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L 180220 SAV Covering Letter



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**PLANNING PORTAL REF: PP- 06602604**

Dear Sir or Madam

**SECTION 63 OF THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION FOR CHANGE OF USE OF THIRD FLOOR FROM OFFICE (B1) TO RETAIL (A1)  
TK MAXX, 118-124 CHARING CROSS ROAD, LONDON, WC2H 0JR  
TJX EUROPE**

**PLANNING PORTAL REFERENCE: PP-06602604**

### Introduction

We write on behalf of our client, TJX Europe ('**TJX**'), to apply for planning permission for the change of use of the third floor of the building at 118-124 Charing Cross Road from office (Class B1) to retail use (Class A1).

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following documents:

- This covering letter;
- The completed application forms and certificates;
- Site Location Plan;
- Drawing Ref: TKM\_CHC\_C32 - Existing Third Floor
- Drawing Ref: TKM\_CHC\_C32\_P7- Proposed Third Floor
- A completed CIL Questions form.

As the application has been submitted electronically via the Planning Portal, the fee of £385.00 has been made electronically using the online payment system.

### The Application Site

The application site is floorspace on the third floor of the building at 118-124 Charing Cross Road. The building is occupied by 'TK Maxx' and is situated to the south of the A40 Charing Cross Road, a major arterial route running through central London.

The third floor suite measures approximately 320 sq. m (GIA). It is currently occupied by TJX and is used as office space within Class B1.

Given its central location, the land uses surrounding the building are predominately commercial in nature and comprise a mix of retail, leisure, office and restaurants.

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The site is situated in a sustainable location and is well served by public transport. It is located approximately 300m from Tottenham Court Road Station and within walking distance of multiple bus stops and cycle routes.

### **Relevant Planning History**

There have been a number of planning permissions granted at 118-124 Charing Cross Road.

We understand that the premises was originally granted in 1963 and this limited the areas permitted to be used for certain land uses (including retail, offices and residential). Since this date, there have been a series of permissions granted by the Local Planning Authority to allow greater flexibility and most noteworthy to allow the change of use from office floorspace to retail.

On 25 September 1997, planning permission was granted for the change of use basement, first floor and second floor from the established office use to retail (Ref: PS9704347R4).

### **The Proposed Development**

As set out above, the proposed development seeks planning permission for the change of use of the third floor of 118-124 Charing Cross Road from office (Class B1) to retail use (Class A1).

The proposed development is required to enable the main retail store, which occupies the basement, ground, first and second floors, to expand into the third floor of the building. The proposed change of use and integration of the third floor into the main premises will ensure the retail store can perform more effectively.

Although the proposal is to change the floorspace to retail within Class A1, it is not proposed to be used for sales and display space at this stage. The new area will be used for back of house functions including handling and processing of goods and office functions.

### **Assessment of the Proposed Development**

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

Below we assess the proposed development against the relevant local policies that comprise the Local Plan and the national planning policies contained within the National Planning Policy Framework ('NPPF').

#### ***Camden Local Plan***

The application site forms part of the Central London Frontage ('CLF'). Central London Frontages are major shopping areas within the Central London Area. The Plan states that they generally either have an international, national or London-wide role in the shopping services that they provide.

Policy TC2 promotes the protection of primary frontages as locations with a high proportion of shops in order to maintain the retail function of the centre. In this instance, the proposed change of use will increase the amount of retail floorspace which will in turn have a positive impact on the overall attraction and vitality of the CLF. Furthermore, it will help to increase the efficiency of a key anchor store (TK Maxx) ensuring its longevity within the CLF.

Policy TC2 promotes development within the Tottenham Court Road growth area. All development within the area should contribute to the Council's wider vision and objectives for this part of the Borough. This includes promoting a balanced mix of uses, and specifically 'retail' to support the Central London Frontages of Charing Cross Road, Tottenham Court Road and New Oxford Street.

The proposed change of use of the floorspace accords with the objectives of Policy TC2 and will have a positive impact on the overall range of uses and attraction of the defined Charring Cross Road CLF.

Policy TC1 focuses on the quantity and location of retail development in Camden. In terms of distribution of retail across Camden, the Policy highlights CLF as the preferred location and where retail uses will be promoted. The proposal also accords with the strategic framework of land uses established for the Borough within Policy TC1.

The proposed use accords directly with the Local Plan in terms of the desire to promote retail floorspace within the defined CLF. Given the predominance of commercial land uses within such locations, the proposed retail use of the floorspace does not trigger conflict with any of the other policies within the Local Plan.

### ***Camden Planning Guidance***

Camden Planning Guidance (CPG) 5 relates to Town Centres, Retail and Employment. The policies and guidance promote the expansion of retail uses and seek to protect them within Primary Shopping Frontages. The CPG is explicit that the net loss of retail floorspace will be resisted.

The proposed development accords with the overall objectives and policies contained within CPG5 in that it will further enhance the retail function of a primary shopping frontage.

### ***National Planning Policy Framework***

The proposed development accords directly with the overarching objective of the NPPF to deliver sustainable, economic development. Furthermore it accords with the strategic policies that seek to promote the vitality and viability of town centres.

Paragraph 14 of the NPPF is clear that if a proposal accords with the development plan then it should be approved '*without delay*'.

### **Summary and Conclusion**

The proposed development seeks planning permission for the change of use of approximately 320 sq. m (GIA) of floorspace on the third floor of the building at 118 – 124 Charring Cross Road from office (Class B1) to retail (Class A1).

The building is occupied by TJX. The lower floors are occupied by the retail fascia 'TK Maxx' with the third floor office suite also used by the Company. The proposed development will integrate the floorspace at third floor into the wider premises. It will increase the area of the retail store and enable it to operate more efficiently. It will enable goods handling and processing, office space and other back of house facilities to be relocated from the main store to the third floor.

The proposed change of use accords directly with the overarching aspirations of the Local Plan to promote retail development within the Central London Frontages. The proposal will ensure that a key anchor store is able to improve its offer and efficiency and will contribute to the overall vitality and viability of the Frontage.

Furthermore, the proposal accords with the overarching objective and strategic policies of the NPPF.

We conclude that the proposal accords with the development plan and should therefore benefit from the presumption in favour of development. We respectfully request that this application is approved and that planning permission is granted for the change of use of the floorspace at the application site from office to retail use.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Tim Price at these offices.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Savills", is positioned above the typed name.

**Savills (UK) Limited**  
Commercial Planning

cc. P Doughty - TJX Europe  
J Levy - TJX Europe