



Planning & Development Ltd

# APPENDIX 9



# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

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LONDON  
SE1 3HN

Your Ref:  
3406  
Our Ref:  
T/APP/P1940/A/96/266358/P9

Date: - 2 OCT 1997

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY J D WETHERSPOON PLC  
APPLICATION NO: 95/768/8

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Three Rivers District Council to refuse planning permission in respect of an application for change of use of ground and first floor into traditional ale, wine and food bar (A3) at 115-117 High Street, Rickmansworth. I held a local inquiry into the appeal on 9 September 1997 and carried out a site inspection on 10 September 1997.

2. Taking into account the representations made at the inquiry and in writing and from my inspection of the appeal site and its surroundings, I consider that the two main issues in this appeal are the effects of the proposal first, on the vitality and viability of the Rickmansworth town centre; and second, on the living conditions of the occupiers of adjoining residential accommodation.

## PLANNING POLICIES

3. The site is within the primary shopping frontage (PSF) of Rickmansworth town centre as defined in the Three Rivers District Plan Review 1991 (LP). Policy S.1 of the LP states that within the PSF additional changes of use from retailing will not normally be permitted. Within secondary shopping frontages (SSF), policy S.2 seeks to encourage retail uses (A1) but uses within classes A2 and A3 are also normally acceptable. Alterations to the LP, adopted in 1995, include policy RTC.10 which states that in Rickmansworth town centre applications for A3 uses will be considered with particular regard to policies S.1 and S.2. The LP is currently being reviewed by the Council. This work is at an early stage but the intention is to retain policies S.1 and S.2 in their present form save for the exclusion of the word "normally". The Hertfordshire Structure Plan Review 1991-2011 (SPR) is more advanced. It includes policy 3 which seeks to promote the approach advocated in Planning

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PASS



RECYCLED PAPER

Policy Guidance: Town Centres and Retail Developments (PPG6) regarding the vitality and viability of town centres. Thus the policy encourages mixed-use developments and a range of cultural, leisure and social facilities within town centres. Under the terms of the policy, town centres are the preferred location for developments that attract many trips and encouragement is given to appropriate uses that provide for a diverse range of activities throughout the day and evening. I shall give weight to the emerging structure and local plan policies in accordance with the advice in paragraph 48 of Planning Policy Guidance: General Policy and Principles (PPG1).

#### FIRST MAIN ISSUE

4. As regards the first main issue, the Council considers that in combination policies S.1 and S.2 follow the advice in PPG6 even though they were devised before the publication of that guidance. In your view these policies do not adequately reflect encouragement given in PPG6 to the establishment of public houses and other uses in town centres that contribute to the overall vitality and viability of these areas. For this reason you believe that the weight that should be attributed to policy S.1 is less than would ordinarily be given to an adopted policy and that the advice in PPG6 is a material consideration in favour of the proposal. In accordance with the advice in paragraph 54 of PPG1 I consider that in this instance policy S.1 is the starting point and that the advice in PPG6, which post-dates the policy, is a material consideration that should be weighed in the balance of my decision.

5. Inclusion of the word "normally" means that policy S.1 is not unequivocal. A view must be taken as to what factors may bring the proposal within the ambit of the exceptions explicitly allowed for by the inclusion of the word "normally". The appeal property has not been used for retail purposes since July 1989. In my view this is a significant factor that suggests that this may be an instance where an exception to the policy is justified. An important consideration in deciding whether this is the case is, I believe, the prospect of the property being used for retail purposes in the foreseeable future.

6. Both of the commercial estate agents acting for the freeholder consider that there is little prospect of the property being used for retail purposes. The reasons given are the poor state of the building, its size and competition from stores both in Rickmansworth and nearby in Watford. Taking these in turn, the owners have undertaken extensive piling work to make the structure sound and have also replaced the roof, re-laid the drainage and carried out other more minor works such as repairing the rainwater goods and the windows. Nonetheless, the building has been unoccupied for some time and is clearly in a poor state of repair. It was stated that an estimate of £400,000 was given by your client's architects to make the premises habitable. No detailed figures or costs were presented to support this estimate and your marketing witness agreed that the figure seemed rather high. While I share these reservations, I am satisfied that the poor physical condition of the building is a significant marketing problem.

7. As regards size, the commercial floorspace in the building amounts to some 512 square metres of which about 377 square metres are on the ground floor. The ground floor has a frontage of 9.3m and a depth of 37.8m. Both commercial estate agents consider that the property is too big for the type of trader likely to be attracted to a relatively small town such as Rickmansworth. In addition they contend that the building is too narrow to allow for

sub-division. The Council argues that a more flexible marketing approach, including for example, disposing of the ground and first floors separately should be considered. This is countered by your marketing witness who considers that even the ground floor on its own is too large. The length of time that the property has remained vacant tends to support the view expressed by the agents and the Council did not provide any professional marketing evidence. For these reasons I accept that it is likely that the size of the property is a further marketing disadvantage.

