

26th May 2017



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Dear Sir/Madam,

**175-185 GRAY'S INN ROAD, LONDON, WC1X 8UE
APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of our client, London Office Sarl, please find enclosed an application for full planning permission for the use of the existing café (Use Class A3) at 175-185 Gray's Inn Road as flexible A3 (café)/B1(a) office use.

This application comprises the following documents:

- Planning Application Form signed and dated 26th May 2017;
- Site Location Plan;
- Drawing ref. TW-1206-G-EXTPLAN: Ground Floor Exterior Elevation;
- Drawing ref. TW-1206-G-PLAN: Ground Floor Plan

The requisite planning application fee of £385.00 has been paid online via the planning portal. The application has been submitted via the planning portal and the reference is PP-06095417.

Existing Site and the Proposals

The site comprises a 4-storey building located along Gray's Inn Road. The ground floor comprises six shopfront bays with an existing café located on the northern corner of the ground floor and office accommodation occupying the remainder of the ground floor.

The proposal seeks to enliven the ground floor level and deliver revitalised flexible retail/commercial floorspace at ground floor level to activate the streetscape. The previous tenant of the café has vacated the premises and this application therefore seeks to allow flexible A3/B1(a) use within the space to ensure that the unit has an active, commercially viable and continuous use.

Planning Policy Assessment

The site is not located within a Town Centre, Neighbourhood Centre or Central London Frontage as identified on Camden's Policies Map 2016. The provision of a flexible retail/commercial unit on this site would not harm a retail centre or the local area, in accordance with Core Strategy Policy CS7. It is noted that Development Policy DP10 seeks to protect shops outside centres by only granting planning permission for development that involves a net loss of shop floorspace outside designated centres provided that:



- (d) alternative provision is available within 5-10 minutes' walking distance;
- (e) there is clear evidence that the current use is not viable; and
- (f) within the Central London Area, the development positively contributes to local character, function, viability and amenity.

In accordance with part (d) of Policy DP10, there is sufficient alternative provision within the vicinity of the site including for example, Costa Coffee at 257-259 Gray's Inn Road which is a 5-minute walk from the site, Carmel Café at 229 Grays Inn Road which is a 3-minute walk from the site, Fuel Stop Café at 250 Gray's Inn Road which is a 3-minute walk, Costa Coffee on the corner of Guilford Street which is a 3-minute walk, Trio D'or Café at 1 Guilford Street which is also a 3-minute walk, as well as Grays Inn Food and Artisserie which are both a 5-minute walk from the site.

It should be noted here that part (e) of the policy is not applicable because this application seeks permission for flexible uses, rather than removing the retail floorspace.

Furthermore, in accordance with part (f) of the policy, the potential for additional office accommodation on this site would positively contribute to the local area by ensuring that a commercially viable, active use can thrive in this location. Given that the rest of the building is currently used as offices, additional office floorspace would enhance local character and function, which is mixed in nature. The provision of office accommodation would not harm the amenity of the area given that the building is predominantly in office use and the surrounding local area comprises a variety of different uses including residential, office, retail, community, medical and educational institutions.

In terms of the acceptability of additional office accommodation on this site, Core Strategy Policy CS8 seeks to secure a strong economy. Paragraph 8.20 of the Core Strategy notes that small businesses are seeking layouts that can adapt as the business grows or changes, therefore Camden will seek innovative new employment floorspace which can cater for flexible occupancy terms, flexible layouts, studios, workshops, networking, socialising and meeting space that will meet the needs of a range of business types and sizes. This application therefore seeks to allow for future flexibility which can accommodate business growth and provide adaptable office accommodation, in line with Camden's strategic aims.

Summary

We trust that the enclosed application pack will allow you to validate the application and we look forward to receiving confirmation of this. In the meantime, if you have any questions or queries, please contact Alice Broomfield of this office.

Yours sincerely,

DP9 Limited