

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	13/04/2010
	N/A / attached	<b>Consultation Expiry Date:</b>	26/03/2010

<b>Officer</b>	<b>Application Number(s)</b>
Amanda Peck	2010/0414/P 2010/0419/P 2010/0559/P

<b>Application Address</b>	<b>Drawing Numbers</b>
42, 44 and 46 Monmouth Street London WC2H 9EP	Refer to draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

<b>Proposal(s)</b>
<p><b>42 Monmouth Street</b> Alternative use of the first floor for either B1 (office) or C3 (residential) uses, as previously granted until 17/02/2010 by planning permission 2004/5535 (dated 17/02/2005).</p> <p><b>44 Monmouth Street</b> Alternative use of the first floor for either B1 (office) or C3 (residential) uses, as previously granted until 17/02/2010 by planning permission 2004/5532 (dated 17/02/2005).</p> <p><b>46 Monmouth Street</b> Alternative use of the first floor for either B1 (office) or C3 (residential) uses, as previously granted until 17/02/2010 by planning permission 2004/5534 (dated 17/02/2005).</p>

<b>Recommendation(s):</b>	<b>Grant planning permission</b>
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<b>Application Type:</b>	<b>Full Planning Permission</b>
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<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

<b>Consultations</b>
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<b>Adjoining Occupiers:</b>	No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

<b>Summary of consultation responses:</b>	Site notices were displayed from 5 <sup>th</sup> March and no responses were received.
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<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	The Covent Garden Community Association and the Covent Garden CAAC were consulted and no comments were received.
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<b>Site Description</b>
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The sites comprise the first floor of 42, 44 and 46 Monmouth Street in the Seven Dials Conservation Area. The buildings have three storeys and a mansard roof. The area is characterised by retail at ground floor and mixed commercial/residential to the upper floors. The ground floor of the properties are located within protected commercial and retail frontages as outlined in the Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses, 2008 (within the Covent Garden Local Area). Each of the individual addresses, 42, 44 and 46 has retail uses operating at the ground floor, residential on the first floor and self contained residential on the second and third floors.

## Relevant History

- 2004/5534; 2004/5523; and 2004/5535 – retain flexible use of the first floor for either class B1 (office) use or Class C3 (residential) use as granted until 22 March 2006 – approved 17/02/2005.
- PL9501778R1; 9501776R1; 9501777R1 – dual/alternative use of the first floor for either Class B1 or Class C3 – approved 22/03/1996
- 9570317R1; 9570318R1; 9570401 – Listed Building Consents for internal alterations associated with the conversion of the first floor to residential and the self containment of residential on 2<sup>nd</sup> and 3<sup>rd</sup> floors – approved 22/03/1996.

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

SD6 – amenity for occupiers and neighbours

R7 – protection of shopping frontages and local shops

E1 – location of new business uses

H3 – protecting existing housing

### Camden Planning Guidance 2006

### Revised Planning Guidance for Central London 2007

### Local Development Framework

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration: CS1; CS5; CS6; CS8; DP2; DP26; DP30;

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

The applicant seeks to extend the current flexibility of use of the first floor to each of the three properties at 42, 44 and 46 Monmouth Street. The first floors are in residential use and this is not proposed to change, the applications are made to maintain the flexibility in the use. Previous planning permissions in 2005 and 1996 allowed for the flexible use in this way. At the time of assessing the 2005 applications the first floors were in residential use and at the time of assessing the 1996 applications the first floors were in office use.

### Protected retail frontage

The ground floor of the properties are located within protected commercial and retail frontages as outlined in the Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses, 2008. The 1<sup>st</sup> floor operates independently from the ground floor unit with a separate entrance. The protected retail use at ground floor level would not therefore be affected by the proposals and the character, amenity, function, vitality and viability of the area would be maintained in accordance with policy R7.

### Loss of residential floorspace

Policy H3 states that the Council will resist proposal which lead to a net loss of residential floorspace. The proposal is not ideal as there is not certainty as to the end use, particularly in regard to retaining the current residential use. The first floors have been used for purely residential uses since 2005, thus it may continue this way. As there is the potential for the residential use to continue the proposal is considered acceptable.

### Employment use

Policy E1 states that the council will grant planning permission for office developments in locations accessible by a choice of means of transport. The site is in a fully accessible location close to three tube stations and many bus routes and the proposed B1 office use is appropriate for these sites.

### Amenity issues

No physical alterations are proposed and the proposals would have no implications on the local transport network or on the amenity of neighbours.

## Recommendation

The application is recommended for approval.

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