

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th February 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/02/2008
		N/A / attached	Consultation Expiry Date:	13/2/2008
Officer			Application Number(s)	
Hugh Miller			2007/6367/P	
Application Address			Drawing Numbers	
22 Great Queen Street London WC2B 5BB			Drawing No. PL27281-01 rev A; PL27281-02.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use of ground and basement floors from A1 (retail) to A2 (financial/professional services).				
Recommendation(s):		Granted		
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:	<p>N/A</p> <p>Site Notice displayed - 4/2/2008. No response.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Covent Garden CAAC</u>: Object.</p> <p>In this location we object to the loss of retail floorspace. This would be detrimental to the streetscape and the community.</p> <p>Officer comment:</p> <p>The application unit is vacant and the proposal would bring the unit back into use and would therefore benefit local character and vitality of the retail parade.</p>					

Site Description

A basement 5-storey terraced property situated on the north side of Great Queen St. located north of the junction with Kingsway and southeast of the junction with Drury Lane. The retail floors (basement & ground) are vacant. The adjoining properties both have retail units at ground floor too and a mixture of residential, non-residential and office use at upper floors.

The site lies within the Seven Dials Conservation Area and within the Central London Area.

Relevant History

October 1999 Pp granted for the change of use from A1 to A2 with ancillary offices above, ref. 9904884.

October 1999 Pp refused for the change of use from A1 with ancillary offices above to B1, ref. 9904625.

May 2006 Pp granted for the change of use of first, second and third floors from offices (Class B1) to 2 x residential flats (Class C3), incorporating the erection of an additional floor and the formation of a separate residential access in part of the ground floor shop unit, ref. 2006/1229/P.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

RUDP: 2006

R7 B –Protection of shopping frontages and local shops

SD6 –Amenity for occupiers and neighbours

T9 A–Impact on parking

SPG 2004: for Central London

Assessment

The main issues are: i). Land use policy ii) transport and impact on local parking & highway conditions, iii) residential amenity.

The application proposes the following:

- change of use from retail (Class A1) to financial & professional service (Class A2) at ground and basement floors.

The main issues are the loss of retail (Class A1) use, transport and impact on residential amenity.

Loss of retail floor space.

The ground floor measures approx. 26.33sqm and the basement 57.6sqm. The net floor area of the ground floor is relatively small, but could still provide retail A1 use. The retail character of the north side of Grt. Queen Street comprises retail units (A1), restaurants & cafes (A3), public houses (A4) and offices (B1). The south side is characterised by hotels, conference centres and sui generis uses. However given the no. of A1 units (9) within this locality, it is not considered that the loss of this particular unit would harm the character, function, vitality and viability of the retail parade.

Land use policy

Replacement UDP policy R7 C –Local shops

Policy R7 C states that “Outside the designated centres, the Council will only grant planning permission for development that involves a net loss of shopping floorspace (A1) provided that: **a)** *within the Central London Area, the development contributes to local character, function, vitality, viability and amenity, including housing and or/ essential services for residents and businesses within the area; or b)* *outside the Central London Area, alternative shopping (A1) is alternative within walking distance.*

Additionally, policy justification paragraph 6.51 states that uses such as financial and professional services, launderettes, doctors, dentists’ food and drink may make a positive contribution to the character, function, vitality and viability of the neighbourhood centre. This acknowledges however, that not all of these uses will be appropriate in every centre.

A retail survey identified 17 shop units in the frontage as follows:

- A1- 9 units -53% (including no.22)
- A2 – 0 units
- A3 -4 units -24%
- A4- 2 units -12%
- B1 -3 unit -18%
- C1 -1 unit -6% (south side)

The application unit is vacant and the proposal would bring the unit back into use and would therefore

benefit local character and vitality. The proposal would also introduce an A2 unit into the parade which will increase the range of services on offer. The application is for change of use only and so there would be no loss of shopfront as a result of the proposal. Moreover, the Central London SPD designates the site as Commercial Frontage, although the application would not impact on levels of food, drink or entertainment uses in the area.

The site is not designated as protected retail frontage and so the loss of A1 retail use would in this instance be acceptable.

Transport

As the unit would not require site servicing the proposal would not require any on-street parking spaces. The subject floorspace is minor and the site is in close to Holborn and Covent Garden Underground stations in addition to the regular bus service that plies Holborn and Kingsway. As such it is considered there will be no detrimental impact on the highway due to the proposed change of use. proposed is considered satisfactory.

Residential amenity.

There are residential occupiers on the upper floors of the host building but the proposed use is unlikely to cause harm to their amenity.

Approval is recommended.