

Ward:Kings Cross

Officer: Andrew Anderson

**Kings Cross Conservation Area**

Address : 315 Grays Inn Road, WC1

Type of application : Revised full planning application

Date of Application : 25/03/1998

Application Number: PS9804075R1      Case File:L14/8/D

Proposal :

Change of use of sandwich bar to a cafe/sandwich (class A1/A3).

As shown on Drawing Numbers: 980104 01 rev A.

**RECOMMENDATION SUMMARY :** Grant Planning Permission (conditions)

Applicant

Mr O Plaka  
315 Grays Inn Road  
London  
WC1X 8PX

Agent

M D H Building & Drawing  
Services  
(f.a.o Mr Huseyin)  
247 Lewisham Way  
London  
SE4 1XF

Analysis Information

Land Use Details

**Existing**

A1 Shop  
A3 Food and drink

**Sq Metres**

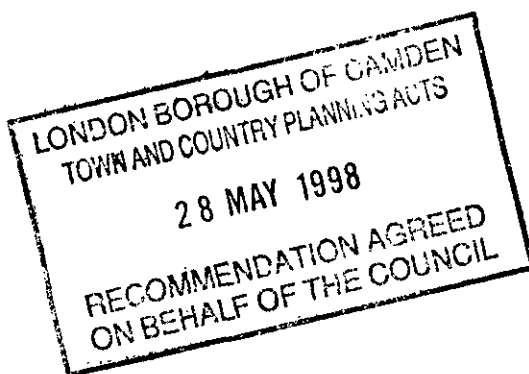
70

0

**Proposed**

A1/A3 Shop / Food and drink

70



## 1. SITE

1.1 Situated on the eastern side of Hatton Garden near to the junction of St. Cross Street, the application premises are formerly office premises, currently being converted to residential units with ancillary parking. The retail unit comprises the basement and ground floor frontage of No. 48 which is vacant at present and has been for some time.

1.2 To the north and south of the application site and across Hatton Garden to the west are B1 business buildings with a few shops at ground floor level. To the rear (east) are B1 business buildings in Hatton Place.

## 2. PROPOSAL

2.1 This full planning application proposes the change of use of the retail unit to the ground floor of No. 48 and the ancillary basement retail storage space across nos. 47 and 48 to a health and fitness studio. No elevational alterations are proposed at this stage.

## 3. RELEVANT HISTORY

3.1 On 3rd October 1996 Sub Committee approved application for conversion of the existing office premises into 13 residential units with ancillary parking and retention of the retail space. Amendments to this permission were granted on 7th August 1997.

## 4. RELEVANT POLICIES

4.1 Camden Borough Plan 1987.

SH21 ; Within the Community Area there will be a presumption against the change of use of shops to non-retail unless, the unit is vacant and it has not been possible to let it, the range of local shopping facilities is not diminished, and the amenities of local residents would not be adversely affected.

4.2 ; Camden Unitary Development Plan, Deposit Draft 1993 as amended (UDP).

SH15 : Outside major centres permission normally granted for a change of use from retail to non-retail provided that the area, environment, and traffic will not be adversely affected and remaining retail facilities are adequate.

SLC1 ; The Council will seek to protect and enhance the range of leisure opportunities.

## 5. CONSULTATIONS

5.1 Adjoining Occupiers	Number Notified	18
	Replies Received	00
	Objections	00
	In support	00

## 6. ASSESSMENT

6.1 The retail unit, the subject of this application has been vacant for some 18 months, during which time it has been marketed for retail use without success. The main concentration of retail units in Hatton Garden is at its southern end, and good additional retail facilities exist locally in High Holborn and Leather Lane. This unit at the northern end of Hatton Garden is considered an isolated location. It is considered that the use can co-exist with the residential units presently being constructed on the upper floors subject to the conditions proposed. Local on street parking controls exist and it is not considered that traffic problems would ensue as a result of this proposal. It is therefore considered that the proposal is acceptable when judged against the criteria of Borough Plan policy SH21 and UDP policy SH15.

6.2 It is considered that the proposed health and fitness studio is an acceptable use for this location. There are no such uses in the vicinity and with the amount of workers and residents in the area it is considered that the proposal would provide a good leisure opportunity in accordance with UDP policy SLC1.