8. Turning to the question of competition, Rickmansworth is only a few kilometres from Watford which provides shopping at a regional scale. In Rickmansworth there is a relatively new Marks and Spencer store which includes a food hall and a substantial Tesco supermarket was opened just outside the town centre in 1992. I appreciate that many of the residents who made representations would like to see a convenience-goods store move into the premises. However, it seems to me that the likelihood of that occurring is remote given the level of competition and the other disadvantages relating to size and the condition of the building that I have considered above. In reaching this view I have taken into account the interest that has recently been expressed by some food retailers and the argument that the agents are no longer actively promoting the property in the light of the arrangement with your client. I agree with your client's commercial agent that there is a great deal of difference between an expression of interest and a commitment to acquire the premises. Given the opportunity over a number of years that retailers have had to acquire the property, I am satisfied that the retail interest is too speculative to provide adequate justification for persisting with the presumption against a change of use from A1 contained in policy S.1.

9. In relation to policy S.1, I conclude that this is an instance where the flexibility provided for in the policy can appropriately be applied. The aim of policy S.1 is to avoid adversely affecting the viability of the PSF. I turn therefore to consider the likely impact of the proposal on the shopping function of the town centre. You argue that the vacant appeal site with its neglected appearance adds nothing to its vitality and viability. The Council say that the vacant property does not detract from these elements. I do not agree. In my view the vacant appeal site lessens the attractiveness of the area as a place to shop. Nor am I persuaded by the Council's argument that the balance of retail against non-retail uses would be disturbed to an unacceptable degree by the proposal. Within the PSF 22% of the frontage is in non-retail use. The proposal would increase that to 24.7%. I regard this as a marginal increase that would still leave the balance of use strongly in favour of the retail sector.

10. You produced survey material showing that in other towns J D Wetherspoon establishments attract considerably more custom than most typical retailers in comparable shopping frontages. This attraction occurs throughout the majority of the day. You believe that this, taken with the contribution that the proposal would make to the evening economy, would provide vitality and viability to the area. The Council say that the town centre is already adequately served by A3 uses. The freeholder's commercial estate agent believes that Rickmansworth is stagnating. This opinion is based on a general assessment of market conditions and not on local survey material. The residents and local trader who spoke at the inquiry disagree with this view and consider that the town centre is reviving strongly.

11. The town centre appeared to me to be relatively buoyant with relatively few vacant shops. I do not consider that there is evidence of stagnation. However, this does not detract

from the force of the argument that the use of the premises by your client would make a positive contribution to the economic well-being of the town centre. The advice in PPG6 does not apply only to town centres that are stagnating, nor does it seek to limit the number of diverse uses in a centre. The emphasis is on sustaining and enhancing the vitality and viability of town centres and I am satisfied that the scheme would help to achieve that aim.

12. I conclude that the proposal would not conflict with the aims of LP policy S.1, that it would comply with emerging SPR policy 3 and that the advice in PPG6 is a material factor in favour of the scheme.

## SECOND MAIN ISSUE

13. Turning to the second main issue, there is a flat on the second floor above the appeal premises and residential accommodation on the upper floors of the adjacent building to the east. The Council accept that noise within the proposed public house can be adequately controlled particularly as your clients have a "no music" policy and are prepared to accept a condition to cover this point. The Council's concern relates to the noise that may arise in the High Street outside the premises and points out that the habitable rooms' windows of the flat on the second floor open onto the High Street. The occupier of the second-floor flat is not convinced that noise from within the premises can be adequately contained and she is also worried about fumes and her personal security and safety. The visual effects of flues and any lit advertisement sign also concern her.

14. As regards noise outside the premises, the site is within a town centre where there is already a degree of nocturnal activity and noise. People who choose to live in a town centre must expect a certain level of activity and noise close to their homes. I do not consider that the additional noise that is likely to occur would be unacceptable in this particular location bearing in mind that the hours of operation would be controlled under licensing law and the appellant is prepared to agree to restrict delivery times. I agree with the Council that noise from within the premises can be adequately controlled by adequate attenuation measures. Fumes can be dealt with by the installation of appropriate modern equipment and I am satisfied that there is adequate space for such equipment to be installed and screened in an unobtrusive position at the rear of the premises. Any advertisement would be subject to a separate application. I consider that the windows of the second-floor flat are sufficiently far removed from the likely position of a sign to enable an appropriately illuminated display to be installed without giving rise to undue nuisance. As regards safety, the proposal would not obstruct the existing fire escape and the operators would have to comply with stringent safety regulations. In relation to personal safety it seems to me that the introduction of additional activity into this part of the town centre in general, and into the appeal building in particular, would probably reduce the likelihood of crime.

15. In relation to the second issue I conclude that the proposal would not have an unacceptable impact on the living conditions of adjoining residents.



## CONSERVATION AREA

16 The appeal site falls within the Rickmansworth Town Centre Conservation Area. I have therefore considered the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Illustrative plans of the proposed alterations to the shop front were submitted to the inquiry. Planning permission and conservation area consent would be required for a new front and the Council would therefore be in a position to ensure that any proposal respects the character and appearance of the area. The current boarded-up state of the appeal premises detracts from the appearance of the Conservation Area and I am satisfied that by bringing the ground floor of the property back into use the appearance of the Conservation Area would be enhanced. This point was not challenged by the Council and is in my view a further factor in favour of the scheme.

