

Delegated Report		Analysis sheet		Expiry Date:		27/07/2007	
		N/A / attached		Consultation Expiry Date:		11/07/2007	
Officer				Application Number(s)			
Joe Purcell				2007/2156/P			
Application Address				Drawing Numbers			
185 Kings Cross Road London WC1X 9DB				Site Location Plan 100 rev P1 Scale A2 & A4;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of ground and first floor from travel agency (Class A1) to a private hire operator (chauffeur driven cars) and photographic studio (Class B1).							
Recommendation(s):		Grant Planning Permission					
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 on the 20/06/2007 expiring 11/07/2007 – no objections received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Kings Cross CAAC</u> No objection					

Site Description

The subject site is situated close to the corner of Kings Cross Road and Field street. The site is part of a line of retail shops running along Kings Cross Road. The site is not a listed building, but is within the Kings Cross Conservation Area.

Relevant History

26276 Change of use of ground floor from light industrial to a retail shop for use by a travel agents
Granted – conditional 20/04/1978

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.

Camden Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbors)
E3 (c) (Accommodation for small firms)
R7(c)- (Protection of shopping frontages and local shops (Local Shops))
T1 (Sustainable Transport)

Camden Planning Guidance 2006

P49 – Conservation Areas

Assessment

Proposal:

- The change of use from the existing travel shop (A1 use) to a hire operator office and photographic studio (B1).
- No alterations are proposed.

Assessment:

- The proposed hire operator office will purely be office based and no vehicles will be hired out from the premise.
- The change in use would result in a loss of a retail shop, however the site is not within a protected retail frontage and borders an area of offices and the change would not be detrimental to the character and function of the area.
- The hire operator business will not have an impact on the transport conditions, as only the booking and administration of the business will operate from the subject site. The loss of the travel agency is not a loss of a 'basic shop' (i.e. newsagents, greengrocers) and will therefore not have a loss on the vitality, viability and amenity of the area with the introduction of the operator office / photographic studio.

Conclusion:

The change of use will not be detrimental to the character of the area or the vibrancy of the rest of the retail street. It is considered that the proposal is consistent with Policies E1 and E3. The application is recommended for approval.