

|   |                            |   |                                     |   |    |                   |    |
|---|----------------------------|---|-------------------------------------|---|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>   |    | 16/03/2007        |    |
|   |                            | N/A / attached  |                                     | <b>Consultation Expiry Date:</b>  |    | 22/02/2007        |    |
| <b>Officer</b>  |                            |   |                                     | <b>Application Number(s)</b>  |    |                   |    |
| Joe Purcell   |                            |   |                                     | 2007/0331/P   |    |                   |    |
| <b>Application Address</b>  |                            |   |                                     | <b>Drawing Numbers</b>  |    |                   |    |
| 345 Grays Inn Road<br>London<br>WC1X 8PX  |                            |   |                                     | Site Location Plan L01; EX 01; 02; PL 01; 02; 03; Letter dated 17/01/2007 |    |                   |    |
| <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 basement area from a police station (Use Class Sui Generis) 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. |                            |   |                                     |   |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Approve Planning 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  | 00                                  | No. of responses  | 00 | No. of objections | 00 |
|   |                            |   |                                     | No. electronic  | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | A site notice was displayed on the 01/02/2007, expiring 22/02/2007 – no objections were received. |                                     |   |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify  |                            | King's Cross CAAC were consulted – no objections were received.                                   |                                     |   |    |                   |    |

### Site Description

The application site relates to the basement level of the four-storey property on the southern side of Grays Inn Road. The basement has a lawful use as a police station (Class Sui Generis), the ground floor has recently received planning permission for a change of use from a police station to a betting shop (Class A2) whilst a hotel occupies the first, second and third floors (Class C3). The site lies within King's Cross Conservation Area.

### Relevant History

**2007/0124/P** Change of use from police station (Class Sui Generis) to betting shop (Class A2).  
*Granted*

### 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

S1-S3 – Strategic Sustainable Development  
SD6 – Amenity for occupiers and neighbours  
E2- Retention of existing business uses  
E3- Specific business uses and areas  
B3B – Townscape features  
B7 – Conservation areas  
C5 – Tourism Uses

## Assessment

### Proposal

The application seeks planning permission for the change of use of the basement of the premises from Class Sui Generis (police station) to Class C1 (Hotel). The application proposes a number of internal alterations including the removal and repositioning of walls. No external alterations are proposed.

The principle issue regarding this application is the change in Land Use

### Land Use - The principle of the change of use

The basement property involved is described as a Metropolitan Police Office and was used as a CCTV monitoring station with ancillary space such as a kitchen and lockers. This area is located immediately adjacent to the existing hotel dining area, which is also situated in the basement of 345 Grays Inn Road.

Policy E2 (Retention of existing business uses) seeks to protect premises which are suitable for continued business use. Given the restricted access arrangements and the lack of natural light, there does not seem to be any potential to use the basement for a business use except as ancillary to a business activity on the ground floor. However, the ground floor has just received planning permission as a betting shop (A2) and therefore won't be used as offices.

The application premises are not suitable for any business use, given the stair access, low ceiling and lack of natural light and in this application exceptions can be made to Policy E2 (Retention of existing business uses).

Policy E3B resists the loss of accommodation suitable for small firms. In this case, in isolation from the ground floor, the basement is not particularly suited to a small business operation due to the lack of natural light and the extension of the existing basement restaurant would be more suitable use of the site due to the lift access and stairwell the restaurant already has in place.

### Impact on the character and appearance of the Conservation Area

The applicant seeks to replace the existing grills in the lightwells on the south and west elevations with a glass roof, as many of the neighbouring light wells have previously been filled in along Gray's Inn Road and Birkenhead Street it is felt this external alterations would not cause harm to the appearance to the setting of the building or the established character of the surrounding area, the application therefore complies with Policy B3B (Townscape features) of the Camden UDP.

### Conclusion

Given all of the aforementioned the proposed change of use is considered acceptable as there are no land use policy objections and the grant of planning permission is accordingly recommended subject to conditions.

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