## CONDITIONS

17 I have considered the conditions suggested by the Council, your representations regarding the sound insulation condition and your indication that conditions covering the playing of music, first occupancy, delivery times and opening hours would be acceptable. I agree that conditions covering the ventilation and extraction system and screening thereof, sound insulation, and delivery times should be imposed to protect the living conditions of nearby residents. Opening hours are in my view more appropriately controlled by the licensing authority. In your opinion the question of the opening of windows should be dealt with as part of an overall sound insulation scheme and I concur with this view. Having regard to the advice in Circular 11/95 regarding occupancy conditions and bearing in mind that the benefits I have identified need not necessarily be exclusive to J D Wetherspoon PLC, an occupancy condition is in my view not essential.

## DECISION

18. I have taken account of all the other matters raised including the various appeal decisions cited and the style of the operation adopted by J D Wetherspoon PLC. In my view none of these matters are of sufficient weight to overrule the considerations that have led to my decision.

19. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for change of use of ground and first floor into traditional ale, wine and food bar (A3) at 115-117 High Street, Rickmansworth in accordance with the terms of the application (No 95/768/8) dated 29 November 1995 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;
2. details of the ventilation and fume extraction system, including the screening thereof on the roof areas, shall be submitted to and approved in writing by the local planning authority. Such equipment and screening shall be installed prior to the first

use of the premises for Class A3 purposes and shall thereafter be operated and maintained in accordance with the manufacturer's instructions;

3. the use hereby permitted shall not commence until a scheme of sound attenuation has been carried out in accordance with details to be submitted to and approved in writing by the local planning authority;

4. the premises shall not be used for the playing of live or recorded music;

5. the use hereby permitted shall not commence until details of delivery arrangements have been submitted to and approved in writing by the local planning authority. All deliveries shall be made in accordance with the agreed details.

20. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

21. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

22. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

23. Your attention is drawn to the provisions of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires consent to be obtained prior to the demolition of buildings in a conservation area.

Yours faithfully



KEITH HOLLAND BA(Hons)DipTP MRTPI ARICS  
Inspector

APPEARANCES

FOR THE APPELLANTS

Mr C Whybrow

Queen's Counsel, instructed by  
Anthony Bowhill and Associates

He called:-

Mr T R Martin

Chairman and Chief Executive  
J D Wetherspoon PLC

Mr A H Rose BSc(Est.Man) FRICS

Principal, Reid Rose Gregory  
Consultant Surveyors and Valuers

Mr A J Bowhill MA LLM  
BSc(Est.Man) FRICS FRTPI

Principal, Anthony Bowhill and  
Associates

FOR THE PLANNING AUTHORITY

Mr R T H Patterson

Solicitor to the Council

He called:-

Miss S J Stevens BSc MSc DipTP  
DMS MIMgt MRTPI

Principal Planning Officer, Three  
Rivers District Council

INTERESTED PERSONS

Mrs B Dufficy

12 Walpole Buildings, Church Street,  
Rickmansworth

Mrs B Hill

28 Ashleigh Court, Rickmansworth

Miss J Stracey

The Garrets, 115-117 High Street,  
Rickmansworth

Mr J Purdy

151 High Street, Rickmansworth



## DOCUMENTS

- Document 1 List of persons present at the inquiry
- Document 2 Notification of inquiry and circulation list
- Document 3 Representations received in response to notification
- Document 4 Artist's impression of appeal proposals and photographs of other J D Wetherspoon PLC public houses
- Document 5 Minutes of Rickmansworth Town Centre Management Committee meetings, October 1996, December 1996, February 1997, March 1997 and June 1997
- Document 6 Appendices to Mr Martin's evidence
- Document 7 Appendices to Mr Bowhill's evidence
- Document 8 Appendices to Miss Stevens' evidence

## PLANS

- Plan 1 Application plan
- Plan 2 Plan reference 848/05B showing alternative floor layout
- Plan 3 Plan 848/80 showing proposed front elevation (not part of the application)
- Plan 4 Plan 4653/M/SK01 - external plant and mechanical services
- Plan 5 Rickmansworth Town Centre Inset, Three Rivers District Plan Review 1991
- Plan 6 Town centre land use plan submitted by Mr Bowhill



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# APPENDIX 10

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>30/04/2010</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>07/04/2010</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Rob Tulloch			2010/0847/P 2010/0849/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
47 Marchmont Street London WC1N 1AP			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(i) Change of use of basement from office (Class B1) to two bedroom flat (Class C3) and alterations to roof of rear basement extension.				
(ii) Internal alterations and replacement of roof to existing rear extension in connection with the change of use of basement from office (Class B1) to two bedroom flat (Class C3).				
<b>Recommendation(s):</b>		(i) Grant Planning Permission Subject to a Section 106 Legal Agreement (ii) Grant Listed Building Consent		
<b>Application Type:</b>		Full Planning Permission Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>45</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	45 neighbours were consulted and a site notice was erected on 16/03/2010. One neighbour objected to a potential loss of light, but withdrew their objection when they realised they were commenting on the wrong site.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	No responses received.					

### Site Description

The site is Grade II listed building which forms part of a terrace of 18 houses with later added shops, dating from c.1801-1806. The building stands 4 storeys in height, with a basement, and is constructed in darkened stock brick. The basement level is currently vacant with a lawful B1 use, the ground floor is in use as a sandwich bar and the upper floors are residential. The site is located within the Bloomsbury Conservation Area.

