

Planning, Design and Access Statement

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

June 2019



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1. Introduction

1.1. This Planning, Design and Access Statement ("the Statement") has been prepared by Avison Young on behalf of Mayfield Real Estate Group in support of a Change of Use Application for the ground and basement floors of Lynco House ("the Site"), 69-71 Farringdon Road, London, EC1M 3JB. The application seeks to change the current A1 retail use to a flexible A1/D1 retail/wellness centre use.

1.2. The Application is submitted to the London Borough of Camden ("LBC") and sets out the planning case in support of the proposals in the context of the relevant national, regional and local planning policy guidance.

1.3. The description of the Proposed Development is as follows:

"Change of use of ground and basement retail floors from A1 to A1/D1 use."

1.4. This Statement is structured as follows:

- Section 2: Site Background and Planning History
- Section 3: Proposed Development
- Section 4: Planning Policy Framework and Context
- Section 5: Planning Design and Access Statement
- Section 6: Conclusion

1.5. This Statement has been submitted alongside the following application documents:

- Location and Site Plans;
- Existing and Proposed Floor Plans;
- CIL Forms.

2. Site Background and Planning History

The Site and Surrounding Area

- 2.1 The Site is located on the western side of Farringdon Road, south of the junction with St Cross Street in a mixed-use area consisting of residential, retail, office, and transport infrastructure in the form of Farringdon Station. The site is not listed but located within the Hatton Garden Conservation Area.
- 2.2 The site itself consists of the ground floor and basement of 69-71 Farringdon Road. The current permitted use is A1, albeit currently vacant with residential (C3) located on the floors above ground level.

Planning History

- 2.3 The Camden online planning register reveals there are three recent planning application related to the site as set out below. Of particular note is the extant permission for a change of use of the site from A1 to a Sui Generis Use.
 - 1. [2018/1109/P](#) - Replacement of six uPVC front windows at first floor level with double glazed timber fittings. Approved 28 June 2018.
 - 2. [2017/6079/P](#) - Change of use at basement and ground floor levels from shop unit (Class A1) to 'Hint Hunt' escape games for entertainment (Sui Generis). Approved 19 January 2018.
 - 3. [2017/0587/P](#) - Conversion of a ground floor shop unit (class A1) into two self-contained shop units and change of use of 1st floor retail unit (class A1) into one 2-bedroom flat (class C3) and removal of first floor rear extension and installation of roof lights to ground floor rear extension. Approved 14 September 2017.

3. Proposed Development

- 3.1 The proposals seek a change of use of the ground floor and basement from A1 use to A1/D1 uses. The site itself is currently vacant, and has been for over two years.
- 3.2 The proposed use consists of a wellness and mindfulness centre. The ground floor will be used for a retail shop and reception area, consultation rooms and a multi-purpose studio for meditation classes and seminars. Meanwhile, the basement level will be used for floatation tanks.

4. Planning Policy Framework and Context

Planning Framework

- 4.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant adopted Development Plan for the Site comprises the following documents:
- The London Plan (2016);
 - LBC Local Plan (2017);
 - LBC Site Allocations Plan (2013); and
 - LBC Policies Map (2019).
- 4.2 Other relevant documents which will form material considerations in the determination of this planning application include the National Planning Policy Framework ("NPPF") (published February 2019), National Planning Guidance (2014) and the Employment Sites and Business Premises SPD ("ESBP") (2018).

Planning Context

- 4.3 The adopted proposals map reveals that the Site is located within the following site designations:
- Hatton Garden Conservation Area;
 - Hatton Garden Area;
 - Archaeological Priority Area; and
 - Central London Area
- 4.4 In addition to the above, the Site has a PTAL rating of 6b (the highest), is located in Flood Zone 1 and is not listed or locally listed.

5. Planning, Design and Access Assessment

- 5.1 This section provides an assessment of the proposal against the national, regional and local planning policy framework as set out in Section 4.

Principle of Development

- 5.2 The current use of the Site in planning terms is A1 retail, although as noted previously in this Statement there is an extant planning permission for a change of use from A1 to Sui Generis. The existing A1 use will be continued under the change of use application as a dual use, and therefore no loss of the existing use is proposed.
- 5.3 The proposed additional dual A1/D1 use is fully compliant with policy requirements as set out below.
- 5.4 Local Plan Policies E1 and E2 states that Camden will support the provision and protection of employment generating uses and sites, in particular start-ups, small and medium sized enterprises and sites will be supported. Furthermore, policy E1 specifically states that LBC recognises the importance of employment generating uses other than office, including retail, education, health, markets, leisure and tourism.
- 5.5 The above policies and Camden's ESBP SPD sets out that the development of business to non-business sites will be resisted, especially small business sites.
- 5.6 Policy G1 requires that the growth of both housing and employment in the borough be centred in the designated growth areas, town centres and the Central London Area. Furthermore, Policies TC1 and TC2 state that retail will be supported in the designated retail areas, centres and specialist shopping areas, in particular supporting appropriate provision in Camden's specialist shopping areas. Policy E2 specifically requires that in the specialist Hatton Garden Area, development from business to non-business use is resisted and the use of premises for jewellery workshop be protected and supported.
- 5.7 The proposed A1/D1 use will bring this currently vacant site back into use adding vibrancy to the specialist Hatton Garden Area. Furthermore, the change of use will allow the operation of a small business use, thereby fully supported by Policies E1 and E2, and is also covered by the list of recognised important employment generating uses as set out in Policy E1. The continued A1 use is fully supported by Policies TC1 and TC2 and the proposals will not have a detrimental impact on the jewellery industry within the Hatton Garden specialist area in accordance with Policy E2.

Design and Heritage

- 5.8 Local Plan Policy D2 requires that heritage assets including Conservation Areas are protected and emphasises that change in use of too many sites can erode the local character; this is particularly pertinent when relating to pubs and local shops.
- 5.9 Policy D3 states that the Council will resist the removal of shopfronts and seek suitable replacement where being removed.
- 5.10 The proposals consist of a change of use only and therefore no physical alterations will be occurring that will physically impact upon the Conservation Area. In addition to this, the front of the unit will be utilised as a

retail A1 shop and reception use which will ensure an active frontage onto Farringdon Road. Alterations to the shop front itself are not proposed and therefore comply with Policy D3.

5.11 The continuance of the A1 use mitigates the impact of eroding the character of the area through a change of use as per Policy D2. Furthermore, the site is currently vacant and therefore the site cannot be seen to be contributing to the character of the area in any positive way.

5.12 The change of use will therefore have no detrimental impact to the appearance or character of the Conservation Area.

Access

5.13 The site itself has the highest possible accessibility PTAL rating of 6b. The proposals do not change the access to the building which will still be gained from Farringdon Road.

6. Conclusions

- 6.1 The proposals seek to change the use of the site from A1 to a dual A1/D1 use to allow the operation of a wellness mindfulness centre with an associated retail reception area.
- 6.2 As demonstrated within Section 5 of this Statement, the proposals are in accordance with national, regional and local planning policy guidance. The proposals will bring this otherwise vacant site back into use and will therefore make a positive contribution to growth and the local area.
- 6.3 In light of the above, the proposed development is considered acceptable and should be approved without delay.

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