

Delegated Report		Analysis sheet		Expiry Date:		15/02/2010	
		N/A / attached		Consultation Expiry Date:		17/03/2010	
Officer				Application Number(s)			
Hugh Miller				2010/0047/P			
Application Address				Drawing Numbers			
Waterhouse Square 138 Holborn London EC1N 2ST				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Renewal of planning permission granted on 18/1/07 (2006/5392) for Change of use of ground floor units of ground floor units from retail use (Class A1) to office use (Class B1).							
Recommendation(s):		Grant permission					
Application Type:		Renewal of Full Planning Permission					
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:		Site notice only displayed 24.2.10					
CAAC/Local groups* comments: <small>*Please Specify</small>		- (there is no Hatton Garden CAAC).					

Site Description

Unoccupied ground floor shop units (4) located on the eastern flank of the large Waterhouse complex. The site is within the Central London Area but is not located on any designated frontage, town centre or neighbourhood centre. The units are within Hatton Garden C.A. but are not listed.

Relevant History

18.1.07 - PP granted for - Change of use from retail use (Class A1) to office use (Class B1), ref. 2006/5392/P.

Relevant policies

RUDP 2006:

R7 A –Protection of shopping frontages and local shops /Central London Frontages, Town Centres and King's Cross.

E1 – Location of business uses

B7 - Conservation areas

Assessment

Background

In January 2007, planning permission was granted for *Change of use of four units at the ground floor level from retail use (Class A1) to office use (Class B1)*. Key material considerations were made as follows:

- a) the units were unoccupied for 15 years,
- b) the units were empty shells with no evidence of ever having being fitted out for retail or any other use (i.e. bare cinder block walls, concrete floors, exposed services etc),
- c) the units were deemed surplus to requirements,
- d) the units were not located within a designated frontage vis-à-vis the units' frontage being obscured by the market stall trades, which makes for undesirable retail floorspace.

The application proposes the following:

- Renewal of planning permission granted on 18/1/07 (2006/5392) for Change of use from retail use (Class A1) to office use (Class B1).

Land use

A key issue is, since the grant of planning permission- has there being any material change in planning circumstances to **a)** support the proposed change of use or **b)** to retain the retail A1 use? Whilst it is accepted that in the past two years, the economic climate has continued to worsen, the substantive planning policy under which the previous application was assessed has not changed- for example, *Policy R7 has a presumption against the loss shopping floorspace in Central London Frontages within the A1 use class, and will only grant planning permission for development that does not cause harm to the character, function, vitality and viability of the centre.* The proposal granted approval in 2007 was in compliance with this policy and it remains the principal policy under which this proposed renewal is assessed.

As there are no material planning changes in circumstances or policy context, notwithstanding the fact that the units lack in retail character or appearance, the key material considerations remain as originally assessed and are described in points **a-d** above. The units still remain unfurnished; moreover, the proposed office B1 use would be in keeping with the office character of the remainder of the host building. Under the circumstances, in absence of any material planning changes, the renewal of planning permission for office use is therefore considered acceptable.

Recommendation- grant renewal of Planning Permission.