

Loss of Employment Statement

The objective of the Camden planning policies seek to support and safeguard existing employment site. The following policies are relevant:-

- Policy CS8 (promoting a successful and inclusive Camden economy)
- Policy DP13 (Employment sites and premises)
- Camden Planning Guidance 5 Town Centres, Retail and Employment

In considering the principle of the development, the fall-back position of the change of use of the upper floors to residential (please refer to the planning history) is a significant material consideration. The site has the benefit of planning permission for the substantial conversion of the building into a mixed use comprising of 4 residential units and commercial on the ground floor.

The fall-back residential use is an important material consideration as it enables the use of the building for residential and accordingly there is no loss of employment land.

The reuse of existing employment buildings is also an approach which is advocated in the National Planning Policy Framework (NPPF) as sustainable development and the provision of housing. More specifically in line with Paragraph 51 which states that LPA'S should not restrict the change of use from B Class to Residential where there is a need for additional housing. It should also be viewed in the context of a mixed use development with the ground and first floors remaining for commercial uses and a net increase in residential use of 1 flat.

Overall, given the planning uses established on the site as well as the NPPF, the proposed development would accord with the requirements and objectives Policies CS8 and DP13 as well as CPG5.