### Relevant History

2009/3381/P Change of use of basement from office (Class B1) to two bed flat with single storey extension to the rear (Class C3). Withdrawn.

M14/10/B/25030 Change of use of basement from use for storage purposes to use as an office and craft workshop and the construction of basement and ground floor extensions at the rear. Granted 28/10/1977

M14/10/5/HB1728 Alterations and extensions to the rear of ground floor and basement. Granted 28/10/1977

### Relevant policies

#### Replacement Unitary Development Plan 2006

- SD6 Amenity for occupiers and neighbours
- E2 Retention of existing business uses
- H1 New housing
- H8 Housing mix
- B6 Listed buildings
- B7 Conservation areas
- T1 Sustainable transport
- T8 Car free housing and car capped housing
- T9 Impact of parking

#### Camden Planning Guidance 2006

## **London Plan Consolidated with Alterations since 2004 (February 2008)**

3C.1, 3C.17 and 3C.23

### **LDF Core Strategy and Development Policies**

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP18 Parking standards and limiting the availability of car parking

DP25 Conserving Camden's heritage

CS8 Promoting a successful and inclusive Camden economy

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

### **Assessment**

The proposal is for the conversion of the basement office (B1) into a two bedroom flat (C3), the replacement of the sloping roof to the existing rear extension with a flat roof, and changes to the internal layout. The main considerations are the loss of office floorspace, the impact of the alterations on the listed building and the conservation area, the amenity of neighbours and future occupiers, and transport.

### **Land use**

Policy E2 (Retention of existing business uses) has a broad presumption against the loss of existing business uses on sites where there is potential for that use to continue. Where there is no potential for that particular business use to continue, the site's suitability for alternative business uses should be taken into consideration.

The site is located at basement level, and does not have direct road access or large vehicle access, and floor to ceiling heights are also low. Therefore the site does not possess the flexible design features suitable for alternative business uses.

Given the relatively small amount of floorspace, 75sqm, and the fact that the building is Grade II listed, which would make alterations for a flexible use difficult, it is not considered that the site is suitable for any use other than office (B1).

Policy E2 allows for the loss of office premises, as an exception to the general rule, in areas where there is a surplus of office accommodation with a preference for a change of use to residential and/or community uses. It has been acknowledged that this area does have a surplus of office accommodation given the large number of recent developments for purpose built, modern office accommodation.

Therefore the proposal for a change of use from office to a permanent residential use is in accordance with the requirements of policy E2.

In terms of the provision of new housing, policy H1 (New housing) seeks the fullest use of underused sites and buildings for housing. This proposal would provide a new residential unit and as such complies with policy H1.

### **Impact on host building and the conservation area**

External works

It is proposed to replace the existing sloped, glazed roof to the extension. A flat roof is to be introduced with a timber roof lantern. This will have little overall visual impact on the extension which will remain modest in size and appearance

#### Internal works

The application concerns changes to the historic floor plan to create a two bedroom flat. Few historic or architectural features survive and the internal character of the space has been so altered that there is little of special interest remaining. An extension was granted consent in 1976/77 and most of the original rear wall of the building has been opened up to access this. The ground to basement staircase has been removed and toilet accommodation inserted in its place. The spine wall and partition between the front room and hallway removed to create an open plan layout. The proposed works reintroduce a cellular room arrangement and some sense of the former spatial quality of the building.

As such, the proposed works are considered to enhance the listed building and preserve the character and appearance of the conservation area.

#### **Amenity for occupiers and neighbours**

The size of the flat, 75 square metres, complies with the floorspace requirements of a 4 person dwelling, with the bedrooms meeting the minimum sizes recommended by the Council's planning guidance. The flat would also provide approximately 21 square metres of amenity space at the rear.

The lightwell at the front will serve the kitchen/diner. To ensure that adequate natural light is provided to habitable rooms, walls or structures should not obstruct the windows by being within 3m of them. If the 3m rule is not achievable, as is the case with most basements, the glazed area should not be less than 10% of the floor area of the room. The glazing which is allowable in this calculation is that which is above the points on the window from which a line can be drawn upwards at a vertical angle of 30 degrees with the horizontal to pass the top of the obstruction. Although the glazed area measures approximately 2.5 square metres (20% of the floorspace of the room), only approximately 6.5% is above the 30 degree line. The rear bedrooms face the garden and receive adequate light and on balance the proposal is considered to comply with the Council's residential development standards.

The applicant has submitted limited lifetime homes information, only addressing points 6, 7, 10, 12, 14 and 15. It is acknowledged in the Council's planning guidance that conversions cannot always meet all of the Lifetime Homes requirements, but should try to meet, or justify a proposal's inability to meet, points 1, 3 and 5 as well. As points these points do not apply in this particular case, it is considered that the proposal has demonstrated why meeting all of the Lifetime Homes criteria is not possible in this particular case.

The only external alteration would be the replacement of the sloping roof to the existing rear extension with a flat roof. It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 (Amenity for occupiers and neighbours) of the development plan.

