



justification for change of use

37 Doughty Street

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CHANGE OF USE JUSTIFICATION

Current use

The rear lower ground floor of 37 Doughty Street has been used as a studio/office by the family trust, 37 Doughty Ltd, to manage the letting of the property and as a place for the trust members to stay. The studio apartment has not been used to manage the property for some time as this is now carried out by a facilities management company.

History

The property was bought shortly after the second world war by the family and according to the Trust was already divided up into apartments.

The majority of apartments in the property were previously let as 'short term holiday lets' but in the last few years they have been let on 'short term contracts'. For several years 37 Doughty Ltd has paid business rates on the lower ground floor office/studio.

The structure of the Trust has changed in the last few years with the long term illness and death of the leading Trust member. This has resulted in the facilities management of 37 Doughty Street being outsourced to a facilities management company.

Intended reversion to residential use

37 Doughty Ltd would like to apply for change of use to revert the use class from office B1(a) to residential C3 to enable the the lower ground floor studio apartment to be let on 'short term contracts'.

Justification for change of use:

We have looked at the CPG5 and with particular reference to the The london Borough of Camden's document CPG5 it states on page 43.

- . **Offices**
- . *6.3 Camden's Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.*

6.4 There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non- business use, specifically:

- *the criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*
- *the age of the premises. Some older premises may be more suitable to conversion;*
- *whether the premises include features required by tenants seeking modern office accommodation;*
- *the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*
- *whether there are existing tenants in the building, and whether these tenants intend to relocate;*
- *the location of the premises and evidence of demand for office space in this location; and*
- *whether the premises currently provide accommodation for small and medium businesses.*

37 Doughty Street is:

- an older premisses
- not meeting modern office requirements
- it was purpose built as residential accommodation and would not be financially viable to maintain as office accommodation (25 sq m)
- It is the only unit in the property which is 'office use', with all others being 'residential'
- The premises do no longer provide accommodation for small business as management is outsourced.

For the above reasons we consider that Camden Council should allow the change of use of the lower ground studio from B1(a) to C3.

END