

Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London, WC1H 9JE

SUBMITTED VIA PLANNING PORTAL

Date 14 April 2015
Our ref 0640/AG-J
Your ref

Dear Sir | Madam

248-250 Tottenham Court Road, London, W1T 7QZ

Please find attached a planning application seeking to change the use of the first floor of the above property from Use Class A1 to Use B1 (a). The application is submitted on behalf of Ask Directors Limited Retirement Plan.

The planning application comprises:

1. This covering letter
2. Site Location Plan based on GOAD plan
3. Drawing C277.GA 03 REV C: Proposed First Floor Plan
4. Drawing C277.GA 02 REV E: Proposed Ground Floor Plan
5. Planning Application Form
6. Planning Application Fee for Change of Use
7. CIL Liability Form.

The background to this proposal is that planning permission PSX0004248/R2 granted on the 8 August 2000 permitted the 'Part change of use and extension involving a 4 Storey full width extension, new 6th floor and roof top plant enclosure, plus elevational changes to provide retail at ground and part 1st floor (Class A1) and offices on part 1st floor and upper floors (Class B1 (a)) including an on-site servicing bay and parking for 2 cars and 12 bikes at rear ground floor level'.

A copy of this planning permission is attached to assist in the assessment of the application. The permission was obtained by the Applicant. A s106 agreement is linked to the permission.

The Applicant is the freehold owners of the property. They implemented the planning permission in circa 2003/2004.

Under the terms of Permission PSX0004248/R2, part of the 1st Floor was approved for retail use. This is confirmed on the approved drawing 1041.PL.17. A copy of this approved drawing is attached. However, a small area on the approved plans was also dedicated to Offices, although this is not apparent on the approved drawing. However it is implicit in the description of development.

In summary, the planning permission PSX0004248/R2 permitted a retail area on the 1st floor of 267.6m² and an office area of 42.8m². The application seeks to convert the whole of the 1st floor to Use Class B1 (a).

To facilitate the change of use the intention is to remove existing lifts within the shop, fill in the void spaces for the staircases and to provide access into the new proposed office floors from the existing office core (this is currently accessed at street level from an office entrance to the right hand side of the shop unit) and is evident in the following photographs. No external changes are necessary to facilitate the change of use.



In planning policy terms the property is covered by the London Plan First Alterations (Adopted March 2015); the Camden Core Strategy (Adopted 8 November 2010); Camden Development Policies (Adopted 8 November 2010); Camden Site Allocations Local Development Document (Adopted 9 September 2013) and the Fitzrovia Area Action Plan (Adopted 3 March 2014). Camden Planning Guidance which although not part of the development plan is a material consideration in the assessment of planning applications. Of these CPG 5 'Town centres, retail and employment' is the most relevant. The Government's National Planning Policy Framework (the 'Framework') is also material in the assessment of planning applications.

The following extract from the Camden Planning Policy Map confirms that the property is located within:







- Archaeological Priority Area
- Central London Frontage

- Central London Area
- Fitzrovia Area Action Plan.

Planning policy map

Find planning policies by clicking the map or using the address / postcode search

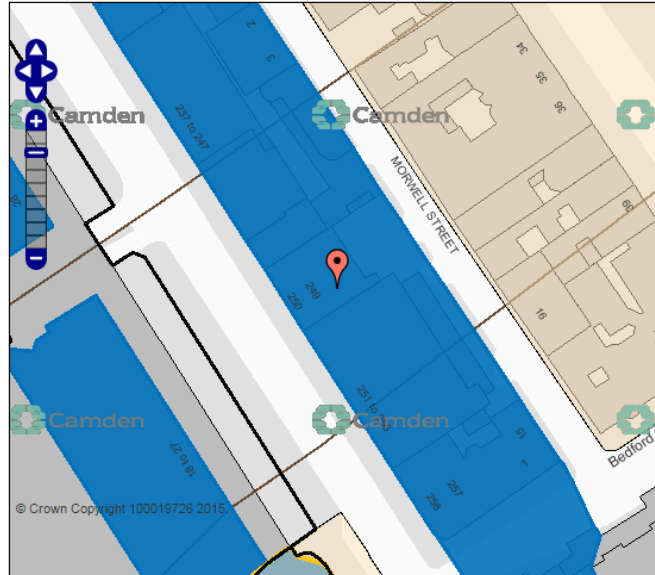
Map key

-  Archaeological Priority Area
-  London Suburbs
-  Central London Frontage
-  Central London Area
-  Central London Area (Clear Zone Region) CLA
-  Fitzrovia Area Action Plan