#### **Transport**

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent), it is within a Controlled Parking Zone (CPZ), and is within the Clear Zone Region for which the whole area is considered to suffer from parking stress. Kings Cross (CA-D) Controlled Parking Zone operates Mon-Fri 08:30-18:30 and Sat 08:30-13:30, and 117 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is highly stressed.

A new residential unit will increase demand for on-street parking in the Controlled Parking Zone. This is considered unacceptable in CPZ's that are highly stressed where overnight demand exceeds 90%.



Therefore the proposal should be made car-free in accordance with policies T8 (Car free housing and car capped housing) and T9 (Impact of parking). This will be secured by legal agreement.

The Council would normally require space for one bicycle to be stored securely for a flat of this size; however due to the location of the flat at basement level the need to formally agree such arrangements can be waived in this instance.

### **Recommendation**

Grant Planning Permission Subject to a Section 106 Agreement  
Grant Listed Building Consent

### **Disclaimer**

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# APPENDIX 11

# London Office Policy Review 2012

Prepared for: Greater London Authority  
By RAMIDUS CONSULTING LIMITED  
Date: September 2012

ROOFE TYM & PARTNERS  
Planners and Development Economists



## London Office Policy Review 2012

Figure 7.19 Comparison of forecast demand with pipeline capacity

Borough	Supply pipeline (Sq m GIA)	2011-31 demand (Sq m GIA)	Supply/demand (%)
Barking & Dagenham	70,739	17,967	394
Barnet	585,870	92,216	635
Bexley	31,118	30,608	102
Brent	286,241	67,942	421
Bromley	23,474	55,610	42
Camden	727,762	584,071	125
City	974,615	791,881	123
Croydon	105,605	64,017	165
Ealing	79,890	101,452	79
Enfield	37,702	42,934	88
Greenwich	384,398	26,576	1,446
Hackney	197,144	117,631	168
Hammersmith & Fulham	455,716	320,320	142
Haringey	19,819	34,170	58
Harrow	11,001	65,250	17
Havering	11,449	22,804	50
Hillingdon	171,278	140,516	122
Hounslow	347,884	122,537	284
Islington	237,506	347,838	68
Kensington & Chelsea	169,537	130,530	130
Kingston upon Thames	30,285	41,443	73
Lambeth	513,688	130,890	392
Lewisham	103,277	27,224	379
Merton	13,140	62,475	21
Newham	674,920	54,687	1,234
Redbridge	6,491	35,404	18
Richmond upon Thames	6,057	61,901	10
Southwark	252,026	345,259	73
Sutton	30,943	33,437	93
Tower Hamlets	1,959,312	440,123	445
Waltham Forest	9,046	21,078	43
Wandsworth	344,771	86,600	398
Westminster	651,422	655,118	99
<b>London</b>	<b>9,524,127</b>	<b>5,172,509</b>	<b>184</b>

Source: RTP

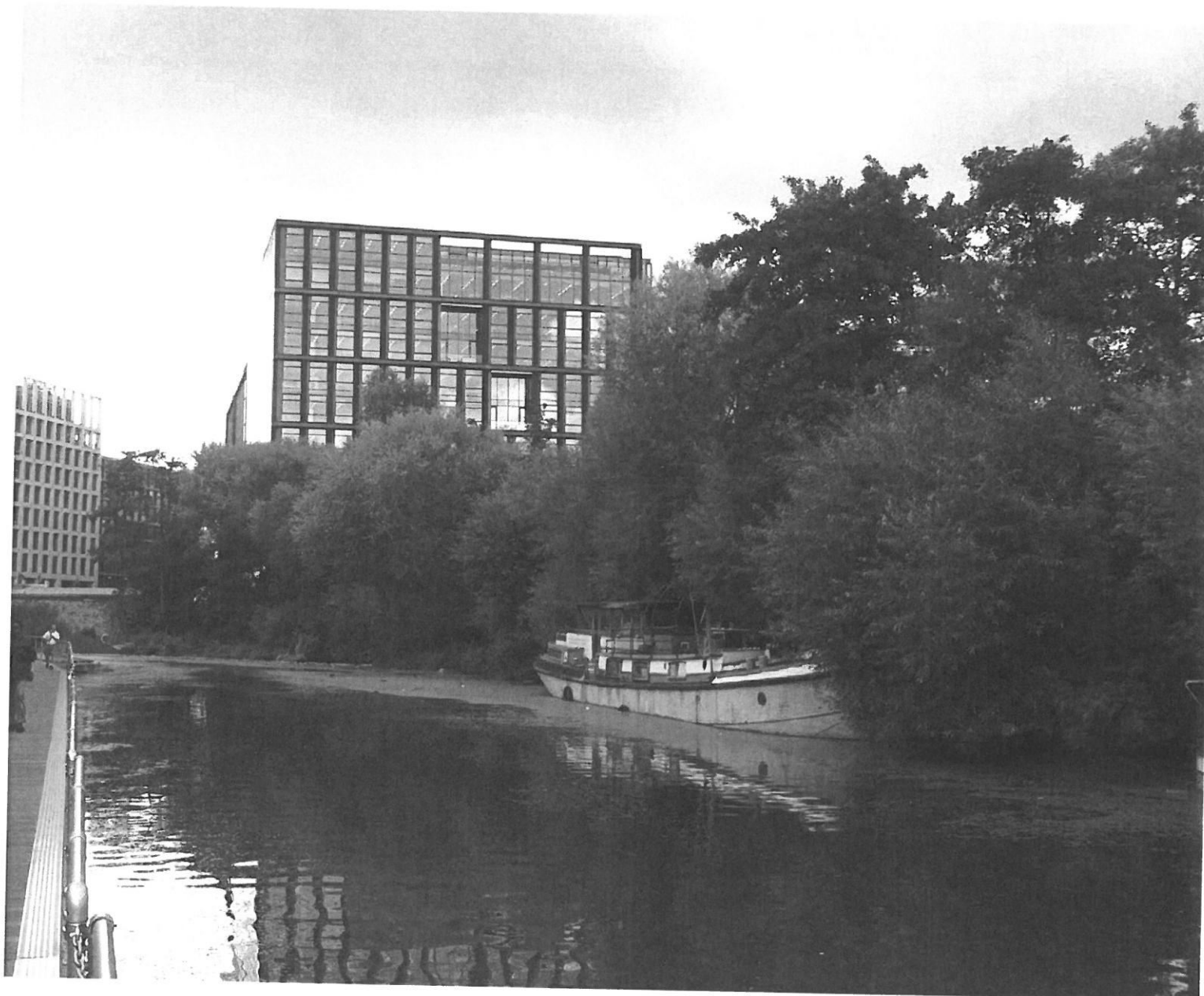


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# APPENDIX 12

London Borough of Camden

# Regeneration and Planning Authority Monitoring Report 2014/15





## Employment

### 13. Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace to meet demand.
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

#### B1 business floorspace

- 13.1. The B1 business use class includes offices (B1a), light industrial uses (B1b), and warehouses (B1c).
- 13.2. In 2014/15 a total of 125,476sq m of B1 floorspace was completed and 72,272sq m was removed resulting in a net gain of 52,204sq m of B1 floorspace.
- 13.3. Trends in B1 floorspace vary year by year however the last 5 years have seen a gain in B1 floorspace of approximately 44,593sq m (see Figure 4 below). Most loss of B1 business floorspace is for redevelopment or conversion to housing.
- 13.4. The scheme with the largest gain of B1 floorspace was the completion of 6 Pancras Square in King's Cross Central (2011/4713/P) which provided a net gain of 41,035sq m of B1a floorspace.
- 13.5. Seven schemes involved a net gain of B1 floorspace and 43 schemes involved a net loss of B1 floorspace in 2014/15, showing a general trend of loss of small offices or parts of offices and replacement with larger offices.

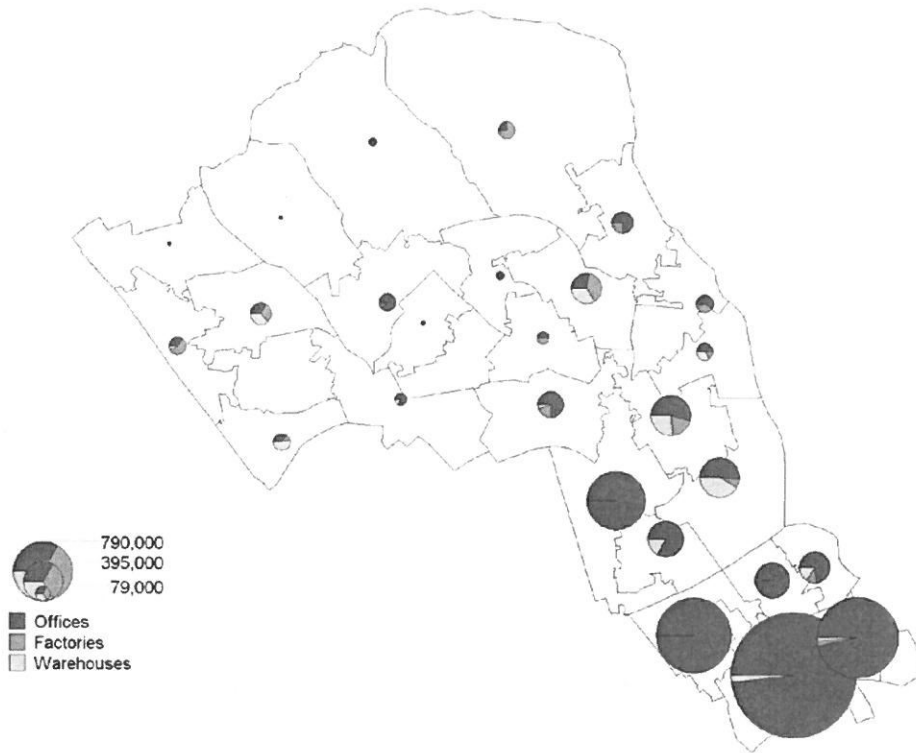
#### B2 general industrial floorspace

- 13.6. There was one scheme completed in 2014/15 which resulted in change to B2 general industrial floorspace, which was the change of use of 206sq m of B2 floorspace to provide a three storey and basement single family dwellinghouse (2009/3968/P).

