

# PLANNING, DESIGN AND ACCESS STATEMENT

73 Farringdon Road,  
London EC1M 3JQ

**PLANNING APPLICATION FOR CHANGE OF USE  
FROM CLASS A1 (RETAIL) TO CLASS A5 (HOT  
FOOD TAKEAWAY, INSTALLATION OF EXTRACT  
AND VENTILATION EQUIPMENT, AND EXTERNAL  
ALTERATIONS**

**PLANNING, DESIGN AND ACCESS  
STATEMENT**

**73 FARRINGDON ROAD, LONDON EC1M 3JQ**

**ON BEHALF OF CAPITAL PIZZA LIMITED**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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## **1. INTRODUCTION**

- 1.1 This Statement supports an application for planning permission for the change of use of 73 Farringdon Road, London from a Class A1 (retail) unit to a Class A5 hot food takeaway, together with the installation of extract and ventilation equipment and external alterations.
- 1.2 This Statement sets out the justification for the change of use and external alterations, firstly by reviewing the site and its surroundings in terms of the relevant planning context and summarising the relevant planning history and planning policy.
- 1.3 It will then deal with the implications of the proposed ventilation equipment and external alterations in terms of design and amenity. The Statement will also demonstrate how the proposal complies with both national and local planning policies.
- 1.4 This Statement should be read in conjunction with the full planning application, including the full set of plans and the technical information contained within the Annex B document, both prepared by Delta Bravo Limited.

## 2. SITE AND SURROUNDING AREA

- 2.1 The application site comprises the ground and basement floors within a five-storey (plus basement) building on the corner of Farringdon Road and St Cross Street within the Hatton Garden Area Special Retail Policy Area (SRPA). The upper floors are in Class B1a (office) use with the exception of the top floor which is in Class C3 (residential) use.
- 2.2 The site is currently occupied by a jewellery wholesaler (Class A1) and has a dual frontage, with the primary shopfront on Farringdon Road. The majority of the shopfront comprises obscured glazing with a single pane of clear glazing on the St Cross Street elevation. Timber cladding has been installed above the transom and there is a timber stallriser.



**Existing frontage at 73 Farringdon Road**

- 2.3 The adjacent unit is currently vacant with planning permission granted for a sui generis use ('hint hunt' escape rooms), however it is not known if this permission has been implemented. The former use of the unit was in Class A1 (retail). There is a (Class A5) takeaway at 65 Farringdon Road.

- 2.4 Whilst the site lies within the Hatton Garden Area SRPA, it does not lie within a designated frontage and is therefore considered to be in an 'out of centre' location for the purposes of local policy.
- 2.5 The application site lies approximately 340 metres away from St Albans C of E Primary School as the crow flies. The walking distance between the site and the school's entrance is 400 metres.
- 2.6 The building is not statutory or locally listed, but it lies within the Hatton Garden Conservation Area.
- 2.7 The site lies on a TfL red route with the associated highways restrictions. On street loading bays can be found to the front of the site which can be utilised by delivery drivers as required (maximum 20 minutes between 0700 and 1900 Mon – Sat). There is a multi-storey car park adjacent to the site, across St Cross Street and there are single yellow lines along St Cross Street. There is also a motorcycle/moped parking bay on St Cross Street.

### 3. PLANNING HISTORY

- 3.1 The planning history relevant to the proposal is summarised below.
- 3.2 Planning permission ref. 8701693 for the change of use of the basement from light industrial and the ground floor from retail to restaurant use was approved in 1987.
- 3.3 Recent planning history in relation to the application site relates to the residential use on the fourth floor and therefore is not considered to be relevant and is not included here.

#### 69-71 Farringdon Road

- 3.4 Planning permission ref. 2017/6079/P for the change of use of the basement and ground floor levels from Class A1 (retail) to sui generis ('Hint Hunt' escape rooms) was approved 19 January 2018. Within the reasons for granting permission, the Decision Notice states:

*"Whilst the development will result in the loss of a retail unit, the change of use is considered acceptable given that although the property is within Hatton Garden Central Activity Zone, the property lies outside of a primary or secondary frontage."*

- 3.5 A copy of the decision notice is attached at Appendix 1.

