

14 Rosebery Avenue, London EC1R 4TD which incorporates 4 and 5 Warner Yard.

Planning Statement accompanying an application to confirm the use of the property for office (B1) purposes.

1. The above address is all occupied by Purple Patch. It is beneath the residential building the freehold of which is owned by Camden. Access is from Rosebery Avenue down a flight of steps to lower ground level. Here, there are some vaults beneath the pavement together with the lower ground level which projects to Warner Yard to the rear. There are then internal stairs which descent to a basement beneath. All this space is occupied by Purple Patch as a co-working office space including start up businesses, SME's and companies.
2. The application site has been variously described over a number of years and in order to bring some clarity to this the description of areas will be described in 3 units. The area at the foot of the pavement steps will be area A (pavement vaults), area B (the area stretching back towards Warner Yard) and, area C, (the basement area beneath areas A and B). Areas A, B, and C have little natural daylight. There are some pavement lights from Rosebery avenue and windows which front Warner Yard. Two plans accompanying this application identify areas A, B and C.
3. There is no clear-cut planning permission which authorises the use of this space for B1 and this application is to clarify that use.
4. The freehold of the property is in the ownership of the London Borough of Camden. The upper floors are in residential use and consequently an industrial use outside the B1 use class would not be appropriate.
5. Planning History.
6. On 6 February 2013 planning permission (2012/6413/P) was granted to change the use of part of the application site (area B) from offices (class B1) to medical and health clinic at lower ground floor level (class D1). This permission was never implemented. The cover letter submitted with the application makes it clear that it was area B which it concerned. The same letter makes it clear that at the time, area A was occupied by Purple Patch. The Officers Report which led to the permission contains a paragraph dealing with land use. Paragraph 3.1 of the report specifies that "It has been confirmed by Camden Property Services that the

offices have been vacant for over four years and marketed throughout this time." As a result of this permission and the Officers Report, it is clear that the use of area B for offices has been the case since at least February 2009 and consequently it will be possible to apply for a certificate of lawful use. However, as areas A to C are now effectively a single unit this change of use application seeks clarification for the whole.

7. On 29 September 2015, planning permission (2015/3683/P) was granted for the installation of air conditioning condenser to the east elevation (retrospective). This application was also area B. The application said that the existing use was for office and the site was being refurbished by Purple Patch who was in the neighbouring space and was extending its business on the same level as flexible working studio.
8. Rating Records.
9. The current rating records for the property divide the application site into 2. Areas A and B are described as LGND F and specified as workshop and premises. Area C is described as BST and are offices and premises.
10. Property history.
11. A lease of the application property was granted by the London Borough of Camden to Adtech (consultancy Limited on 17 June 2008. The term was specified to be for 12 years from December 2004. This is believed to be for area C. The use was specified to be a graphic design studio printing workshop and for no other purpose without the Council's prior consent. By a licence dated 6 March 2012 the London Borough of Camden agreed for the above lease to be assigned to Purple Patch and for the description of use to be extended to include the provision of serviced office desks to be commercially hired-out provided that no subsidiary underleases be created as a result.
12. A lease of area C was granted on 26 March 2015 from James Hartnoll Estates Limited to Chelsie Sixsmith Ltd. The use was specified to be any use within use classes B1 or B8.
13. A second lease over area B was granted by the same parties on the same date. The use specified was the same.
14. Extracts of those leases accompany this application.
15. Policy.

This application is seeking confirmation of a B1 use for existing space and in the light of the quantity of floorspace involved is not major development.

16. The Camden Local Plan 2017 promotes growth in Central London and accessible areas. There is no additional floorspace involved and consequently policy H2 is not applicable.
17. Policy E1 is supportive of business use and policy E2 also encourages employment sites and is protective of business premises suitable for continued business use.
  
18. There accompanies this application.
19. A location plan
20. 2 plans identifying A, B and C
21. The planning permission 2012/6413/P
22. The cover letter for the same
23. The Officer's Report
24. Planning permission 2015/3683/P and its plan
25. The rating record
26. Extracts from leases
27. This Planning statement