

Your ref: 2014/5092/P  
Our ref: SV16800010  
dd: 01908 541610  
df: 01908 202199  
e: [stacey.rawlings@bidwells.co.uk](mailto:stacey.rawlings@bidwells.co.uk)  
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Rob Tulloch  
Planning Solutions Team  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 ST Pancras Square  
London  
N1C 4AG

John Ormond House  
899 Silbury Boulevard  
Central Milton Keynes  
MK9 3XJ  
t: 01908 202190  
f: 01908 202199  
[bidwells.co.uk](http://bidwells.co.uk)

Dear Mr Tulloch

Submitted via email/post  
[Rob.tulloch@camden.gov.uk](mailto:Rob.tulloch@camden.gov.uk)

**305 Grays Inn Road, London, WC1X 8QF**

**Application for change of use of basement, ground and first floors from office (Class B1) to Gym (Class D2) – Reference 2014/5092/P**

We have reviewed the local office market and offer the following additional information for the planning application.

### Camden Business Premises Study 2011

At Paragraph 3.15 the Study supports the stance of Policy DP13 of the Camden Core Strategy and Development Policies (2010) stating that *'where a development site is no longer suitable for any business use other than B1a Offices, the Council may release for other uses'*. This is on the understanding that there is no under-supply of office space in the borough and that there are adequate development opportunities to deliver new good quality office space to satisfy newly arising demand.

### EGI Property Link

In order to demonstrate that there continues to be a significant amount of good quality and varied office space available within Camden and, more specifically, within proximity of 305 Grays Inn Road, details are attached of all office accommodation currently being advertised on the EGI Property Link website. The results of this search are summarised below:

#### Within 1 mile of the WC1 Postcode (Appendix 1)

- 131 separate properties advertising office accommodation
- A total of **127,030,32sqm** of office floorspace available
- Unit sizes ranging from 100sqm to 216,968sqm
- A good mix of serviced and non-serviced accommodation
- A range of new build, refurbished and converted buildings



**Within the WC1 X Postcode (Appendix 2)**

- 17 separate properties advertising office accommodation
- A total of **28,568.05sqm** of office floorspace available
- Unit sizes ranging from 100sqm to 216,968sqm
- A good mix of serviced and non-serviced accommodation
- A range of new build, refurbished and converted buildings

As you can see, there is no shortage of stock and the proposed change of use should not adversely impact on the supply of office accommodation in the locality of the application site.

Yours sincerely

A handwritten signature in blue ink that reads 'Stacey Rawlings'. The signature is fluid and cursive, with a large initial 'S'.

**Stacey Rawlings** MRTPI AIEMA  
Partner, Planning

Attachments - Appendix 1 & Appendix 2