#### **APPENDIX 1 – DECISION NOTICE 2017/6079/P**

- 3.6 It should be noted that this permission does not appear to have been implemented as the unit is currently vacant. As such, the unit can be occupied as a Class A1 retail premises through the existing lawful use of the site.

#### **4. THE PROPOSAL**

- 4.1 This Statement supports an application for planning permission for the change of use of 73 Farringdon Road from a Class A1 retail unit to a Class A5 hot food takeaway.
- 4.2 It is intended that the site will be occupied by Domino's Pizza once all necessary consents are in place.
- 4.3 In addition to the change of use, the application also seeks permission for the installation of extract and ventilation equipment, and external alterations as discussed in full below.

##### Change of Use

- 4.4 The proposed takeaway will open between 10.00 and 05.00 daily and will generate a number of full-time and part-time employment opportunities. Employees will be sourced locally.
- 4.5 The submitted plans show the proposed layout for the takeaway which will utilise the basement and ground floors of the building. The basement will house staff facilities, a cold room and storage space.
- 4.6 At ground floor level there will be a customer waiting area at the front of the building. The food preparation area will be located within the right-hand side of the unit (when viewed from Farringdon Road).
- 4.7 Refuse will be stored internally at basement level and taken to St Cross Street where it will be collected daily. This is explained in more detail within the Operational Management Plan submitted in support of the application.

##### Extraction and Ventilation Equipment

- 4.8 In order to facilitate the operation of the unit as a hot food takeaway, it is proposed to install new extract and ventilation equipment within the premises.
- 4.9 The oven extract will extend from the oven hood in the food preparation area, discharging via a louvred vent in the St Cross Street elevation. The extract duct will include an extract fan housed internally to reduce noise outbreak and carbon filters to remove any and all odours from the oven extract.



- 4.10 The existing duct which runs from the basement will be removed and its junction with the main duct at first floor level plated over.
- 4.11 An air handling unit is to be installed within the ground floor served by an intake louvre above the Farringdon Road shopfront.
- 4.12 The proposals will include a plant room behind the existing double doors on St Cross Street. This will house the cold room and air conditioning condensers.
- 4.13 Further details of the extract and ventilation equipment are provided within the Proposed Ventilation System (Annex B) document and specification sheets which support this application.

#### External alterations

- 4.14 It is proposed to replace the existing shopfront, including pvc double doors on Farringdon Road, with a new aluminium framed shopfront. Where the painted timber cladding is currently installed, this will be replaced with aluminium panels. The aluminium will have a powdercoated finish in RAL 7043 Traffic Grey. In addition to replacing the timber panels, a section of glazing will also be replaced with panels to prevent views into the back of house area. This will be the last glazed panel before the doors on St Cross Street and does not form part of the principal shopfront.
- 4.15 To facilitate the installation and operation of plant, louvred vents will be installed in the panels on the Farringdon Road elevation, close to the corner of the unit and the middle panel on the St Cross Street elevation (for the air handling unit). The existing doors on St Cross Street will be replaced by louvred doors to ventilate the new plant room.
- 4.16 Signage will be dealt with through a separate application but will be located in a similar position to the existing signage at the site.

## 5. PLANNING POLICY

### National Planning Policy Framework (2019)

- 5.1 The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England at a national level and how they are expected to be applied.
- 5.2 The key objective of the NPPF is to achieve sustainable development and **paragraph 8** confirms there are three dimensions to achieving this, namely economic, social and environmental. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- 5.3 **Paragraph 11** confirms that plans and decisions should apply a presumption in favour of sustainable development and for planning applications this means proposals for development conforming to the Development Plan should be approved without delay.
- 5.4 **Paragraph 38** relates to decision-making and confirms that "*local planning authorities should approach decisions on proposed development in a positive and creative way*" and that they:

*"should seek to approve applications for sustainable development where possible".*

- 5.5 At **paragraph 80**, the NPPF states:

*"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."*

- 5.6 Section 7 of the NPPF relates to the vitality of town centres. **Paragraph 85** states:

*"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive*

*approach to their growth, management and adaptation. Planning policies should:*

- *Define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;*
- *Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre."*

5.7 **Paragraph 180** relates to the potential pollution impacts of new development on existing uses. It states that planning policies and decisions should *"mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life."*

5.8 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development. Local Authorities should approach development management decisions positively so that applications can be approved wherever it is practical to do so. Securing the optimum viable use of the property and achieving public benefits are key material considerations for application proposals.

5.9 Annex 2 of the NPPF defines main town centre uses as including retail development, leisure and entertainment facilities which include restaurants, drive-through restaurants, bars and pubs and night-clubs.

#### The London Plan 2016

5.10 **Policy 4.7** sets out the retail hierarchy for London and states that retail, commercial, culture and leisure development should be focused on sites within town centres.

- 5.11 **Policy 4.8** relates to retail diversity and states that decisions should (inter alia) manage clusters of uses having regard to their positive and negative impacts on the objectives, policies and priorities of the London Plan, including a centre's vitality and viability; its competitiveness, quality or diversity of offer; and the success and diversity of the broader retail sector.
- 5.12 **Policy 6.3** states that proposals should not adversely affect safety on the transport network.
- 5.13 **Policy 7.4** states that development should have regard to the form, function and structure of an area, place or street. It should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Camden Local Plan 2017

- 5.14 The Camden Local Plan was adopted by the Council in July 2017 and, alongside the London Plan, forms the development plan for the borough. The following policies are considered to be particularly relevant to the application:
- 5.15 **Policy A1** – This policy seeks to ensure that the quality of life of occupiers and neighbours is protected. Development that causes an unacceptable harm to amenity will not be permitted.
- 5.16 **Policy A4** – This policy sets out the Council's approach to managing noise and vibration resulting from development. Development will need to have regard to Camden's Noise and Vibration Thresholds.
- 5.17 **Policy D1** – This policy establishes the Council's commitment to achieving high quality design in development. The policy sets out a number of criteria against which the design of proposals will be assessed.
- 5.18 **Policy D2** – This policy sets out the Council's approach to proposals that would have an impact on heritage assets and the historic environment. The policy would not permit any proposals that would result in less than substantial harm to a heritage asset unless there are public benefits that would convincingly outweigh that harm, in line with national policy.

- 5.19 **Policy D3** – This policy seeks to ensure that a high standard of design is achieved in new and altered shopfront, canopies, blinds, security measures and other features.
- 5.20 **Policy TC1** relates to the quantity and location of retail development and confirms that the Council will focus new shopping and related uses in Camden’s designated growth areas and existing centres. In the Specialist Shopping Areas, the Council will support appropriate provision of retail and other town centre uses.
- 5.21 However, paragraph 9.11 confirms that for the Central London Specialist Shopping Areas (including Hatton Garden), sites should be sought within the designated frontages, not the wider boundary. Proposals for new retail development within these areas that are not within the designated frontage will be considered to be in an out of centre location.
- 5.22 **Policy TC3** states that 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:
- alternative provision is available within 5-10 minutes’ walking distance;
  - there is clear evidence that the current use is not viable; and
  - within the Central London Area, the development positively contributes to local character, function, viability and amenity.
- 5.23 **Policy TC4** – This policy sets out the Council’s strategy for managing the development of town centre uses within the borough. A number of criteria are set out that will be considered by the Council for applications for new uses.
- 5.24 The Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of a centre or local area. The Council consider that harm is caused when an impact is at an unacceptable level, in terms of:
- trade and turnover;
  - vitality and viability;
  - the character, quality and attractiveness of a centre;
  - levels of vacancy;

- crime and antisocial behaviour;
- the range of services provided; and
- a centre's character and role in the social and economic life of the local community.

5.25 Where food, drink and entertainment uses are permitted, they will need to be managed to protect the amenity of residents. To ensure such uses do not harm amenity or the character of an area the Council will consider applying controls on

- hours of operation;
- Refuse and litter;
- Noise and vibration;
- Fumes; and
- Local management issues.

