

Application ref: 2017/7043/P
Contact: Ben Farrant
Tel: 020 7974
Date: 12 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Savills (UK) Limited
33 Margaret Street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
118-124 Charing Cross Road
London
WC2H 0JR

Proposal: Change of use of the third floor from office (Class B1) to retail use (Class A1)
Drawing Nos: Location Plan (unnumbered), TKM_CHC_32 (Existing) & TKM_CHC_32 (Preliminary) Rev. P7

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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: Location Plan (unnumbered), TKM_CHC_32 (Existing) & TKM_CHC_32 (Preliminary) Rev. P7.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The application site is the third floor of 118-124 Charing Cross Road, which provides 320sq. m of office space, ancillary to the main A1 use of the building (which contains TK Maxx).

The third floor office was occupied until recently by TK Maxx's creative team, whom have recently relocated to the Company's head office in Watford. Access to the office is only achievable either through the main store (staff and public access via Charring Cross Road) or via the staff access / fire escape to the rear of the building via Book Mews. The rear access point is controlled via a key card system that provides access to a staircase in the northern tip of the building. The staircase then serves all floors from Basement up to Third. As the staircase serves the back of house areas on each floor within the wider building, the office is inextricably linked with the main building, and could not reasonably function independently from the main TK Maxx store below.

In determining this application, it additionally noted that this is a key shopping frontage, and the alteration would serve to reinforce this use, and is an appropriate alternate use to the B1a office.

Whilst the proposal is therefore generally contrary to the aims of Policy E2 of the Local Plan which seeks to restrict the development of business premises for non-business use, in this instance it is noted that there are two main mitigating circumstances:

" The office is inextricably linked to the A1 unit to basement, ground, first and second floors (being only accessible through the main store or rear fire access which is linked to the main store), and has no reasonable option of being independently let

" The proposal would serve to create additional retail floorspace within this

central London shopping frontage

Given the above, the land use alteration from B1 to A1 is considered to be acceptable in principle in this unusual instance, subject to compliance with other relevant policies.

There are no design considerations with this application as planning permission is only for the change of use of the existing third floor, with no external alterations proposed.

No objections were received following public consultation on the scheme; the Covent Garden Community Association made no objection to the application. The planning history of the site was considered in the determination of this application.

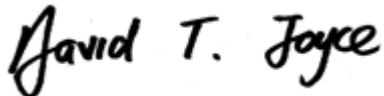
As such, the proposed development is in general accordance with policies A1, A4, E1, E2 & G1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning