

CE/JD/P4114
20 January 2010

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Planning Portal Ref: PP- 00943604

Dear Sirs,

42 Monmouth Street, London, WC2H 9EP
Application to for the dual/ alternative use of the first floor for either residential (Class C3)
or office (Class B1) use.

On behalf of our client Shaftesbury Covent Garden Ltd we write in support of a planning application for the dual/ alternative use of the first floor for either residential (Class C3) or office (Class B1) use. The requisite application fee of £335 has been submitted to the Council by post.

Site Location and Planning History

The property is located on the eastern side of Monmouth Street within Seven Dials. The property is Grade II listed and located within the Seven Dials Conservation Area and Central Activities Zone. The property comprises retail use on the ground floor and residential use on the upper floors.

On 22 March 1996 planning permission was granted for the '*Dual /alternative use of the first floor of 42 Monmouth Street for either Class B1 or Class C3 use*' (app ref: 9501776R1). The residential use permitted was implemented.

On 17th February 2005, planning permission was granted to '*retain flexible use of the first floor for either office or residential use as granted until 22nd March 2006 by planning permission dated 22nd March 1996*'.

The 2005 dual use permission is due to expire in February 2010. We can confirm that the first floor has been in residential use since 1996 however our client wishes to retain flexibility in the future use of the first floor. This application therefore seeks further permission for a dual residential/ office use.

Under the terms of the current planning permission, permitted development rights exist to lawfully convert back to Class B1 office use. The residential unit is currently occupied and our client does not wish to revert back to offices at this moment in time but wishes to retain the flexible alternative uses for the future use and management of the property.

This application seeks the principle of office/ residential use on the first floor. We can confirm that

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no internal or external alterations are proposed within this application. We consider that the works required to change the use from residential to office would not impact on the fabric of the listed building and will not require listed building consent. We can confirm that listed building consent was not required for either the 1996 or 2005 planning permissions. Should alterations to the original fabric of the building be required in the future, our client will submit a listed building application.

Camden's adopted UDP Policies.

The property is located within the Central London Area and strategic policies encourage an increase in the provision of priority residential use in the area. **Policy H1** seeks to meet and exceed the strategic housing targets for the Borough and will grant permission for developments that provide additional residential accommodation.

Given that the first floor has been in residential use since 1996, we consider its continued use as residential is fully acceptable and will be supported by the Council.

We consider the alternative Class B1 (which is a lawful use on the first floor) is also supported by Council's policies. **Policy EC3** seeks to protect small business uses. We consider that both the residential or office use proposed are fully acceptable in this location.

Summary

The proposed dual office/ residential use has already been approved in this property. We therefore consider the proposed dual/ alternative use of the first floor for continued residential or office use to be fully acceptable in this location and either use would contribute to the character and function of the area.

We trust that the submitted information is sufficient for you to validate our client's application and we look forward to a swift and positive outcome. Should you have any questions or wish to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully



Claire Evans
Rolfe Judd Planning