5.26 Turning to health impacts, the supporting text of the policy states:

*"In line with the National Planning Policy Framework the Council believes that the planning system can play an important role in facilitating healthy communities. One issue of particular importance in the borough is childhood obesity. The Council seeks to tackle this issue and encourage healthy eating habits. The Council is undertaking a range of programmes aimed at improving the food environment in the borough. While the causes of obesity are complex there is evidence to support that energy dense fast food is one of a number of contributing factors to obesity. The Council will therefore consider the health impacts of the development of new hot food take away in the borough."*

5.27 **Policy T2** – This policy states that the Council will limit the availability of parking in new development in the borough and will require all new development to be car-free.

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### Camden Planning Guidance

- 5.28 Camden Planning Guidance (CPG) provides advice and information on how they will apply their planning policies. The first phase of these guidance documents was adopted by the Council in March 2018. The most relevant guidance notes are summarised below.

#### *CPG Amenity*

- 5.29 This supplementary planning guidance (SPG) supports the provisions policies that relate either wholly or in part to the issues of amenity within the Local Plan.
- 5.30 In respect of noise and vibration (Policies A1 and A4) the guidance sets out the circumstances in which acoustic reports should be prepared.

#### *CPG Health and Wellbeing*

- 5.31 This SPG seeks to support the policies within the Local Plan that relate either wholly or in part to health and wellbeing. The key messages of the guidance are as follows:
- Planning can have a significant role in improving health and wellbeing and enabling healthier lifestyles;
  - Measures that will help contribute to healthier communities and reduce health inequalities should be incorporated in developments;
  - The potential impacts of schemes on health and wellbeing should be identified early in the design of schemes;
  - Health Impact Assessments (HIA) and screening should be undertaken for all major applications and developments likely to give rise to significant health impacts. This will allow schemes to be refined to maximise positive effects on health and wellbeing.
- 5.32 The guidance elaborates on the approach to new hot food takeaway uses set out within the local plan. This effectively states that Councils will consider the health impacts of new takeaway uses in the borough and where Health Impact Assessments will be required.

- 5.33 The guidance does not require a HIA to be provided for new takeaways within a certain distance of primary schools, therefore an HIA is not required for this change of use application.

*CPG Town Centres and Retail*

- 5.34 The key messages from the Town Centres and Retail CPG are as follows:

- Food, drink and entertainment uses should be in areas where their impact can be minimised; and

- 5.35 Planning conditions and legal agreements will be used to control the impact of food, drink and entertainment uses. This guidance provides details of the controls that may be used.



## **6. PLANNING ASSESSMENT**

- 6.1 This section of the Statement sets out the justification for the proposed change of use, extraction and ventilation equipment, and shopfront changes when considered against the relevant planning policies and other material considerations.
- 6.2 The key issues arising from this proposal which this section will cover are as follows:
- a) Principle of Development;
  - b) Impact on Residential Amenity; and
  - c) Highways and Parking Considerations.

- 6.3 Each issue is discussed in turn.

### Principle of Development

- 6.4 The application site is a Class A1 retail unit in a non-designated frontage within the Hatton Garden Area Special Retail Policy Area. The site is therefore an existing town centre use. As such, the proposed change of use will not introduce a new town centre use into an out of centre location.
- 6.5 Policy TC3 offers a measure of protection for existing Class A1 uses outside of designated centres but allows for the change of use away from A1 where:
- alternative provision is available within 5-10 minutes' walking distance;
  - there is clear evidence that the current use is not viable; and
  - within the Central London Area, the development positively contributes to local character, function, viability and amenity.
- 6.6 Whilst the site is in an out of centre location according to the Council's policy, it is within an extensive commercial frontage with a number of Class A1 units including at 77 Farringdon Road. The site is currently used as a jewellery wholesalers away from the main Hatton Garden area and designated Primary and Secondary Shopping Frontages, therefore the specific use of the site does not contribute to the character of the SRPA and there is ample alternative provision of A1 floorspace nearby.

