

LDC Report		15/12/2016
Officer		Application Number
Nora-Andreea.Constantinescu		2016/5759/P
Application Address		Drawing Numbers
Ground Floor Premises 225 Gray's Inn Road London WC1X 8RH		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Change of use of the ground floor shop (Class A1) to financial and professional services (Class A2).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>Reasons for granting permission:</p> <p>Town and Country Planning (General Permitted Development) (England) Order 2015 Class D – shops to financial and professional Permitted development D. Development consisting of a change of use of a building within its curtilage from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order, to use falling within Class A2 (financial and professional services) of that Schedule.</p> <p>The change of use from A1 to A2 requires justification as the London Borough of Camden Local Development Framework Development Policies generally seeks to protect retail floorspace. However, Under Class D of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, this change of use would be considered permitted development.</p> <p>The application site is located within the Central London Area; however it is not part of the Central Activity Zone, Central London Frontage, Central London Local Area or Neighbourhood Centre. As such, in this instance there is no limitation by London Borough of Camden Local Development Framework Development Policies to the change of use from A1 to A2.</p> <p>The proposed change of use from A1 (shop) to A2 (professional services) would comply with the limitations and conditions of Class D of Part 3, Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore in this instance would be considered acceptable.</p>		

