

Delegated Report		Analysis sheet		Expiry Date:	23/09/2014
		N/A / attached		Consultation Expiry Date:	11/09/2014
Officer			Application Number(s)		
Mandeep Chaggar			2014/4886/P		
Application Address			Drawing Numbers		
1st Floor 81 Leather Lane London EC1N 7TS			Please see decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of first floor from residential to training and recruitment facility (class D1).					
Recommendation(s):		Refused			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice 15/08/2014 – 05/09/2014 Press advert 21/08/2014 – 11/09/2014 No comments received.					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The building is currently made up of mixed commercial and residential uses. The commercial A1 use is on the ground and basement levels and residential uses, believed to be C3, on the first, second and third floor levels. All three residential units are 1 bedroom residential dwellings currently occupied by 2 persons on the first floor, 1 person on the second floor and 1 person on the third floor. The retail unit currently trades Monday – Friday 7.00am – 5.30pm.

The area is predominantly commercial and the site is located within the Hatton Garden Conservation Area, however the property is not listed.

Relevant History

There is no relevant history.

Relevant policies

National Planning Policy Framework (March 2012)

Camden LDF

Core Strategy

CS 5 Managing the impact of growth and development

CS 6 Providing quality homes

CS10 Supporting community facilities and services

CS14 Promoting high quality places and conserving our heritage

Development Policies (2010)

DP2 Making full use of Camden's capacity for housing

DP4 Minimising the loss of affordable housing

DP24 Securing High Quality Design

DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Camden Planning Guidance 1 Design

Camden Planning Guidance 6 Amenity

Assessment

Proposal

- 1.0 The application proposes the change of use of first floor residential to training and recruitment facility (Class D1)
- 1.1 The proposed training and recruitment facility would be open between the hours of 7am to 7pm.
- 1.2 The main areas for consideration are:
 - Principle of change of use
 - Impact on amenity

Principle of Change of use

- 2.1 The proposed change of use would involve the loss of a residential unit at first floor with a floor space of around 47 square metres.
- 2.2 Core Strategy policy CS6 identifies that the Council seeks to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework. Policy DP2 states that *“The Council will seek to minimise the loss of housing in the borough by: protecting residential uses from development that would involve a net loss of residential floorspace”*.
- 2.3 The change of use from residential is contrary to policy CS6 and DP2 which seeks to resist proposals that lead to a net loss of residential floorspace. Housing is the priority use of the Camden Local Development Framework and thus the change of use cannot be supported on policy grounds. It should be noted that the provision of training and recruitment use on the upper floor of the building would be located where they can be accessible by a choice of means of transport and therefore unlikely to impact on traffic conditions. However, the D1 use is not a community use and is specific to one operator, Greggs. As such, the proposed change of use would not be supported.

Impact on Amenity

- 3.1 Under planning guidance CPG 6, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful impact on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.
- 3.2 The proposed office use would sit within a residential block with retail at ground floor. However this close relationship is not unusual. Training facilities are not normally associated with anti-social behaviour, loud noise or other issues that may have a significant impact on residential amenity.
- 3.3 As there are no significant building works proposed the development will also not have a negative impact on visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. The proposed use therefore complies with policy.

RECOMMENDATION: REFUSE



