

**EXPLANATORY STATEMENT IN SUPPORT OF A FULL PLANNING APPLICATION FOR THE
CONVERSION AND CHANGE OF USE OF THE REAR OF NO.26 ARGYLE SQUARE, LONDON WC1
FROM B1 / D1 USE TO USE CLASS C3, COMPRISING THREE RESIDENTIAL UNITS INCLUDING AN
EXTENSION AT ROOF LEVEL, AND RETAINING 120SQ.M OF B1 USE**

4.0 CONFORMITY TO PLANNING POLICIES

4.1 Relevant Planning Policies

Policies relevant to this proposal are given in the Camden Adopted UDP and the Revised Deposit Draft UDP 2004 and also in the government's strategic planning guidelines (PPG1 and PPG 3). The degree to which this application conforms to those policies is assessed below. A separate Design and Access Statement has been prepared and included as part of this application.

No.26 Argyle Square is within the designated Central London Area (CLA) of Camden.

4.2 Conformity to Housing, Mixed Use and Employment Policies

The site is within the designated CLA where mixed use is encouraged. As the site is not identified or designated as a housing site, the proposal to convert and extend the existing building to provide three dwellings and retain a proportion of B1 employment space supports the Council's Mixed-use, Housing and B1 Use policies.

Windfall Increase to Housing Stock

The proposal offers a small windfall increase to the borough's housing stock especially in the Central London Area, in support of the stated policies in the Adopted UDP and Revised Deposit Draft 2004 Section 2 Housing:

Revised Deposit Draft 2004 Section 2 Housing:

- aims to provide for and retain a range of high quality housing to meet housing needs;
- to promote housing that is accessible to all members of the community.

Revised Deposit Draft 2004 Policy H1 - New Housing:

- states that the Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides residential accommodation, provided that the accommodation reaches acceptable standards.
- states that the Council will seek to secure the fullest possible residential use of vacant and underused sites and buildings, and may require suitable sites to be developed for primarily or wholly residential use.

Sustainability: Previously-used Site

- By undertaking a conversion rather than redevelopment, thus re-using the building fabric, the proposal is a sustainable one and makes the best use of "previously-built" land and buildings, in support of stated policies in Section 1 of the Revised Deposit Draft 2004, in particular, Policy SD1 B Regeneration in which King's Cross and Brunswick is highlighted as an area for renewal.