

R/22438/cc

**Statement of Justification**

**Application Ref:** 2014/7754/P  
**In Respect of:** 13 Monmouth Street, London, WC2

Application

The application is for change of use from B1 office to a dual use A1/B1.

Justification

In making this application we have had regard to the following matters:

- The change of use to retail will continue to offer employment opportunities.
- The property is in an established retail area and the ground floor and basement are well suited to a retail use.
- Office users do not tend to like ground floor office space due to the lack of privacy offered as passers-by can look in.
- We are proposing a good quality shopfront with a separate office entrance which will enhance the street scene.
- We are retaining three floors of the existing office space and the applicant is carrying out improvements to this space.
- Office users who require more than 800 square feet of office space tend to prefer it to be on one floor.
- There is no fresh air or natural light available in the basement so it is only really usable as retail storage.
- There are no opening windows to the ground floor and the only ventilation is from the opening door. Therefore it is not suitable for office use.
- The scheme will create a good quality small retail unit in an established retail area in accordance with Camden's Core Strategy CS7 and Development Policy DP10.

Signed: Robert Say  
Fresson & Tee



Date: 27 April 2015