

LDC (Proposed) Report		Application number	2018/4859/P
Officer		Expiry date	
John Diver		04/12/2018	
Application Address		Authorised Officer Signature	
Basement level Greater London House Hampstead Road London NW1 7FB			
Conservation Area		Article 4	
Yes – Camden Town		Yes – B1a to C3	
Proposal			
Partitioning and use of an area of basement car park to provide ancillary storage areas and photo studios in association with use of upper floor offices/business (Use Class B1)			
Recommendation:		Grant certificate	

Town and Country Planning Act 1990 (as amended), Section 55 (2)

Discussion:

The basement floor to the existing building serves as an open plan car park and storage area for the sole use of workers of Greater London House, with no public access to this level possible. Although originally designed to meet the transport demand of workers on site, the existing car park is underutilised and large areas remain unused other than for the storage of materials. The proposal would involve the installation of internal partition walls to one area of the basement level and the use of the rooms created for purposes ancillary to the main businesses within the building. The rest of the remaining basement level would be retained as open plan space for car parking, cycle parking and storage.

Partitioning

The installation of internal partition walls to enclose the area of the car park indicated on plans would involve only minor internal changes. The existing floor level would remain unaltered and the only changes required would be the erection of internal partition walls.

Section 55 (2) of the Town and Country Planning Act 1990 (as amended) states that: *“the carrying out for the maintenance, improvement or other alteration of any building of works which— (i) affect only the interior of the building, or (ii) do not materially affect the external appearance of the building”* shall not be taken for the purposes of the Act to constitute development. As such the creation of internal partitions and the formation of additional rooms at this level would not require express planning permission.

Use of new rooms

Greater London House is in full use as business headquarters and offices (Use class B1). The newly formed rooms at this level would be used for the sole purpose as ancillary to the main use of the building and would not be independently access or leased. A change from ancillary car parking and storage (B1) to ancillary storage rooms and studios (B1) would therefore not constitute a material change of use.

Although not a material consideration for this application, the applicants have confirmed that the proposed changes would not result in any loss of cycle storage facilities within the building as the rest of the basement would be retained and reused for parking. Similarly they confirm that the works would not result in any additional stress being placed upon the surrounding CPZ due to the fact that the affected areas are not currently used for vehicular parking and other areas would be retained at basement level to meet the current demand.

Recommendations:

Grant certificate of lawful development (proposed)

The works to form internal partitions and new basement rooms are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990 (as amended). Similarly, the change of use of this space from storage/car park ancillary to the main use of the building (B1) to ancillary storage and studio space (B1) would not constitute a material change of use.