

217 Eversholt Street

London

NW1 1DE

**DESIGN AND ACCESS STATEMENT**  
**Change of Use A1 to B1 (Retrospective)**



**PREPARED BY**  
**The Planning Guys**

**FOR**  
**PJ Woods & Sons**

## **INTRODUCTION**

The Planning Guys have been instructed to submit a retrospective planning application on behalf of the applicant at 217 Eversholt Street, Camden. The application seeks a change of use from A1 (Retail) to B1 (Office) use.

## **SITE AND SURROUNDING AREA**

The application site is a single story semi-detached retail unit with two toilets and a store area to the rear.

Under recent proposals, the LBC have introduced pedestrian & vehicular gating to the perimeter of the immediate area, leading to the application site being removed from requirements to retain certain A1 retail units in Camdens Local Development Framework Plan. It is this gating which has caused the application site to no longer suit an A1 retail usage.

A prior approval application was approved in 2013 for a change of use from A1 Retail to B1 Office for a period of 2 years. This has now lapses and the applicant seeks to remain in the property & formalise the planning usage.

## **PLANNING HISTORY**

From information made publicly available, the below highlights recent planning history:

Reference	Description	Decision
2013/7114/P	Change of use from retail (Class A1) to office (Class B1)	Prior Approval - Notified
2012/3782/P	Change of use from retail unit (Class A10 to class room and ancillary office space (Class D1)	Granted

## **THE PROPOSED DEVELOPMENT**

The planning application seeks a change of use of the existing A1 Retail unit to B1 Office. The current occupant's PJ Woods & Sons are a gas installation company with their head office being based at 217 Eversholt Street.

No alterations are proposed to the properties envelope as the applicants operations suit the current layout & scale.

### **SCALE**

The proposed application will not alter the scale of the property which is approximately 64.8M<sup>2</sup>. As stated above, the external elevations will also remain unaltered under proposals.

### **LANDSCAPING**

The application site topography will remain unchanged.

### **APPEARANCE**

The geometry and layout of the present building will be retained. There will be no external alterations to the external elevations

## ACCESS

Access to the site will be unaltered, with frontal and rear access to the unit for the general public.

## NATIONAL AND LOCAL PLANNING POLICY CONTEXT

### National Policy

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012. The document effectively condenses previous planning policy guidance into one document (with the exception of certain Planning Policy Statements).

At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 15 states:

*'Policies in Local Plans should follow the approach of the presumption...so that it is clear that development which is sustainable can be approved without delay'*

One of the core planning principles set out in paragraph 17 of the NPPF states that planning should:

*'Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'*

Section 12 on conserving and enhancing the historic environment states that in determining applications, local planning authorities should take account of:

*'The desirability of new development making a positive contribution to local character and distinctiveness'*

### Local Policy

#### Camdens Preferred Development Policies

Preferred Policy DP13 – Development and Transport Implications states that:

*'The Council will seek to ensure that development is properly integrated with the transport network. We will resist development that fails to assess and address any need for the following:*

- *movements to, from and within the site;*
- *links to existing transport networks;*
- *additional transport capacity off-site (such as improved infrastructure and services) where existing or committed capacity cannot meet additional need generated by the development;*
- *safe pick-up, drop-off and waiting areas for taxis, private cars and coaches where this activity is likely to be associated with the development.'*

The application site can be found 0.2 miles away from Mornington Crescent Underground Station which provides access around London and surrounding areas via the Northern Line.

Less than 100 metres away from the application site is a Public Bike Stand which allows people to hire bicycles to move around the local area for a small fee.

Along Eversholt Street are several bus stops which serve bus numbers 168, 253, N5, N20 and N253 which provide buses to Camden Town Centre, Euston and Kings Cross St Pancras which all provide train services nationally.

## Camden Core Strategy

### CS8 - Promoting a successful and inclusive Camden economy

*The Council will secure a strong economy in Camden and seeks to ensure that no-one is excluded from its success. We will:*

*a) promote the provision of 444,000 sq m of permitted office floorspace at King's Cross as well as in the range of 70,000 sq m of office provision at Euston with further provision in the other growth areas and Central London to meet the forecast demand of 615,000 sq m to 2026;*

*b) support Camden's industries by:*

*- safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers;*

*- safeguarding the borough's main Industry Area; and*

*- promoting and protecting the jewellery industry in Hatton Garden;*

***c) expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace;***

***d) support local enterprise development, employment and training schemes for Camden residents;***

*e) recognise and encourage the concentrations of creative and cultural businesses in the borough as well as supporting the development of Camden's tourism sector whilst ensuring that any new facilities meet the other strategic objectives of the Core Strategy;*

*f) recognise the importance of other employment generating uses, including retail, markets, leisure, education, tourism and health.*

PJ Woods & Sons are a small company that employ staff within the local vicinity and by granting permission for this application the provisions of facilities suitable for a small business will be made.

### Camden Planning Guidance 5 – Town Centres, Retail and Employment

Camden Town have prepared a formal Supplementary Planning Document which supports policies in the Local Development Framework. The document provides guidance to an array of topics such as housing, sustainability, amenity and planning obligations. Planning Guidance 5 provides information regarding Town Centres, Retail and Employment.

From the Main Shopping Centre maps provided in the Guidance document it is clear that the application site does not fall within a Town Centre or Main Shopping Frontage.

Chapter 6 within its entirety, addresses the retention of B1 units to meet the projected and planned demand for office space within the borough. It also outlines the reasons for resistance of change of use applications to alternative use classes. With the application site being already used as a B1 unit for over 2 years; the alteration to B1 use class will create additional space to help reach projected and planned office space requirements.

Paragraph 6.2 states:

*'We will protect existing employment sites and premises that meet the needs of businesses and employers'*

With the current occupants working out of 217 Eversholt Street for over 2 years – the refusal of this application will mean PJ Woods & Sons would have to seek alternative office space of a similar size – which is deemed extremely hard within Camden Council as well as effecting staff members whom live within a close vicinity of the property.

## **PLANNING CONSIDERATIONS**

The proposed development is not considered to cause any adverse impacts in terms of amenity from the current usage as it will remain unaltered. Camden's Planning Guidance 5 aims to protect smaller office units and by creating an additional unit will help meet demands outlined by the council.

With good transport links to the local area – the proposal will not increase or have a detrimental impact on the local areas access and roads. Therefore, this development is considered to be a sustainable development in line with the council's policy and the NPPF.

## **CONCLUSION**

With the above & accompanying information, it is respectfully requested that this application for planning permission for a change of use from A1 to B1 be approved. It is deemed that this change of use does not negatively affect the surrounding area adversely in any way and should be viewed as a positive development for the local community. The proposed is in line with the NPPF, London Plan and local policy.

The above said, we look forward to validation of the application and approval from the council.