- 6.7 It is also important to note that an alternative Class A1 occupier could occupy the site for a use unconnected with the jewellery trade without the need for planning permission.
- 6.8 In terms of viability, whilst the site is still occupied at present, it has been actively marketed through Rightmove and Zoopla and the Pearl and Coutts website (<https://www.pearl-coutts.co.uk/>) since January 2019. During this time there has been no interest from Class A1 occupiers.
- 6.9 Planning permission ref. 2017/6079/P was recently granted for the change of use of the neighbouring unit to a sui generis use. The unit was vacant for some time prior to its conversion to an escape rooms premises which indicates a general lack of Class A1 interest in this location.
- 6.10 Given the lack of interest from A1 occupiers to date, and the expected vacancy by the existing occupier, it is considered that the best and most viable option for the continued occupation of the unit is through the change of use of the unit.
- 6.11 In terms of the contribution to the vitality and viability of the Central London Area, the proposed occupation of the unit by Domino's Pizza will offer an active frontage on Farringdon Road and attract footfall to the unit throughout the day and into the night.
- 6.12 The Class A5 use is a town centre use but given the existing Class A1 use of the unit, this is considered to be appropriate in the commercial frontage. There is a single hot food takeaway in close proximity to the site (65 Farringdon Road) and a restaurant (63 Farringdon Road) with other units along Farringdon Road generally in Class A1 or A2 use, with employment (Class B1a) along the eastern side of Farringdon Road. As such, the change of use of the unit will not result in a harmful proliferation of takeaway uses in the area, either in terms of the vitality and viability of Farringdon Road, or on the health and wellbeing of local residents.
- 6.13 There is a primary school (St Alban's C of E Primary School) within 400 metre's walk of the site (340 metres as the crow flies). Whilst the Council do not have a policy which would restrict the introduction of new takeaways in locations in close proximity to schools, paragraph 9.46 of the Local Plan does state that the health impacts of new takeaways will be considered – including that on children in the area.

- 6.14 The Council's supplementary Health and Well-Being Guidance does not require a Health Impact Assessment (HIA) for new takeaways near existing primary schools. A HIA would, however, be needed for proposals near existing secondary schools. As such, it is clearly acknowledged by the Council that the impact of new takeaways on the health of secondary school children, who are more likely to have access to disposable income and freedom outside of school hours, is likely to be much more severe than on primary school children.
- 6.15 Whilst it is maintained that there is no harmful impact on health and wellbeing as a result of the proposed Domino's in this location, Domino's has set out their position on obesity and health through various measures including:
- Publishing detailed calorie and nutritional profiles for all pizzas on the website and app;
  - Not marketing to under-16s, including no advertising in TV programmes specifically targeted at children;
  - As standard, advertising must be at least 50 metres away from schools and most outdoor advertising contractors increase this to 200 metres;
  - Innovations and improvements to the menu are constantly taking place, including a new Delight mozzarella cheese range which contains 33% less fat than regular mozzarella; and
  - 40 tonnes of salt has been removed from Domino's food since 2012 and work is ongoing to reduce salt levels even further.
- 6.16 In actual walking distance, the primary school is approximately 400 metres from the application site and, given the existing class A5 use at 65 Farringdon Road, the introduction of a new takeaway would not be harmful to the nearby children.
- 6.17 It can be seen, therefore, that the use is appropriate in this location and that the loss of a Class A1 unit will not be harmful to the vitality and viability of the area, nor would the introduction of a Class A5 takeaway have a harmful cumulative impact.