#### B8 storage and warehousing floorspace

- 13.7. There were four schemes completed in 2014/15 which resulted in a change of B8 (storage and warehousing) floorspace, all of which involved a net loss. The largest loss of B8 floorspace was at Bentley House 200 Euston Road (2010/3449/P) which resulted in a loss of 4,501 sq m of B8 floorspace (the majority of the loss in this year). This scheme was for a change of use of commercial building from storage to provide 184 bedspaces of student

**Figure 5. Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008**



Source Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 (latest available). Valuation Office Agency, <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

**14. Employment land available**

OBJECTIVE	Provide adequate employment floorspace to meet demand
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

14.1. This indicator reports the supply of employment land in the borough. Employment land refers to:

- Offices, research and development, and light industry (B1),
- General industrial uses (B2),
- Storage and distribution (warehousing) (B8), and
- Other classified uses of a similar nature under sui generis.

**Table 17. Employment land pipeline: permissions under construction and not started (sq m)**

		Under construction	Not started	Grand Total
Camden (excluding Kings Cross Central)	Proposed B1	98,927	91,470	190,397
	Net B1	-42,904	-74,582	-117,486
	Proposed B2	2,367	0	2,367
	Net B2	-3,225	-792	-4,017
	Proposed B8	8,467	2,730	11,197
	Net B8	-5,745	-8986	-14,731
King's Cross Central	Proposed B1	19,038	373,320	392,358
	Net B1	19,038	362,137	381,175
	Proposed B2	0	0	0
	Net B2	0	-9,162	-9,162
	Proposed B8	0	5,113	5,113
	Net B8	0	-28,044	-28,044
Total	Proposed B1	117,965	464,790	582,755
	Net B1	-23,866	287,555	263,689
	Proposed B2	2,367	0	2,367
	Net B2	-3,225	-9,954	-13,179
	Proposed B8	8,467	7,843	16,310
	Net B8	-5,745	-37,030	-42,775

Source: London Development Database

- 14.3. The planning application for King's Cross Opportunity Area (2004/2307/P) accounts for the majority of B1 uplift and loss of B2 industrial and B8 storage and distribution floorspace. Development at King's Cross will result in:
- 455,510sq m additional B1 business floorspace;
  - 9,162sq m less B2 general industrial floorspace; and
  - 28,044sq m less B8 storage / distribution floorspace.
- 14.4. Redevelopment anticipated in Camden's Site Allocations policy document has not been included in this calculation because:
- Many of the redevelopments included will not result in a net increase in employment floorspace.
  - For those that will, it is difficult to estimate the quantity or composition of floorspace uplift at this stage.

