

JS/LE/LN1530

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

Dear Sirs,

1990 TOWN AND COUNTRY PLANNING ACT

PLANNING APPLICATION FOR CHANGE OF USE OF THE LOWER GROUND FLOOR FROM OFFICE (USE CLASS B1(a)) TO RESTAURANT (USE CLASS A3). DEMOLITION OF REAR EXTENSION, REMOVAL OF ONE REAR WINDOW, INTERNAL DOOR AND WALL. CREATION OF REAR LOWER GROUND FLOOR EXTENSION AND REAR GROUND FLOOR EXTENSION (INCLUDING TWO NEW WINDOWS), INSTALLATION OF NEW FRONT EXTERIOR STAIRCASE AND DOOR AND OTHER ASSOCIATED WORKS AT 47 MARCHMONT STREET, LONDON, WC1N 1AP

On behalf of our client, we are pleased to submit an application for the change of use of lower ground floor from office (Use Class B1) to restaurant (Use Class A3), along with the demolition of rear extension, removal of one rear window, internal door and wall, and the creation of a rear lower ground floor extension and rear ground floor extension (including two new windows), installation of new front external staircase and door, and other associated works at 47 Marchmont Street, London, WC1N 1AP. The proposals are discussed in greater detail below.

We enclose the following documentation which forms the submitted planning application:

- Completed Application Form and Certification;
- Site Location Plan;
- Existing Lower Ground, Ground and Part First Floor (Drawing Ref. 0411 15-01-01), prepared by Seary Architects;
- Existing Sections 02 & 03 (Drawing Ref. 0411 15-01-02), prepared by Seary Architects;
- Existing Rear Elevation 04 and Section 05 (Drawing Ref. 0411 15-01-03), prepared by Seary Architects;
- Proposed Lower Ground, Ground and Part First Floor (Drawing Ref. 0411 15-11-01), prepared by Seary Architects;
- Proposed Sections 02 & 03 (Drawing Ref. 0411 15-11-02), prepared by Seary Architects;
- Proposed Rear Elevation 04 and Section 05 (Drawing Ref. 0411 15-11-03), prepared by Seary Architects;
- Planning Statement, prepared by Signet Planning;
- Design, Access and Heritage Statement, prepared by Signet Planning; and
- Acoustic Assessment Report, prepared by PC Environmental.

Please note the relevant application fee has been paid via the Planning Portal.

The submitted Planning Statement provides the full justification for the proposals, taking into consideration relevant national and local planning policies. Full details of the scheme's design changes and justification and consideration of relevant heritage issues is set out within the accompany Design, Access and Heritage Statement.

THE SITE

No. 47 Marchmont Street lies within an area of mixed commercial and residential uses, in Bloomsbury Conservation Area. The application site is located on the west side of Marchmont Street and is within the defined Marchmont Street Neighbourhood Centre. To the rear of the site is a large six storey block of residential flats which forms part of the Herbrand Estate.

The site comprises the lower ground floor, ground floor and rear yard of 47 Marchmont Street. The lower ground floor of 47 Marchmont Street is mostly vacant office space with a plant room which is ancillary to the Burger & Shake restaurant that occupies the ground floor. The upper floors of 47 Marchmont Street are in residential use and do not form part of the development proposal.

The lower ground floor of 47 Marchmont Street has an authorised B1(a) office use but has historically benefited from planning permission (LPA Ref: 2010/0847/P) dated 29 June 2010 for its change of use to a two bed residential flat. Our client intends to refurbish the lower ground floor for restaurant use in order to create a new pizzeria restaurant which will operate as a separate entity to the existing Burger & Shake restaurant on the ground floor.

No. 47 Marchmont Street is included in the English Heritage listing of the west side of Marchmont Street, from odd numbers 39 to 73, (reference no. 798-1-110695). The listing is based on the external features of the buildings, detailing their origins as early 19th Century terraces of housing, with later 19th Century and 20th Century operations to accommodate shopfronts. An assessment of the building confirms that there is nothing of the special interest of the building which remains at either ground or lower ground floor level.

The rear yard of the site mostly comprises hardstanding and does not provide any aesthetic benefit to the Bloomsbury Conservation Area. Similarly, the rear yards of surrounding properties on the west side of Marchmont Street are also generally similar, with some further to the north containing large, double height outbuildings.

