

Half Cup
100 – 102 Judd Street
Kings Cross
London
WC1H 9NT

DESIGN AND ACCESS STATEMENT
Change of Use A1 to A3



PREPARED BY
The Planning Guys

FOR
Kumari Morar

INTRODUCTION

This planning statement has been prepared by The Planning Guys on behalf of Kumari Morar ('the Applicant') in support of an application for Full Planning Permission for a change of use at 100 and 102 Judd Street, Kings Cross, London WC1H 9NT.

The planning application seeks a change of use from A1 (Coffee Shop) to A3 (Restaurant) with provisions for a kitchen extract system.

SITE AND SURROUNDING AREA

The application site comprises a ground and basement floor level retail (Nos. 100-102) unit located on the north-east side of Judd Street, within the parade of units between the junctions with Hastings Street (to the north-west) and Cromer Street (to the south-east).

The unit is currently occupied by 'Half Cup' (permitted for Class A1 use) however have been approached by Camden Council in regards to submitting a change of use application due to the small amount of cooking taking place at the premises.

Above the parade of commercial units are six-storeys of residential flats, known as Jessel House. Although the application site is within the Central London Area, it is not located within a Central London Frontage, Town Centre, the designated King's Cross area or a Neighbourhood Centre. Furthermore, the application site is located within the Bloomsbury Conservation area however the premises is not a listed building.

The site's Public Transport Accessibility Level (PTAL) is 6b, indicating that it is among the most accessible locations in London. This can be seen to be a highest score considering its locations by distance from frequent public transport services.

Euston, King's Cross, St Pancras, Euston Square, Warren Street and Russel Square train stations can be located within one mile of the application site. All services provide underground and main line services all over London and around northern England and Scotland.

Several bus stops can be located along Euston Road, north of the application where all stops are frequented by regular bus services providing services around London.

PLANNING HISTORY

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

Reference	Description	Decision
2013/0759/P	Change of use of ground floor retail shop (Class A1) to restaurant & cafe (Class A3).	Refused

THE PROPOSED DEVELOPMENT

The planning application seeks a change of use from A1 (Coffee Shop) to A3 (Restaurant) with provisions for a kitchen extract system.

The application site has been operating as an A3 Restaurant for many years now and after a site visit from a senior planning officer, the applicant has been requested to submit a planning application.

The menu (shown in Appendix 1) involves a small amount of cooking. The kitchen itself currently has an oven, double electric hob and a small griddle. The proposed extract system will cater for the cooking from these utensils. The system will provide a cooking hood, ducting, silencers, fans and filters internally to ensure that no smells will be present on the highway.

The applicant has been in conversation with Angela Ryan – a senior planner from the London Borough of Camden who has carried out a site visit. A member of the planning team at The Planning Guys also spoke to Angela and both agreed that that the level of cooking would alleviate the need for a full blown commercial system.

EXTRACT SYSTEM

The extract system will be a fully designed system to meet the requirements of HCCA-S DW/172. This will comprise condenser units and a traditional extract flue which will discharge at least one metre above eaves level with an efflux velocity of at least 15 metres per second.

The extract will be routed through the ceiling of 102 as shown on accompanying drawings & exit through existing shopfront via a louvre. This, therefore removes the need to alter or interfere with any elements of the building.

Full details are to be provided & expected to be satisfied under conditions relating to the planning consent.

SCALE

The proposed application will not alter the scale of the building which is approximately 108.1M² across ground and basement levels.

Ground – 72.6M²
Basement – 35.5M²

LANDSCAPING

The application site topography will remain unchanged. The ground is generally level throughout the site. There are no trees or other vegetation to be affected by the proposed development.

APPEARANCE

The geometry and layout of the present building will be retained however a small alteration will be made to the existing shopfront to introduce a louvre for the proposed extraction system.

ACCESS

Access to the site will be unaltered, with frontal access for customers and staff at ground floor level. A rear fire escape is also located at the rear of the property at basement level.

W/C

A W/C will be provided at ground floor level for customers and on basement level for staff members.

PROPOSED OPENING TIMES

Monday – Friday: 08:00am – 07:00pm

Saturday – 09:00am – 05:00pm

Sunday – 09:00am – 05:00pm

However last orders for the kitchen are at 3:45pm everyday therefore no cooking will take place past 4:30pm.

EMPLOYMENT

Full Time Staff: 3

Part Time Staff: 5

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'

London Plan

Boroughs' local development documents have to be 'in general conformity' with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.

Relating policy:

Policy 2.15 Town Centres

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.14 Improving air quality

Local Planning Policies

Camden Local Plan

The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

The Camden Local Plan sets out the overall vision for development in the borough and strategic policies that will help us achieve it. Camden Local Plan (2017) contains in more detailed, technical policies that support the strategic policies of the core strategy.

Policy E1 Economic Development

The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. We will:

- a. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;
- i. recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.

Policy T1 Prioritising walking, cycling and public transport

The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.

Policy TC3 Shops outside of centres

The Council will seek to protect shops outside centres.

The Council will only grant planning permission for loss of a shop outside designated centres provided:

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

PLANNING CONSIDERATIONS

The application site has been operating as an A3 Restaurant for many years now and after a site visit from the local council, the applicant has been required to submit a planning application. Due to the small amount of cooking taking place at the premises the applicant has never felt the need to submit a planning application as they felt they do not fall within the A3 use class.