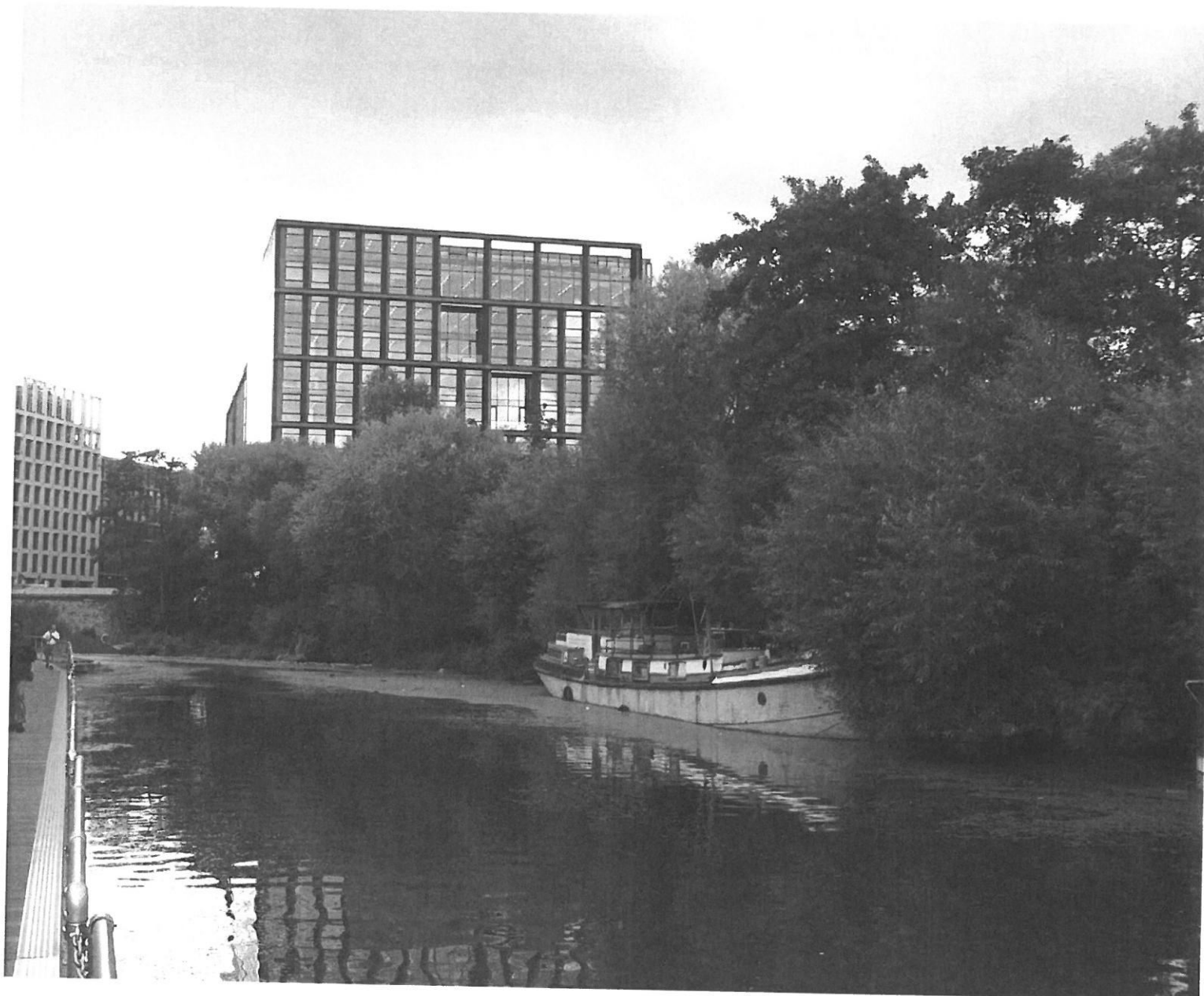


Planning & Development Ltd

# APPENDIX 13

London Borough of Camden

# Regeneration and Planning Authority Monitoring Report 2014/15



## Employment

### 13. Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace to meet demand.
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

#### B1 business floorspace

- 13.1. The B1 business use class includes offices (B1a), light industrial uses (B1b), and warehouses (B1c).
- 13.2. In 2014/15 a total of 125,476sq m of B1 floorspace was completed and 72,272sq m was removed resulting in a net gain of 52,204sq m of B1 floorspace.
- 13.3. Trends in B1 floorspace vary year by year however the last 5 years have seen a gain in B1 floorspace of approximately 44,593sq m (see Figure 4 below). Most loss of B1 business floorspace is for redevelopment or conversion to housing.
- 13.4. The scheme with the largest gain of B1 floorspace was the completion of 6 Pancras Square in King's Cross Central (2011/4713/P) which provided a net gain of 41,035sq m of B1a floorspace.
- 13.5. Seven schemes involved a net gain of B1 floorspace and 43 schemes involved a net loss of B1 floorspace in 2014/15, showing a general trend of loss of small offices or parts of offices and replacement with larger offices.

#### B2 general industrial floorspace

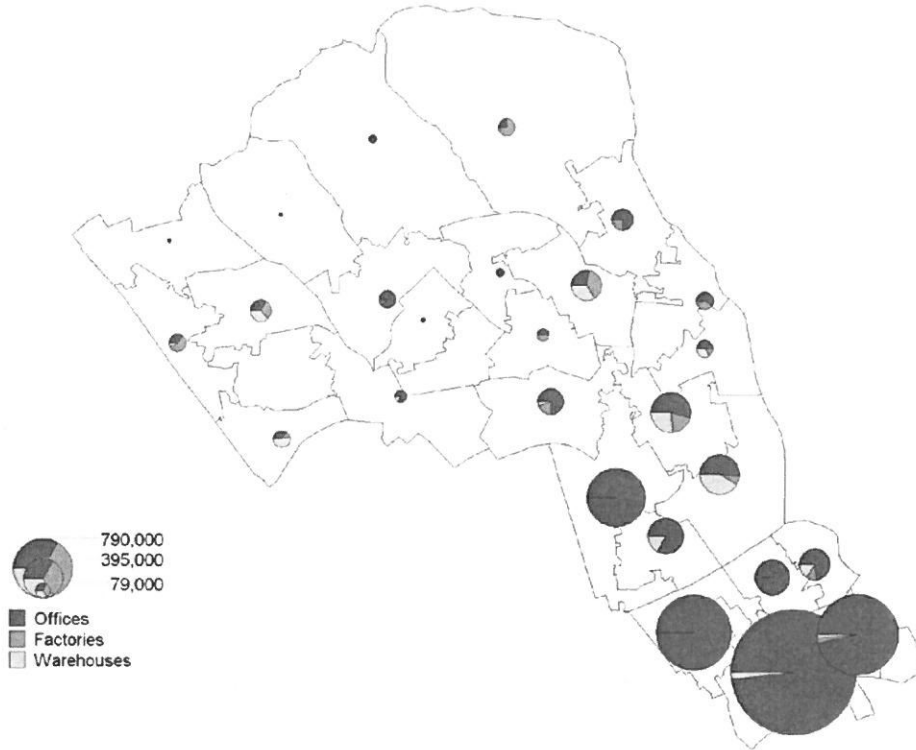
- 13.6. There was one scheme completed in 2014/15 which resulted in change to B2 general industrial floorspace, which was the change of use of 206sq m of B2 floorspace to provide a three storey and basement single family dwellinghouse (2009/3968/P).

#### B8 storage and warehousing floorspace

- 13.7. There were four schemes completed in 2014/15 which resulted in a change of B8 (storage and warehousing) floorspace, all of which involved a net loss. The largest loss of B8 floorspace was at Bentley House 200 Euston Road (2010/3449/P) which resulted in a loss of 4,501 sq m of B8 floorspace (the majority of the loss in this year). This scheme was for a change of use of commercial building from storage to provide 184 bedspaces of student



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