For more information, or if you are unable to view the map, please contact the Forward Planning and Projects Team

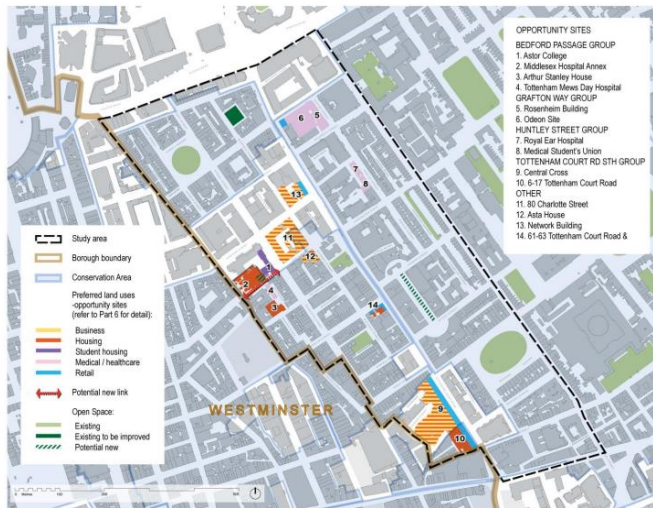
Find an address

Please enter a Camden postcode or street:



The following extract from the Fitzrovia Area Action Plan confirms that the subject property is not subject to any specific designation:

Area Action Plan Key Diagram



Principle 5 of the Area Action Plan states that *'the Council will guide development of large A1 shops to the Central London Frontage on Tottenham Court Road and New Oxford Street. The Council will seek to support independent and specialist shops as an element of Fitzrovia's character and function, and will resist the loss of A1 shops and floorspace that would harm the area's mixed-use character and vitality. The Council will guide development of food, drink and entertainment uses to the Central London Frontage on Tottenham Court Road and New Oxford Street, except those the Council considers to be small scale and low impact'*.

Although the proposal will result in the loss of retail floorspace, this is located at 1st floor where there will be no harm to the area's mixed-use character and vitality.

In terms of the Camden Core Strategy, this confirms that *'the level of development opportunities and transport accessibility in the areas of King's Cross, Euston, Tottenham Court Road, Holborn and West Hampstead make them the most appropriate locations to focus the provision of additional homes, jobs and facilities in Camden to 2025'* (paragraph 2.2).

Core Strategy CS7 seeks to protect and promote small and independent shops, and resist the loss of shops where this would cause harm to the character and function of a centre. The policy is not engaged because the loss of retail at first floor will not cause harm to the character and function of the centre.

Core Strategy CS8 promotes the further provision of office floorspace in the other growth areas and Central London to meet the forecast demand of 615,000sq m to 2026. The proposal would be consistent with this policy.

In terms of the development plan it not considered that the proposal will breach any relevant policies.

In terms of the Framework, office uses are identified as appropriate to town centre locations. The policies that are contained within the Framework that are not contravened. Compliance with the Framework renders the proposal a sustainable development under the terms of paragraph 6 which states that the policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

The proposal therefore benefits from the presumption in favour of sustainable development which should be seen as a golden thread running through decision-taking. Paragraph 14 explains that this means approving development proposal sthat accord with the development plan without delay.

I trust that this application can proceed to registration and validation. If there are any queries or additional information is required please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alan Gunne-Jones', written over a large, faint oval shape.

Alan Gunne-Jones MRTPI

Managing Director

a.gunnejones@plandev.co.uk