

Date: 8th April 2008
Our Ref: CA\2009\ENQ\01150
Your Ref:
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Dear Mr Cardy,

Town and Country Planning Act 1990 (as amended)
RESPONSE TO ENQUIRY, REFERENCE CA\2009\ENQ\01150
155 York Way London, WC1H 8ND

Thank you for your recent enquiry regarding the proposed amendments to the planning permission (2003/1379/P) for alterations and extension to existing building and change of use from 10 flats and retail to 11 flats and a Class A3 restaurant/café.

An amended planning permission was approved 19/09/07 (2007/3723/P) for an amended shopfront design, associated with the change of use of A3 to A2, amended rear lightwells and elevations, revised housing mix (to provide 10 studios and 2 flats), erection of a first floor rear extension and erection of new enclosures for cycle and refuse storage.

It is noted that the front part of the ground and basement level has never been used since planning permission was approved in 2003. Therefore the approved use of this part of the property would still be classified as Class A3. There is no objection to the loss of the A3 (Restaurant/cafe) use within this location. The main consideration is the introduction of a B1 (Office) use within this location.

In accordance with policy E1 (location of proposed business uses) the Council will only grant planning permission for office development in locations accessible by a choice of means of transport. The proposed site is considered to be easily accessible by numerous bus routes and is near to Camden Rail and Tube Stations. There is no objection to the introduction a B1 (Office) use within this location.

You should also be aware that the property is located in a Neighbourhood Centre. As such, Policy R7 of the UDP should also be considered in the context of the proposed development. It is considered that the proposed development would not cause harm, to the character, function and viability of the centre. The proposed development would not prevent the centre from being capable of providing a range of convenience shopping.

The proposed internal alterations include;

- Flat 4 - alterations to the position of the bathroom and provide a separate kitchen. Provision of internal access from the secure lobby.
- Studio at ground floor level – creating a separate bedroom, alterations to the bathroom and kitchen and provision of internal access from the lobby.
- Alterations to staircase.
- Secure lobby will be created allowing direct access to both the flats and the proposed office accommodation.
- Studio at basement level – alterations to position of kitchen and bathroom, provision of internal access from common lobby.
- Provision of WC/shower room for office accommodation.

These internal alterations would not require planning permission

If you decide to proceed with the scheme, you are reminded that the proposed change of use would require the submission of a planning application. The relevant application form and details of how to submit an application are available on the Council's website (www.camden.gov.uk).

- Please note that the information contained in this letter represents an officer's opinion and is without
- prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision.

Yours sincerely,

Elizabeth Beaumont

Planning Officer