

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>16.7.09</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>19.6.09</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuairé				2009/1777/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25- 28 Field Street WC1				See 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>							
Change of use from Class B8 storage/distribution to Class B1 business use.							
<b>Recommendation(s):</b>		<b>Grant permission</b>					
<b>Application Type:</b>		<b>Full planning permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>22</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No Electronic:	<b>00</b>		
<b>Summary of consultation responses:</b>		none					
<b>CAAC comments:</b>		Kings Cross CAAC- no objection					
<b>Site Description</b>							
<p>The application site is located on the northern side of Field Street and backing onto Kings Cross Rd. It comprises a basement plus 3 storey commercial building with rendered walls and flat roof, plus a staff carpark on its eastern side. The site is located within the Kings Cross CA and the building does not positively contribute to its character. The site is currently vacant; the building has a variety of open plan and smaller private offices, totalling 620 sqm.</p>							
<b>Relevant History</b>							
<p>19.3.49- pp granted for use of cleared sites of 26-28 for sorting scrap metal  25.10.49- pp granted for erection of hut  8.7.71- pp refused for alterations and extensions and change of use from light industry to offices  8.7.71- pp granted for alterations and extensions  3.2.72- pp granted for change of use from light industry to builders yard and workshop  4.9.81- pp granted for change of use from builders yard and workshop with ancillary offices to use as headquarters building for Reliance Security Services Ltd comprising offices, light industry and storage uses; <u>conditional that pp is personal to them.</u></p>							
Dec 2008 and June 2009- pre-app discussions for redevelopment of site for business and residential purposes.							

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

E1 location of business uses  
E2 protecting business space

## Assessment

### Proposal:

Change of use from B8 to B1 on permanent basis; the application has been submitted by the current tenants who are using the building for office purposes and who effectively wish to regularise the use of the site for planning purposes and aid its marketing for B1/office purposes.

### Assessment:

The 1981 permission was granted on the basis of personal circumstances of the firm (no details are available as to what those circumstances were) which allowed the change of the site from builders yard/workshop to a mixed use comprising offices, storage and workshops. It is not clear whether this was a genuine mixed use or a primarily office/workshop use, as the plans submitted show a variety of rooms with no uses shown. However the applicants have confirmed that Reliance has occupied the building as solely office purposes for at least 10 years if not longer. It is also not clear why the permission was restricted in this way, although it may be due to the desire in the old 1979 District Plan to protect light industry and prevent office growth in the central area.

The lawful use of the site, if Reliance vacates the premises, is a builder's yard etc which effectively is either a Sui Generis use or Class B8 storage use. Current policies in the UDP do not now protect specific elements of employment uses, such as B1a offices, B1c light industry or B8 warehousing. Moreover the site is not ideal for general warehousing purposes, given its layout and more importantly its restricted access via a narrow street off Kings Cross Rd. No objection is raised in policy terms to the loss of B8 use here provided an employment use is retained here. The current building has flexibility in its design and layout, by having offsite loading facilities and large open plan rooms with high ceiling heights, and indeed was originally built as light industrial premises. It thus has the potential for a mix of uses within B1 (both workshops and offices) or for reversion to B8 in the future if necessary. The current use of the building has been in existence since 1980's as mainly offices, and indeed according to the applicants offices have been the sole use for at least 10 years. The location in the Central London Area is appropriate for B1 use and accords with policy E1.

It is recommended that the change of use to Class B1 be approved on a permanent and unrestricted basis.

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