

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/04/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		10/03/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2010/0645/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23 Monmouth Street London WC2H 9DD				See 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>							
Flexible use of the first floor for either Offices (Class B1) or retail (Class A1).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was erected on the 17/02/2010.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Covent Garden CAAC:</u> No comment <u>Covent Garden Community Association:</u> No comment					

### Site Description

The site is located on the east side of Monmouth Street within the Covent Garden area of central London. The area is characterised by retail at ground floor levels and mixed commercial/residential to the upper floors. The application property itself is in retail use at ground floor level with offices above. The site is within the Seven Dials Covent Garden Conservation Area and the adjoining building at number 21 is grade II listed building.

### Relevant History

- **9000416:** The change of use of the first floor from light industrial to retail shop within the meaning of Class A1. Granted 22/11/1990.
- **PS9905283:** The use of the basement and ground floor for Class A1 (retail) purposes, the first floor for Class A1 (Retail) or Class B1 (Business) purposes and the second and third floors for Class B1 (office) purposes. Granted 13/03/2000.

- **PSX0004508:** Infill of rear lightwell at first floor level for dual office (Class B1) or retail (Class A1) purposes. Granted 28/11/2000.

## **Relevant policies**

### **Camden Replacement Unitary Development Plan 2006**

SD6- Amenity for occupiers and neighbours

R1- Location of new retail uses

R2- Impact of retail and entertainment uses

R7- Protection of shopping frontages and local shops

E1- Location of business uses

E2- Retention of existing business uses

### **Camden Planning Guidance 2006**

### **Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses, 2008**

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS7, CS8, CS9, CS1, CS6, DP12, DP13, 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 proposal is to reinstate the flexible use of the first floor of the building for office/retail use. The first floor is currently occupied as offices and this is not currently proposed change, the application is made to maintain flexibility in the use. Previous permission PS9905283 13/03/2000 allowed for the flexible use in this way. This permission was implemented but the flexibility of the use expired during the course of this current application.

The ground floor of the property is located within protected commercial and retail frontages as outlined in the Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses, 2008. Considering the location if the use were to be changed to retail, this would be acceptable in terms of policy R1. The floor area is relative in kind to other premises in the area and the site is easily accessible by a range of public transport and by foot. 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 R2.

Both retail and office uses make an important contribution to the economy of the Covent Garden Area. The fact that the previous permission for flexible use has only just expired (during the course of this application) should form a consideration. Also the permission would allow for continued use as offices or for the reversion back to offices within a 10 year period. Policy E2 seeks to protect existing business uses where there is potential for that use to continue, however, the policy primarily seeks to protect office sites that are flexible of industrial or warehouse uses falling within use classes B1, B2 and B8, which this site is not. As there is potential for the business use to continue and the retail use would also be acceptable in this location the proposals are considered to comply with policy E2.

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

## **Recommendation:**

Grant planning permission.

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