### Residential Amenity

- 6.18 Whilst the site lies in a predominantly commercial area, the impact of the proposals on the amenity of nearby residential properties, namely those on the fourth floor of the building and above adjacent commercial units is a potential issue which needs to be addressed.
- 6.19 In terms of noise, the main source of this will come from the installation of the extraction and ventilation equipment.
- 6.20 The proposed equipment to be installed will incorporate mitigation measures to ensure that the noise generated by the equipment will have no harmful impact on residential properties in the surrounding area. This includes the installation of the condensing plant in an internal plant room and the installation of silencers within extract and air intake ducts.
- 6.21 The installation of the plant within the building ensures that, not only will an additional level of noise mitigation be provided, but there will be no harmful visual impacts associated with the plant and no extensive ducting affixed to the outside of the building.
- 6.22 There is also potential for noise to be generated by activity associated with the takeaway use. This will principally be from customers and delivery drivers travelling to and from the site.
- 6.23 This part of Farringdon Road is home to a number of commercial uses including an existing takeaway at 65 Farringdon Road which opens between 10.00 and 01.00 hours Sunday to Thursday and 10.00 and 02.00 Friday and Saturday.
- 6.24 Furthermore, the location of the site within the Hatton Garden Area SRPA, along with traffic along Farringdon Road all contributes to a background noise that is comparatively high. The arrivals/departures of delivery vehicles to/from the proposed takeaway are unlikely to have a significant impact on noise levels in the surrounding area.
- 6.25 The proposal is seeking operating hours of 10.00 to 05.00 daily. Given the commercial nature of the surrounding area, and the fact that the nearest residential occupiers are two floors above the application site, these operating hours are considered to be appropriate and can be accommodated without harm to residential

amenity. These operating hours can be controlled by way of an appropriately worded condition.

- 6.26 In short, it is considered that the proposals, subject to the installation of appropriate mitigation measures for the new extraction and ventilation equipment, will not prejudice the amenity of sensitive neighbouring occupiers and are acceptable.
- 6.27 Turning to odour, a high level of odour control will be included to ensure that the location of the extraction equipment at a low level does not have an adverse impact on residential amenity. Carbon filters are proposed to be included within the extract system to ensure that the extracted fumes are sufficiently treated to remove any harmful odours. It is important to note that the cooking operations on site are limited to 'dry bake' processes and the odour emissions are far lower than an equivalent Class A5 takeaway use where aromatic processes including frying may take place.
- 6.28 Given the level of filtration proposed, it is considered that odour issues can satisfactorily be mitigated and ensure that the amenity of neighbouring properties is protected.
- 6.29 It is therefore considered that, subject to the installation of appropriate mitigation measures, the proposals will have no significant impact on the amenity of neighbouring occupiers.

#### Highways and Parking

- 6.30 The site lies on Farringdon Road which is on a TfL red route. There are restrictions in place between the hours of 0700 and 1900 Monday – Saturday. During these hours, the loading spaces adjacent to the premises are restricted to 20-minute stays for loading only. There is a motorcycle parking bay on St Cross Street, adjacent to the site and a multi-story car park adjacent to the site.
- 6.31 The site lies within an area with a PTAL rating of 6b, meaning it has the best possible access to public transport. As such, it is expected that most customers will visit the site by sustainable means, including by foot.
- 6.32 Any increase in delivery vehicle movements to/from the store will be offset in the reduction in customers visiting the unit compared with the previous retail use. As

such, there will be no material change in the number of journeys associated with the proposed use and there will be no adverse impact on highway safety as a result.

- 6.33 It can therefore be seen that the minimal number of people visiting the site by car can be accommodated without harm to the existing highway network.

## **7. DESIGN AND ACCESS**

### Design

- 7.1 External alterations are limited to a replacement shopfront. All plant is to be installed internally and there will be no external alterations in this respect, except where louvred vents have been relocated to serve the new plant.
- 7.2 The existing timber shopfront will be replaced with a new aluminium framed shopfront with aluminium panels replacing the existing timber panels. The existing panels have degraded and no longer present a high quality shopfront and it is considered that the installation of the new shopfront will refresh the appearance of the building and present an attractive, active frontage onto Farringdon Road.
- 7.3 The existing pvc doors on the front elevation will be replaced with aluminium doors which will be an improvement in visual terms. The replacement of the pvc doors on St Cross Street with louvred doors will serve to ventilate the plant room and will not have an adverse visual impact on the secondary frontage which overlooks the multi-storey car park.
- 7.4 The proportions of the existing frontage will be retained, and the frosted/obscured glazing will be replaced with clear glazing where indicated on the drawings, improving views into the store and enhancing the vitality of this part of Farringdon Road. No important features of the shopfront (including existing moulded pillars) will be obscured by the proposed shopfront alterations.

