

STATEMENT

47 GOODGE STREET LONDON W1

Policy DP3 Employment Premises and Sites

Prior to the withdrawal of our previous application on the above premises we were advised to consult Camden Council's Policy DP13 regarding the use of the upper floors of the premises.

The policy was examined and whereas it does indicate that a change of use can be granted in certain circumstances this is not applicable to these premises as the upper floors are used for only personal storage and not for business purposes as set out below.

From over 40 years ago in the late sixties and early seventies until about 18 years ago the ground floor was used as a greengrocer shop selling fruit and vegetables. Access to the upper floors during that period was through the greengrocers to an external staircase to the rear of the shop, there was no direct access to the upper floors.

About 18 years ago the greengrocers became a salad bar/cafe' which it still is however the access to the upper floors was at the rear but this time through another shop at 43/45 Charlotte Street W1 where one has to go through the shop from Charlotte Street to the rear climb a metal external staircase (which under todays regulations is inadequate as an access and also as a means of escape), cross over the rear flat roof to 47 Goodge street to gain access to the upper floors. This worked because both premises were in loosely the same ownership.

Hence it can be seen that for over 40 years the upper floors have had no direct access from Goodge Street of their own and so have not been able to be let for any purposes and have been empty save for personal storage.

Additionally during a site visit to the premises the person who gave us access mentioned that he had been using some space (a desk) on the first floor as an office to the flower shop (Chivers) at 43/45 Charlotte Street, this was inaccurate as the flower shop has it's own offices in the basement of 43/45 Charlotte Street, some 20m2.

The propose scheme has now been amended to consist of 2 no flats (as opposed to 3 no), 1no studio on the first floor and a 2bed maisonette on the second and third floors as discussed with the case officer at the time.

These flats will now be accessed from from Goodge Street via a new staircase and enclosure to be constructed at the front of no 47

Goodge Street in the salad bar with a separate entrance door to the upper floors.

Finally the flower shop (Chivers Flowers) at 43/45 Charlotte Street is to close shortly which will render the upper floors to 47 Goodge Street without an access altogether apart from that proposed in this scheme.