The Bloomsbury Conservation Area incorporates the area between Euston Road to the north, Gray's Inn Road, High Holborn to the south and Tottenham Court Road to the west and covers Marchmont Street. The development of the area began in the late 17th Century with Bloomsbury Square. Subsequent development was undertaken on a speculative basis, with plots of land surrounding the square being sold off for terraced housing and developed in line with the classical brief of the Opera House. According to the Bloomsbury Conservation Area Statement, the area is characterised by three or four storey terraces, constructed in rectangular street pattern and incorporating open squares.

PROPOSALS

The development proposal relates only to the lower ground floor, ground floor and rear yard of 47 Marchmont Street, London WC1N 1AP. The upper floors of the property which are in residential use do not form part of the proposal. Furthermore, it should be noted no subterranean works are proposed.

The proposals comprise a change of use, as well as a number of external alterations. Firstly, a change of use is sought of the lower ground floor in order to provide restaurant use. This will create a new pizzeria restaurant area of approximately 35.0 sqm (GIA) which will operate as a separate entity to the above Burger & Shake restaurant.

This fully accords with local and regional planning policies, particularly Core Strategy Policy CS7 (Promoting Camden's Centres and Shops) and Supplementary Planning Guidance CPG 5 (Town Centres, Retail and Employment), which seek to provide for an appropriate range of food and drink uses to promote successful and vibrant centres. The size of the proposed restaurant is considered to be in accordance with advice provide in Supplementary Planning Guidance CPG 5 (Town Centres, Retail and Employment) which states that no food, drink and entertainment use premises should be larger than 100 sqm. In addition, the proposed pizzeria restaurant will bring a currently redundant space back into full functional use which is appropriate to the site's location within a Neighbourhood Centre.

Secondly, a number of external alterations are proposed in order to make allowances for the new pizzeria restaurant and to improve the external façade of the building. The proposed changes are as follows:

- Demolition of rear extension;
- Removal of one rear window on the ground floor;
- Removal of internal walls of the existing plant room and conservatory;
- Creation of rear lower ground floor extension and rear ground floor extension (including two new windows); and
- Installation of new exterior staircase and door to allow access to the proposed restaurant.

The development proposals are detailed on the enclosed drawings prepared by Seary Architects. As part of the development, minor extensions are proposed to the rear elevation of the building to provide additional back of house facilities. The vaults under the pavement will be retained for the restaurant on the lower ground floor, which will be used for the purposes of refuse storage.

The accompanying Acoustic Assessment Report, prepared by PC Environmental, establishes that the proposed application is acceptable in terms of noise impact. It is noteworthy that no new noise sources will be introduced as a result of the proposals. The cooking equipment in the proposed restaurant will connect to the existing HVAC systems, therefore no additional mechanical plant and equipment is required to serve the new restaurant on the lower ground floor. Similarly, in terms of odours, the existing Burger & Shake restaurant has an existing high level flue which removes the odours to the roof. The extraction system in the proposed pizzeria restaurant will connect to the existing extract ducting internally, therefore no new odour extraction system is required.

It is considered the proposals will be of benefit to the character and architectural heritage of the listed building itself and consequently the Bloomsbury Conservation Area, as well as providing an appropriate new restaurant use which will complement the site's designation within Marchmont Street Neighbourhood Centre.

CONCLUSION

It is considered that 47 Marchmont Street is an appropriate location for a new A3 use and planning permission for the change of use should be expressly granted.



It is also considered that the proposed external changes, which are discussed in detail within the accompanying Design, Access and Heritage Statement, are sympathetic to the Bloomsbury Conservation Area and will not result in any adverse impact. The proposals will bring a currently redundant space back into full functional use, which will enhance the vibrancy and vitality of the Marchmont Street Neighbourhood Centre.

We therefore enclose payment via the Planning Portal for £385.00 (PP-04160145), the appropriate planning fee and look forward to receiving your registration and validation of this submission at your earliest convenience.

If you have any queries at all, please do not hesitate to contact either Lindsay Egner or myself at this office.

Yours sincerely
for Signet Planning

JULIAN SUTTON
Regional Director

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