application site is located on the main shopping frontage at the northern end of the centre, close to the Chalk Farm Underground Station. The recently refurbished Stables Market and Roundhouse are in close proximity.

Planning History

4. There are various planning permissions for the redevelopment of the site, as listed below:

2008/1889/P

Planning permission was granted subject to a section 106 agreement on the 24/07/2008 for the erection of a first and second storey extension, including terraces to rear, to provide 2x 1-bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft / first floor level.

2008/2139/P

Planning permission was refused on the 15/08/08 for the change of use from shop (Class A1) to restaurant (Class A3).

2008/5137/P

Planning permission was refused on the 11/05/2009 for the Change of use from tyre retail/fitting shop (sui generis) and recording studio (class B1) to a restaurant (class A3). An appeal was withdrawn prior to its determination.

2009/2791/P

The above planning application was submitted for the amendment to application 2008/1889/P to allow for the provision of 3 residential flats (x1 bedroom maisonette, 1x1 bed flat and 1xstudio flat) at first and second floor levels of the building. A non-determination appeal was withdrawn upon the grant of 2009/3894/P.

2009/3894/P

A further application has been submitted for the same works as proposed as per application 2009/2791/P. This application was granted subject to a S106 agreement and 6 conditions.

Planning Policy

5. National policy relevant to the application can be primarily found in PPS 1, PPS4 and the Planning System; General Principles. In this circumstance, it is felt necessary to remind Officers of the text of PPS 1, and how the SOS advises that planning applications should be determined. At paragraph 8, the SOS advises:

This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

6. There has been a material change of policy since the determination of the previous application, which is the cancellation of PPS6 and its replacement with PPS4 – Planning for Economic Growth.
7. The Development Plan for the purpose of S38 (6) of the Act is the London Plan (Feb 2008) and the adopted UDP (as amended September 2007). The London Plan: Spatial Development Strategy for Greater London 2008 is now the most relevant regional guidance for Camden. The London Plan is of relatively recent vintage, having been consolidated in February 2008, and therefore is of significant weight in the determination of this application. The Camden UDP was adopted in June 2006, prior to the publication of PPS4, but still holds significant weight as the adopted plan.

Planning Considerations

8. The principal considerations material to the determination of this application are summarised as follows:
 - The principle of the change of use and its potential implications.
 - Non-implementation of the B1 use
 - Design and appearance.
 - Neighbour amenity.

The principle of the change of use

9. The premises has a high street location and is identified in the local area guidance 'Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses, Feb 2008' as being on the main shopping frontage of Camden Town. Policy R1 states that the Council will grant planning permission for development for shopping uses in Town Centres. Policy R2 states that the Council will only grant planning permission for developments including class A1 uses that it considers would not cause harm to the character, amenity, function, vitality and viability of the

area and where the site is readily accessible by a choice of means of transport. The local area guidance states that developments should not cause harm to the retail and shopping function.

10. The position of the site on a main shopping frontage, in close proximity to a wide range of public transport links is considered to be the most suitable location for A1 shop uses. The enlargement of the retail unit on this part of the high street is policy compliant. The shopfront remains as previously approved. It is considered that the proposal would enhance the character, amenity, function, vitality and viability of the area.

Non-implementation of the B1 consent

11. It is understood that a recording studio previously operated from the site, although no planning permission or lawful development certificate is available for the site. Due to the changes required to support the foundations of the adjacent building, it is no longer possible to implement the approved layout. Therefore, it is necessary to consider the text of Policy E2, as follows:

a) Whether the site is in or adjacent to the Industry Area

The site is not located in or adjacent to the Industrial Area

b) The size of the site and whether it could potentially provide for servicing by large vehicles

The site has no capacity to service large vehicle.

c) Whether the site is particularly suitable for small firms

The basement would be suitable for use by a single small firm.

d) The accessibility of the site by public transport

The site is well served by public transport.

e) The relationship of the site to nearby land uses

There is a mix of uses in the area, with commercial (retail & food) at ground floor level, with residential above. Given its location in the basement, an office use would not be considered injurious to neighbours amenity.

f) The demand, supply and variety of sites that are suitable for employment uses, firstly in that particular use class, and secondly in business use in general.

Available data in the Tyms' study and latest AMR demonstrate that there is an oversupply of B1(a) space, and that any deficiency may be for B1(c). Given the restricted floor area available in the basement, and the servicing difficulties due to its underground location, the chance of light industry being successfully implemented being remote.

- g) The retention of design features that enable flexible use, including use for light industry as part of schemes for the redevelopment or alteration of industrial premises for B1 purpose.

The rear of the site has already been redeveloped, so there is no possibility of retention.

12. Given the above assessment, it is unlikely that the premises can be viably retained for a B1 use, and that its change of use to retail as part of enlarged A1 units should be approved.

Design and Appearance

13. The external change to the approved scheme are minor, and involve the relocation of a doorway internal to the site, in the accessway to the flats at the rear.

Neighbour Amenity

14. The proposals are unlikely to have a significant impact upon the amenity of the site's residential or commercial neighbours. The site is within the vibrant and lively town centre of Camden Town where commercial uses are mixed with residential. The main adjoining residential neighbours would be those of the Pink House and within the flats currently being converted at the upper floors to the rear of the premises.

Conclusion

15. The principle of the loss of the approved B1a use and the reconfiguration of the basement to provide an enlarged A1 unit would not harm the character, function or viability of the site or the Camden Town Centre. The creation of a larger retail unit within the shopping frontage should be welcomed. The minor physical alterations involved would not adversely affect the external appearance of the building and neighbour amenity would not be affected.