

Mr Dean Bowie
Planning Guys
7c West Street
Ewell
Surrey
KT17 1UZ

Application Ref: **2016/6761/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
217 Eversholt Street
London
NW1 1DE

Proposal:

Change of use from retail (A1 use class) to office (B1 use class) (Retrospective)
Drawing Nos: 01, 02, 03, Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the



following approved plans 01, 02, 03, Design and Access Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informatives:

1 Reasons for granting permission

The site comprises a shop unit which is the last in a row of 4 similar units making up a single-storey parade on the southern side of Ampthill Square, which is bounded by residential blocks. The site is accessed via an undercroft from Eversholt Street, and has four gated pedestrian entrances with locks and self-closing hinges. The site forms part of the Eversholt Street (North) Neighbourhood Centre.

The application seeks a permanent change of use to offices (Class B1), to regularise the current occupation of the premises by the administrative office of a heating company. Prior approval was granted under application 2013/7114/P for a temporary change of use from A1 to B1, ending on 31st October 2015, under D.2 of Schedule 2 Part 4 Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The site was vacant at the time of the application, but was formerly a chemists.

The adjoining unit, formerly an off-licence, but vacant in 2011, is currently occupied by the offices of a registered charity, (for which there is no planning history). There are no active retail units in the parade, while two of the units appear to form additional storage to retail premises fronting Eversholt Street (Nos 207-217) to which they are attached.

Permission was granted to fence off and gate the square in 2005 as part of a package of community safety improvements and environmental works. The square and estate have been secured from public access, which has changed the character of the parade as there is no public through traffic.

Whilst the site is designated as part of the Eversholt Street (north) Neighbourhood Centre, it is cut off from the rest of the centre on Eversholt Street by gates, which would appear to explain the failure of the existing retail use. The Council's retail and town centre policies seek to protect the character, function and vitality of existing centres and would seek to resist changes of use which would result in more than a certain proportion of premises falling outside of Class A1.

Given the isolated location of this parade of units in relation to the main shops on Eversholt Street and its current lack of any active retail usage and lack of public access, there appears little chance of the parade being able to function viably as retail use again. The proposed B1 use in this location is therefore not considered to harm the character, function and vitality of the centre and complies with policies CS7 and DP12.

The use of the unit by 3 full-time staff would not have a significant impact on transport to and from the premises. The unit has no private external space and no secondary entrance, so the provision of cycle storage within the site would be impractical. There are public cycle racks in the square within a few metres of the site that were unused at the time of my visit. No changes are proposed to the external appearance of the unit.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the London Borough of Camden LDF Core Strategy, with particular regard to policies CS7, CS8 and CS11, and policies DP12 and DP13 of the London Borough of Camden Local Development Framework Development Policies and Policies E2, TC1 TC3 and D3 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016, and the NPPF 2012.

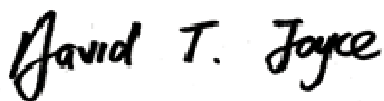
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Planning and Regeneration