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| Delegated Report | | Analysis sheet | | Expiry Date: | | 13/04/2009 | |
| | | N/A | | Consultation Expiry Date: | | 27/03/2009 | |
| Officer | | | | Application Number(s) | | | |
| Jennifer Walsh | | | | 2008/5395/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 345 Grays Inn Road London WC1X 8PX | | | | Please refer to draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Retention of change of use at ground floor entrance of hotel (Class C1) to Kiosk (Class A1) and minor associated alterations. | | | | | | | |
| Recommendation(s): | | Grant Planning Permission and Warning of Enforcement Action | | | | | |
| Application Type: | | 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: | | A site notice was displayed from 05/03/2009 – 26/03/2009 No response has been received Transport for London (Street Management) had no comments | | | | | |
| CAAC/Local groups comments: | | No response has been received from Kings Cross CAAC | | | | | |

Site Description

The application site is a three storey building, currently being used as an entrance to a hotel (Class C1). The main entrance to the hotel is located on Birkenhead Street. The site is located on the south side of Grays Inn Road and is situated within the Kings Cross Conservation Area.

Relevant History

2007/0331/P: Change of use of basement area from offices (Use Class B1) to hotel use (Use Class C1) to provide additional dining area space associated with the existing hotel, and extension by enclosing the existing basement area with a glass roof. GRANTED 16/03/2007.

Relevant policies

Replacement Unitary Development Plan

SD1C Access for all

SD6 Amenity for occupiers and neighbours

B1 General design principles; B3 Alterations and extensions

B7 Conservation areas

R1 Location of new retail and entertainment uses

R2 General impact of retail and entertainment uses

Camden Planning Guidance

Assessment

Planning permission is sought for the erection of a kiosk within an existing corridor to a hotel entrance (class C1). It was apparent at the time of the officers site visit, that the works had already been carried out, and thus the application now seeks the retention of the use/associated external alterations.

The proposal would provide approximately 4.6 sq.m of retail floorspace. The new unit would be situated within the existing doorway of the hotel and would have hardwood timber boarding rising 2 metres and then hardwood timber panel shutters above. The lower timber boarding would open outwards for access.

The main issues to be considered as part of the proposal are:

- Creation of additional retail floorspace
- The impact on the character and appearance of the building
- The impact on the surrounding streetscene and conservation area
- Amenity of the adjoining residents
- Access
- Security and safety

Creation of additional retail floorspace and loss of C1 floorspace

Policy C5 of the UDP seeks to maintain hotel uses in appropriate locations such as this. However, the proposed floorspace is so minimal that it is unlikely to have significant impact on the operation and viability of the existing hotel. On the basis that access to the hotel can be gained via another entrance, and the proposals do not harm the overall operation of the existing premises as a hotel, there are no objections to the loss of this small amount of hotel floorspace.

The site is located within Central London core frontage, where it is intended for new retail uses to locate as they are best located in terms of access for customers. In light of this the proposals are acceptable in the context of Policy R1.

Policy R2 concerns the general impact of new retail uses. Given the small nature of the proposed kiosk, the proposals are unlikely to have a significant impact on the area, particularly when considering the busy nature of this parade.

Impact on the character and appearance of the building

The proposed new retail unit would be contained within the footprint of the existing building, and would be subservient in appearance to the main building. There is an existing timber door which is to be replaced by the timber hoarding and timber shutters. Due to the minor nature of the external alterations it is not considered that they will have a detrimental impact on the character and appearance of the host building.

Impact on the surround streetscene and conservation area

The size, design and location of the new shop unit would not detract from the character or appearance of the

street and would be considered acceptable in terms of its impact on the conservation area.

Amenity of the adjoining residents

The proposed new unit would be retained to the ground floor entrance and would not have an adverse impact on the amenity of the adjoining neighbouring properties and would be considered acceptable.

Access

The proposed kiosk will open onto the pavement and would provide suitable access for disabled persons and would be considered acceptable.

Security and safety

As the proposed kiosk would open up onto the pavement, it is not considered that the proposed new shop front would not reduce the overall amount of daylight into this area and is not considered to further harm the security and safety of the users. The proposal is therefore considered acceptable.

Warning of Enforcement Action

Whilst this application would authorise the use of the A1 unit, and the associated external alterations, it also appears that the following breaches of planning control have occurred without planning permission/advertisement consent.

- 1) The display of internally illuminated fascia, and non-illuminated hanging sign at No 345 Grays Inn Rd
- 2) The display of non illuminated fascia and hanging signs at 343 Grays Inn Road advertising the premises as a taxi rank.
- 3) The use of the upper floors of 343 Grays Inn Road as a Taxi Rank

All of these matters have been passed to the Council's Compliance and Enforcement Team to consider whether it is expedient to take enforcement action.

Recommendation: Grant Planning Permission

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