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Our Ref: 2018/5463/PRE
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Planning Solutions Team
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Dear Mr Bouzahar,

Re: 108-112 Parkway, London, NW1 7AN

Thank you for submitting a pre-planning application enquiry for the above property which was received on 07/11/2018 and the fee of £989.02 which was received on 09/11/2018. I write following our site meeting of 27/11/2018.

1. Proposal

Change of use of the ground floor and basement levels of 108 Parkway from restaurant (A3) to office use (B1), including provision of an internal link with the main office building at 112 Parkway. No external alterations are proposed.

2. Site description

The application site relates to a three storey, plus basement, mid-terrace building located on the western side of Parkway, close to its junction with Gloucester Avenue and Delancey Street. The ground and basement floors of the property are currently in use as a restaurant (A3) whilst the first and second floors are in office use (B1) and are accessed via the adjoining office building at No.112 which the applicant also owns.

The property is located within the Camden Town Conservation Area, it is not a listed building and is not identified as making a positive contribution to the character of the surrounding conservation area.

3. Relevant planning history

None relevant to this application

4. Relevant policies and guidance

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage
TC4 Town Centres uses

Camden Planning Guidance 2011/2015

CPG1 Design (July 2015 updated March 2018)
CPG 6 Amenity (Sept 2011 updated March 2018)

5. Land use

The application site is located within a sensitive frontage on the edge of the Camden Town Centre Area. The Council's Supplementary Guidance Document, CPG Town centres and retail, describes sensitive frontages as:

- streets on the edge of the town centre with commercial activities on the ground floor and homes above; and
- town centre frontages that are opposite frontages that contain significant amounts of housing.

It is in these sensitive areas that the greatest conflict between late-night activities and the amenity of local residents is likely to occur. Therefore the Council will aim to maintain a balance of uses in these frontages, allowing some flexibility, while protecting retail and other frontages. A maximum of 30% of premises in each sensitive frontage may be food, drink and entertainment uses.

Furthermore, Appendix 4 of the Local Plan indicates that, unlike primary and secondary frontages, there is no minimum A1 retail requirement within sensitive town centre frontages.

Given the above, the proposed change of use of the existing ground and basement floors from Use Class A3 to Use Class B1 is considered acceptable given the context of the site (sensitive frontage). The loss of the existing restaurant is not considered to cause harm to the vitality of the area, particularly given the prevalence of food, drink and entertainment uses elsewhere along Parkway. The proposed office use is considered appropriate for the site as it would provide additional office space for the fashion company that currently occupy No.112 and the first and second floors of No.108, ensuring they can remain in the borough rather than seek alternative accommodation.

6. Design/Heritage

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

No external changes are proposed as part of the current proposal. The applicant is reminded that any changes to the external appearance of the building, such as alterations to the shopfront, would require planning permission.

7. Amenity

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

The proposed change of use of the ground and basement floors to office space would not cause harm to the amenity of any nearby residents, particularly as the upper floors of No.108 are already in office use.

9. Other

Electronic submission

Please submit your application via the planning portal website at:

<https://www.planningportal.co.uk/>

10. Conclusion

Officers do not raise any objection to the proposed change of use of the ground and basement floors at No.108 from restaurant (A3) to office (B1). The loss of the existing restaurant would not cause harm to the character and vitality of the surrounding area whilst the proposed office use is considered appropriate in protecting the amenity of nearby residents.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Patrick Marfleet on 020 7974 1222.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Patrick Marfleet

Senior Planning Officer
Planning Solutions Team