

Delegated Report		Analysis sheet		Expiry Date:		28/10/2014	
		N/A / attached		Consultation Expiry Date:		16/10/2014	
Officer				Application Number(s)			
Katrine Dean				2014/5555/P			
Application Address				Drawing Numbers			
Romany's 104 Arlington Road London NW1 7HP							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use from retail (Use Class A1) to photographic studio and ancillary offices (Use Class B1c)							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	68	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The Council's Environmental Health Department raise concerns regarding hydrocarbon spills and asbestos from the former power station and have requested a condition to be applied to the consent, requiring a programme of ground investigation to be undertaken and implemented prior to the commencement of works onsite.					
Officer Comments:		As no internal or external works are proposed to this listed building and planning permission is only granted for the change of its use, it is not considered necessary or appropriate to apply such a condition in this instance. Separate planning and listed building applications would require to be submitted for the proposed ground investigation and/or works affecting the fabric of the building.					
CAAC/Local groups* comments: *Please Specify		No response.					

Site Description

The application site is located on Arlington Road, within Camden Town Conservation Area. The area is identified as a sensitive frontage within CPG5 and is not one of the core or secondary shopping frontages. The works relate to a Grade 2 listed building, which currently has planning consent to operate as an A1 retail unit. The building is a 1908 former electricity substation for the London County Council's tramways system. It is finished in London stock brick with stone bands and a slate roof with stack to rear. The surrounding area consists of residential properties across the road from the application site and a storage warehouse immediately to the north, followed by another office use on the ground floor with residential above and more residential units at the end of the block.

Relevant History

2008/1820/P - Change of use from Class A1 to Class B1 (a). Granted 23/09/2008.

2006/4598/P - Variation of condition 2 pursuant to planning permission reference 2004/3437/P to extend opening hours of retail shop (Class A1). Granted 02/01/2007.

2003/3024/P - The change of use from offices (Class B1) to a gallery and exhibition hall (Class D1). Withdrawn 14/10/2005.

2004/3437/P - The change of use from office (B1) to (A1) shop. Granted 01/10/2004.

PEX0200370 - Change of use of warehouse/storage (Class B8) to exhibition hall, gallery, conference centre and function hall (sue generis). Withdrawn 23/12/2002.

PE9900332 - Change of use of former tram shed to office and garage for the purpose of car hire business. Withdrawn 20/04/2001.

PE9700868 - Change of use to B1 studios/offices, and provision of 2 new mezzanine floor areas and associated works. Withdrawn 03/03/1998.

PE9700868R1 - Works of external alterations including the replacement of the existing entrance in connection with the change of use of the premises from B2/B8 to B1. Granted 03/04/1998.

9400741 - Change of use from garage/workshop/light industrial unit to a theatre. Withdrawn 13/02/1996.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy Policies

CS7 – Promoting Camden's centres and shops

CS8 – Promoting a successful and inclusive Camden economy

Local Development Framework Policies 2010 - 2015

DP10 – Helping and promoting small and independent shops

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP17 – Walking, cycling and public transport

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG5 – Town Centres, Retail & Employment

CPG6 – Amenity

Assessment

Proposal and Planning History

This proposal seeks planning permission for the change of use of the building from A1 retail, as consented to photographic studio and ancillary offices (Use Class B1). No material changes are proposed internally or externally with this application and therefore this report assesses solely the proposed change of use.

Planning consent has been granted recently for a B1 use at the site (2008/1820/P). This consent pre-dates current planning policy and guidance, however, the case officer considered the principle of the conversion to be acceptable.

Amenity

The proposed change of use would bring about little difference in terms of its impact on the amenity of the surrounding area and its residents. The opening hours would remain unchanged; the number of visiting members of the public and/or deliveries would not vary substantially from that of a retail unit; there would be no increased levels of noise or vibration associated with the proposed office/photography studio use. It is therefore considered that the proposal complies with the relevant parts of CPG6 and Policy DP26.

Town Centre Uses

CPG5 identifies this area as a sensitive frontage, which is associated with containing a high amount of housing. It is considered that the proposed change of use complies with the requirements of CPG5, which states that larger uses should not have a negative impact or undermine the character of the area. The proposed A2 and B1 uses would have a lesser impact on residential amenity than any entertainment, food or drink uses which are permissible in the area, in that their opening hours would be more amenable than those associated with entertainment uses. Due to the location of the unit, out-with the core and secondary frontage areas, which are less than 5-10 minutes' walk away, the loss of A1 retail would be acceptable. There are no other retail units along this stretch of road and as such this is not a designated shopping area. The proposal would introduce a wider use range to the area, which would contribute to the local character and function of the area and improve its vitality and viability, without prejudicing residential amenity. The proposal is therefore acceptable in terms of policies DP10 and DP12.

Sustainable Modes of Transport

This is a central location, which is adequately serviced by the public transport network and is easily accessible for pedestrians. In addition to this, and in order for the proposal to comply with Policy DP17(b), a condition has been attached to this approval, which requires cycle parking, workplace showers and lockers to be supplied, in order to encourage and provide for cycling to and from the workplace.

Recommendation

Having given consideration to the above it is considered that the proposal complies with the policies and guidance of the Council and should therefore be granted subject to conditions.