## 7. LEGAL COMMENTS

7.1 None.

## 8. RECOMMENDATION

FPC - Grant Conditional Permission

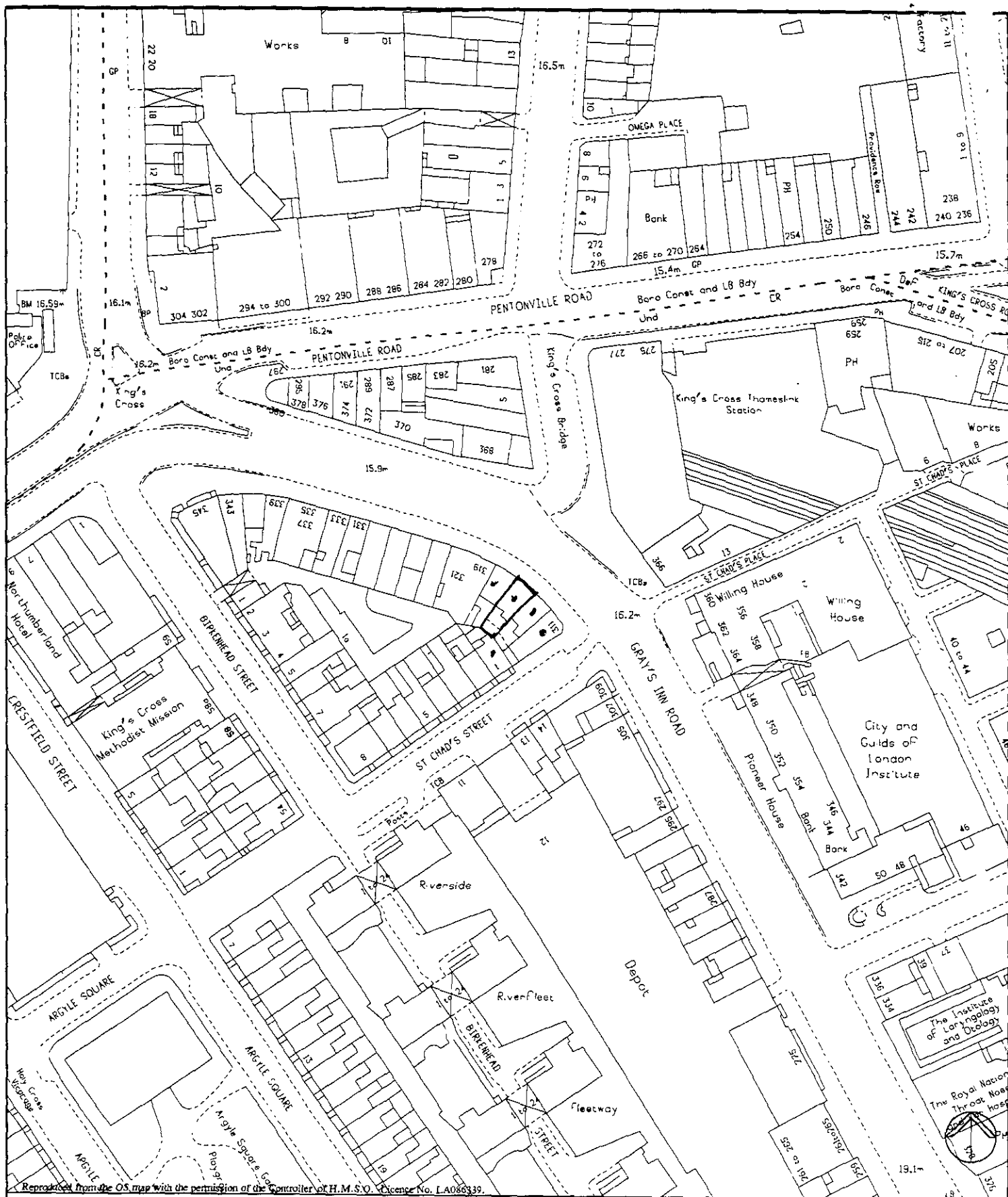
### Condition(s)

01. The use hereby permitted shall not be carried out outside the following times 7.00 am to 11.00 pm daily.

02. No music shall be played on the premises in such a way as to be audible within any adjoining residential accommodation.(CG04)

### Informative

01. This permission is granted without prejudice to the necessity of obtaining further planning permission for elevational details and for any additional external plant.



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# London Borough of Camden

Environment Department

Town Hall Extension

Argyle Street Entrance

London WC1H 8EQ

315 GRAY'S INN ROAD, WC1

Date: 30-Jan-1998

Scale: 1 : 1250

76/75