### Access

- 7.5 The proposals will have no significant impact on highway safety or the surrounding highway safety network.
- 7.6 The site lies within a highly sustainable location. As such, it is considered that the majority of customers visiting the store will do so on foot or via public transport.
- 7.7 Plant will be installed internally where it can be accessed by qualified persons for cleaning and maintenance, but will not present a hazard for staff or members of the public.

## **8. CONCLUSIONS**

- 8.1 This Planning, Design and Access Statement is submitted in support of an application for the change of use from a Class A1 (retail) unit to a Class A5 (takeaway) for a new Domino's at 73 Farringdon Road, London.
- 8.2 This statement has shown that the proposed takeaway use is acceptable in this location and, provided suitable mitigation can be installed at the site, would not have an adverse impact on residential amenity.
- 8.3 Furthermore, the proposals would not have an adverse impact on the local road network or highway safety and the proposed physical alterations to the unit will enhance the appearance of the building and have no adverse visual impact.
- 8.4 The proposals are in accordance with both national and local planning policy and guidance, and therefore the change of use and associated works are considered to be acceptable.



## **APPENDIX 1**

### **DECISION NOTICE 2017/6079/P**

Mrs Aliz Gerencser  
72-76 Eversholt Street  
London  
NW1 1BY

Application Ref: **2017/6079/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

19 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Lynco House**  
**69-71 Farringdon Road**  
**London**  
**EC1M 3JB**

Proposal: Change of use at basement and ground floor levels from shop unit (Class A1) to 'Hint Hunt' escape games for entertainment (Sui Generis).

Drawing Nos: OS, Floor Plans A, B, Email from Aliz Gerencser (HintHunt London) dated 15th January 2018.

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:

OS, Floor Plans A, B, Email from Aliz Gerencser (HintHunt London) dated 15th January 2018.

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

- 3 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 and TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times 11:15 to 21:45 Mondays to Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the change of use of a ground and basement level vacant A1 unit to a 'Hint Hunt' escape game for small groups. There would be two escape rooms at each floor, a small office and control room at ground floor and a meeting room, WCs, kitchen, control room and storage at basement level.

Policy TC3 advises the Council will only grant permission for loss of an A1 unit where an alternative is available within 5-10 minutes walk, where there is evidence that the current use is not viable and where the proposed development contributes positively to the local character, function, viability and amenity. The unit is part of a parade of commercial units of mixed and varied uses, including at least three A1 units. The unit is currently vacant. The proposed entertainment use would contribute to the variety of commercial offer in the area, bringing in visitors and contributing to character and function of the commercial street frontages in the area. Whilst the development will result in the loss of a retail unit, the change of use is considered acceptable given that although the property is within Hatton Garden Central Activity Zone, the property lies outside of a primary or secondary frontage.

Some noise may be generated from the use however; it would be similar to noise associated with uses which could operate within the A1 use class such as hairdressers and pet shops. The applicant has stated that the games do not involve loud noise and the number of people playing the games would be a maximum of 20 people (5 per game room). The units above the site are residential

and the proposed operating hours are until 21:45, which is considered acceptable given the road is relatively busy and that a condition has been imposed requiring no music be audible from any adjacent properties.

The site is very accessible with Farringdon Station 4 minutes walk away and a bus stop outside, therefore there are no concerns in terms of transport implications.

The proposed sui generis use is considered appropriate within its Central London Area location. Paragraph 3.49 of CPG5, supported by TC2 (a) and (b), advises that other uses in place of retail may be permitted where they are not considered to cause harm to the amenity, character, vitality, or viability of the Town Centre or the local area. It is considered that on balance an entertainment use in this location would be acceptable in line with the above.

Site notices and a press notice were advertised. No comments have been received in relation to the proposal. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

No external changes are proposed and the building is not listed and therefore s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 is not relevant.

As such, the proposed development is in general accordance with policies E1, E2, A1, TC1, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

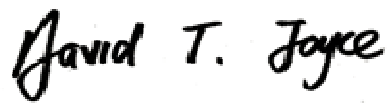
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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 informal style.

David Joyce  
Director of Regeneration and Planning

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