

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/03/2008	
		N/A		<b>Consultation Expiry Date:</b>		10/03/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2008/0468/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
63 Camden High Street London NW1 7JL				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 of ground floor from A1 (Retail) to A2 (Financial and Professional services).							
<b>Recommendation(s):</b>		Refuse permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 18/02/08 to 10/03/08. No reply to date.					
<b>CAAC/Local groups comments:</b>		Camden Town CAAC raised no objection to the application.					
<b>Site Description</b>							
The subject site is located on the western side of Camden High Street, between Mary Terrace and Miller Street. The site forms a row with 17 properties within this frontage. The site falls within the Camden Town Conservation Area and is not a listed building. It is located within the Camden Town Centre.							
<b>Relevant History</b>							
None for the subject site.							
<b>61 Camden High Street</b> Planning permission 2007/3065/P granted on 09/10/2007 for <i>change of use from retail (Class A1) to financial &amp; professional services (Class A2)</i> . This permission has not yet been implemented.							

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Camden's Replacement Unitary Development Plan 2006

- S1 & S2 - Strategic Policy on Sustainable Development
- SD1 - Quality of Life
- SD6 - Amenity for Occupiers & Neighbours
- B7 – Conservation Areas
- R7A - Protection of shopping frontages and local shops - Central London Frontages, Town Centres and King's Cross.

### Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses 2008

## Assessment

### PROPOSAL:

The application for planning permission seeks approval for a change of use of ground floor from A1 (Retail) to A2 (Financial and Professional services). The proposal does not include any external alterations.

### ASSESSMENT:

#### Design

The proposal does not involve any external alterations and therefore does not raise any issues relating to design or the protection of the Conservation Area.

#### Amenity

The proposed use as financial and professional services is unlikely to impact on the amenity of the surrounding properties and is considered to be consistent with SD6.

#### Land Use

Policy R7A states the Council *“will only grant planning permission for development that it considers will not cause harm to the character, function, vitality and viability of the centre”*. Further guidance for the site is contained within the adopted Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses. The site falls within the Main Shopping Frontages as identified on the map.

The Guidance includes restrictions on the proportion as well as the concentration of uses within the frontage. The Planning Guidance states:

- *The Council will not grant planning permission for development which results in the number of ground floor premises in retail use falling below 75% within the Main Shopping Frontages to the south of the junction of Jamestown Road, Hawley Crescent and Camden High Street. Where the number of retail units in these frontages is already less than the minimum requirement of 75% ...no further loss of retail will be permitted.*
- *To avoid excessive fragmentation of the centre, no more than two consecutive non-retail uses (including restaurants) will be permitted.*

#### Proportion

It is noted that the planning guidance stipulates that when calculating the percentage, the percentage is calculated as the number of units in the specified use as a percentage of the total number of units within the frontage (i.e. not the centre overall). The guidance also states that in instances where a shop unit may include a number of addresses, such as where two shops have been combined into one, that for the purposes of this guidance they will be counted as one unit. The planning guidance also stipulates that all calculations should be based upon the existing lawful use of the properties and valid planning permissions with potential to be implemented.

The subject site is located on the western side of Camden High Street, between Mary Terrace and Miller Street (No. 57 to No. 89 Camden High Street). The site forms a row with 17 properties within this frontage. The majority of these properties are in A1 use, with the exception of 1x D1 Dentist (No. 77 Camden High Street), 1x A5 Kebab House (No. 79 Camden High Street) and 1x A2 Betting Shop which has a double frontage (No. 83

and No. 85 Camden High Street) also in this frontage. No. 71 Camden High Street is currently vacant, however it's most recent use according to the retail survey was A1. There are currently 14 of the 17 properties as A1 uses which represent 82 percent of the frontage.

The adjoining property to the south, No. 61 Camden High Street was recently granted on 09/10/2007 planning permission (reference 2007/3065/P) for a change of use from retail A1 to A2. This permission has not yet been implemented. Therefore the current A1 uses within the frontage, when considering the recently granted permission at No. 61 Camden High Street (13 of 17 properties) in conjunction with the existing uses represents 76 percent of the frontage.

The applicant indicates in their letter that they were the applicants for the application on the adjoining property. Notwithstanding this, the permission is recent and could be implemented by another occupier. The guidance is explicit in assessing the proportion of uses that the existing lawful use of the properties as well as valid planning permissions with potential to be implemented should be considered.

The proposed change of use on the subject site would reduce the number of properties within the row in A1 use to 12; this would represent 70 percent of the frontage. Therefore the proposed change of use would fall below the 75 percent minimum specified by the Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses.

### **Concentration**

It is noted that the Guidance also restricts the siting of non-retail units within the row, and that in order to avoid excessive fragmentation of the centre, no more than two consecutive non-retail uses will be permitted. The site abuts No. 61 and No. 65 Camden High Street. No. 61 Camden High Street is currently in A1 use however does have planning permission for a change of use to A2 (2007/3065/P granted on 09/10/2007). No. 65 Camden High Street is currently used as a shop (Class A1). Therefore the change of use would satisfy this aspect of the guidance resulting in only two consecutive properties being in non A1 use.

### **Summary**

Given that the proposed change of use which would fall below the 75 percent minimum specified by the recently adopted Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses the proposed scheme is not considered suitable for support.

The proposed change of use would cause harm to the character, function, vitality and viability of the Camden Town Centre by reducing the proportion of A1 units within the frontage of which it forms part, contrary to policy R7A (Protection of shopping frontages and local shops - Central London Frontages, Town Centres and King's Cross) of the London Borough of Camden Replacement Unitary Development Plan 2006 and the Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses 2008.

**RECOMMENDATION:** Refuse Permission.

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