As explained earlier in this statement, the menu (shown in Appendix 1) has a small element of food requiring cooking (eggs). The kitchen currently has an oven, double electric hob and a small griddle.

A member of the planning team at The Planning Guys spoke to Angela Ryan and both agreed that that the level of cooking would alleviate the need for a full blown commercial system. Under the proposal an extract system will be positioned at high level within 102 Judd Street and terminate at high level above the existing door with silencers & pre filters positioned internally. The rear provides access to the premises however this would not be suitable for an extraction system hence the system being positioned to terminate on the highway.

Policy E1 seeks to creating the conditions for economic growth and harnessing the benefits for local residents and businesses by supporting business of all sizes whilst also recognising the importance of other employment generating uses. Half Cup is a fully established local business which has been running for many years employing eight staff members who live within the Borough of Camden.

Policy TC3 seeks to protect the shops outside centres. The shop hasn't been trading as an A1 premises for a long period of time now & during previous ownership, and therefore evidence of the current use not being viable cannot be provided. However, alternative retail shops can be found along Euston Road just north of the application site within a two minute walk. The property is well established within the local area and serves to positively contribute to the local character, function, viability and amenity of the local area.

The local area is well suited for walking and cycling with good pedestrian infrastructure in place including a pedestrian 100 metres away from the application site. The site has good access to public transport with a PTAL score of 6b indicating a close proximity to a good level of service.

Euston, King's Cross, St Pancras, Euston Square, Warren Street and Russel Square train stations can be located within one mile of the application site. All services provide underground and main line services all over London and around northern England and Scotland. Several bus stops can be located along Euston Road, north of the application where all stops are frequented by regular bus services providing services around London.

Cycle parking can be found directly outside the premises along Judd Street in the form of 7 Sheffield style bike stand providing parking for up to 14 cycles.

All waste and recycling is currently stored on site and a waste contractor collects any waste and recycling produced.

CONCLUSION

With the above & accompanying information, it is respectfully requested that this application for a change of use from A1 to A3 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 addition to the local community and the Bloomsbury Conservation Area.

The proposed is in line with the NPPF, London Plan and local policy, therefore we look forward to validation of the application and approval from the council.

APPENDIX 1

FOOD MENU

kitchen closes at 3.45pm

Granola bowl (ve,n) Paleo granola and Coyo yoghurt topped with fresh fruit	7
Buttered toast & spread (v) (strawberry, nutella or peanut butter)	3.5
Made to order porridge (v,n) topped w/ blueberry & apple compote and cinnamon (Alternative milks: soya, almond, oat, hazelnut or coconut)	5 0.4
Toasted banana bread (v,n) topped w/ espresso mascarpone & pecan nuts	4
Oreo Cookie French Toast w/ nutella mascarpone, crushed Oreos and berries	7
Parma Ham Pancakes Pancakes with oozing cheddar cheese, parma ham topped w/ a fried egg	7.5
Eggs your way on buttered sourdough toast (v) two eggs (fried, scrambled or poached)	5
Breakfast brioche grilled bacon, smashed avocado, rocket & egg (fried, scrambled or poached)	6.5
Rainbow Buddha Bowl (Ve) Sliced avocado, roasted butternut squash, black quinoa, spiced chickpeas, sliced radish, beetroot hummus, rocket & lemon	7.5
Fig & Goats Cheese Salad Goats cheese, fig, golden beetroot, walnuts, rocket & honey dressing	6.5

DURING BUSY PERIODS THERE MAY BE A DELAY IN GETTING TO YOU... PLEASE BEAR WITH US! IF YOU'RE IN A RUSH LET US KNOW & WE'LL DO OUR BEST!

Tweet: @halfcupwc1

Insta: @halfcup_

FB: half cup

A discretionary 10% service charge will be added to your bill

Mon-Fri 8-7pm

Sat-Sun 9-5pm

n-nuts; v-vegetarian; ve-vegan

HalfCup Full English 8.5

grilled bacon, roasted tomato, baked beans, mushrooms,
hash brown, buttered granary toast & egg your way (fried, scrambled
or poached)

Vegetarian Half Cup Full English 9

Grilled halloumi, avocado, roasted tomato, baked beans, mushrooms,
hash brown, buttered granary toast & egg your way (fried, scrambled
or poached)

Sweetcorn & courgette fritters (v,n,d) 7.5

w/ beetroot hummus, whipped feta & pistachio dukkah
add a poached egg

1

Caprese Antipasto Platter 7

Buffalo mozzarella, heritage tomatoes, basil. Parma ham, Italian olives,
served with olive oil, balsamic glaze & sourdough toast

Smashed Avocado & smoked salmon 7

on sourdough toast
add poached egg

1

Loaded avocado toastie (v) 7

avocado, tomato, oozing cheddar cheese & chilli flakes on sourdough

Soup of the day 4

w/ toasted buttered granary bread

Sandwiches

Cajun chicken ciabatta w/ lemon mayo, tomato & rocket 4.5

BLT focaccia w/ bacon, tomato, rocket, mayo & sweet chilli sauce 5

Poppy seed bagel w/ smoked salmon, cream cheese & rocket 4

Veggie baguette w/ butternut squash, hummus, feta, pine nuts &
rocket 4.5

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