



Planning Services
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

By Planning Portal

18 September 2014

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Dear Sir/Madam,

RAINGATE LIMITED

UNIT 1 CHICHESTER RENTS, CHANCERY LANE, LONDON

We enclose on behalf of Raingate Limited (“the applicant”) an application under Section 73 of the Town and Country Planning Act 1990 (As Amended). The application seeks to amend plans approved under application 2013/2159/P, granted by the Council on 5 June 2014.

The site

The site covers an area of approximately 0.14 hectares and fronts onto Chancery Lane. It is designated by Camden as being within the ‘Central London Area’, and within the ‘Central Activities Zone’ within the London Plan.

Planning history

Planning permission was granted on 10 September 2013 under application reference 2013/2159/P for the following development:

“Redevelopment of building to provide reconfigured office floorspace (Class B1) and the creation of a new office reception at ground floor level, replacement of mansard roof at fifth floor level, infill extension from first to fourth level, reconfigured residential floorspace (Class C3) to provide new apartments (2 x 1 bed and 3 x 2 bed) at first floor level, together with reconfiguration of existing retail arrangement along Chichester Rents and Chancery Lane, and the creation of a new pedestrian route from Bishop’s Court”.

The permission allows the reconfiguration of the ground floor of the building to provide six commercial units some of which front onto Chancery Lane, and the remainder accessed via a pedestrian arcade to the rear of the site. All units were granted permission for class A1 (Retail) use.

Following the granting of the original application, an application for a non-material amendment (NMA) under reference 2014/3363/P was approved on 5

June 2014. The NMA proposed alterations to the original permission as follows:

“Alterations to windows and doors, roof materials on southern elevation and bin store layout, omission of 7 fins along Chichester Rents and retention of shopfronts in refurbishment and extension of office floorspace, re-provision of 5 flats, reconfiguration of retail units and new pedestrian route approved under planning permission 2013/2159/P dated 10/09/2013”.

On granting this application, condition 3 of the original planning permission which lists the approved plans was amended to reflect the updated plans.

Proposal

This application proposes to widen the use of Unit 1 located in the north-west corner of the site from Class A1 to Class A1/A3 uses. In order to facilitate this, it is proposed to vary condition 3 of permission 2013/2159/P (as amended by the NMA) and replace the approved ground floor and basement plan to reflect this change. The following plans are to be replaced:

- Plan ref. 1966 PL 21 to be superseded by plan ref. 1966 PL 21 rev. C
- Plan ref. 1966 GA 02 to be superseded by plan ref. 1966 PL 22 rev. B

The change is proposed to assist the marketability of the unit given its size and location. The planning note prepared by Farebrother and submitted with this application shows the rationale behind the widened use, and states that the inclusion of a restaurant in the heart of the scheme an essential ingredient to the overall mix of the scheme and to draw people through the site.

In addition, this application takes the opportunity to regularise the layout of the basement floor which has altered slightly. The changes can be summarised as follows:

- Reduction in the size of the basement retail unit and back of house to make way for an office storage area;
- Relocation of cycle parking area in order to allow for future expansion if necessary;
- Omission of office bin store due to refuse strategy agreed with Camden;
- Addition of recycle store area.

These changes have been made in order to make the ground floor more efficient and to bring the proposed accommodation in line with market demands. It is considered that the changes are minor in nature, and do not materially change the scheme.

Relevant policy

Policy CS9 of the 2010 adopted Camden Core Strategy states that The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work and visit. The Council are also keen to ensure that food, drink and entertainment uses do not have a harmful impact on residents and the local area.

Policy DP12 of the 2010 adopted Development Policies DPD sets out how the Council will manage the impact of food, drink and entertainment uses. This includes consideration of the following:

- The cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses;
- The impact of the development on nearby residential uses amenity, and any prejudice to future residential development;
- Noise and vibration generated either inside or outside of the site; and
- Fumes likely to be generated and the potential for effective and unobtrusive ventilation.

The policy also states that the Council will, in appropriate cases, use planning conditions and obligations to address the relevant potential issues.

Camden Planning Guidance 5 and 6 detail further guidance on Town Centres, Retail and Employment, and Amenity respectively. CPG5 contains no additional guidance over and above that contained in Camden's development plan documents that are relevant to this proposal. CPG6 states that the Council will ensure that noise and vibration is controlled and managed to limit the impact of existing noise and vibration sources on new development. The scheme as approved separates this part of the site from the residential units on the first floor. This aspect will still remain, and this is in line with the guidance provided within CPG6.

Planning assessment

Areas of Chancery Lane are currently undergoing extensive redevelopment with the scheme at Chichester Rents forming one scheme of several providing new office, retail and residential floorspace. The area immediately surrounding the site itself is scattered with active units on the ground floor, though only a handful of them are occupied by restaurants and cafes. The occupation of Unit 1 by a Class A3 operator would not result in the proliferation of such uses in this area.

The technical drawings prepared by URS illustrate the potential ventilation and extraction solution that could be implemented should the unit be occupied by an A3 use. As the end occupier of the unit is currently unknown, the exact details of the equipment cannot be confirmed.

Details of the equipment will be submitted once the occupier is known. The access to the unit via the arcade at Chichester Rents will remain as originally proposed.

The creation of a potential A3 use in this location will contribute to the vibrancy of this mixed use development, and will provide a service for a growing working population in this part of Camden. The widened use will mean that the unit will be marketed for both A1 and A3 purposes. Given the above, the proposal accords with the Camden Development Plan and should be granted.

Finally the alterations to the basement floor are considered to be non-material in nature, and improve the layout and facilities offered by the development in line with the expectations of potential future occupiers.

We therefore request that the approved basement and ground floor plans are substituted for the revised plans within the list of approved plans stated within condition 3.

Scope and format of submission

Accompanying the application is a series of drawings to meet the relevant criteria specified within national and local validation lists. These documents are as follows:

- Application form;
- Covering Letter by Indigo Planning;
- Approved Ground Floor Plan (ref. 1966 GA 02);
- Proposed Ground Floor Plan (ref. 1966 PL 22 rev. B);
- Approved Basement Floor Plan (ref. 1966 PL 21);
- Proposed Basement Floor Plan (ref. 1966 PL 21 rev C);
- Detailed mechanical drawings by URS;
- Market Report by Farebrother.

The planning application has been submitted electronically via the Planning Portal (ref PP-03664840). A cheque for £195.00 made payable to the London Borough of Camden for payment of the planning application fee has been sent under separate cover.

We look forward to receiving confirmation of the registration of the application shortly. Please do not hesitate to contact me or Peter French if you have any queries relating to the application.

indigo

Yours sincerely

Nick Belsten

Enc: As listed

cc: Mr R Cotton, Raingate Limited