

17 July 2019

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

## Via the Planning Portal

Dear Sir or Madam

### **Proposed change of use of Unit 5 Spectrum House, 32-34 Gordon House Road, London NW5 1LP**

On behalf of F55 Gospel S.A.R.L is enclosed is a planning application for the change of use of Unit 5 of Spectrum House from Class B1a to Class A1 (café). The total area subject to the proposed change of use is 62sqm.

Unit 5 is one of 34 units within the Spectrum House complex located on the north side of Gordon House Road. Spectrum House is located within the Dartmouth Park Conservation Area.

The application comprises:

- Location plan
- Existing floor plan for Unit 5
- Proposed floor plan for Unit 5

The proposed change of use will not result in any external alterations or any changes to the elevations.

Spectrum House comprises some 5,334sqm of Class B1a floorspace. The proposal would result in the change of use of 62sqm of floorspace (unit 5) in order to provide a café facility for the office floorspace. The proposed café would be principally as a facility for the offices but would also be publicly accessible. It is intended that the café facility will be ancillary to the primary office use of Spectrum House.

The proposed café would serve hot drinks and pre-prepared food, such as sandwiches. There would not be any hot food prepared on the premises and therefore no requirement for flues, extract ventilation and other mechanical equipment, beyond refrigeration, hot drink preparation and reheating facilities. The proposed use would largely serve take-away hot drinks and pre-prepared food.

The proposed change of use is required in order to significantly improve the attractiveness of the office floorspace to the market. The proposed café use is intended to principally provide a 'canteen' service to the offices, including those visiting the offices.

The nature of the changing office market is characterised in part by the provision of ancillary facilities including exercise spaces, cafes and serviced breakout areas. These facilities are increasingly required in a competitive office market. Office providers such as 'WeWork' offer a

range of ancillary facilities, which are becoming an operational requirement for employers looking for space that will provide the optimal working environment. Spectrum House is not well served by café/lunch facilities and the provision of an ancillary café will significantly improve the attractiveness of the available office floorspace.

The proposed café will therefore fully accord with the spirit of Local Plan Policy E1 'Economic Development'. In the supporting text to the policy paragraph 5.9 states that:

*'we will seek the provision of innovative new employment floorspace in developments that will provide a range of facilities including: flexible occupancy terms; flexible layouts; studios; workshops; and networking, socialising and meeting space that will meet the needs of a range of business types and sizes.'*

The proposed café will significantly improve the attractiveness of the office floorspace available in Spectrum House. Providing a much needed ancillary café which will provide an important amenity to those employed in Spectrum House and visitors to the space. It is also anticipated that the cafe would be acceptable as a publicly accessible amenity in order to ensure its viability.

### **Closing**

We trust that the application includes sufficient information, however, should officers require further information, please contact Charlotte Yarker at these offices ([cyarker@danielwatney.co.uk](mailto:cyarker@danielwatney.co.uk)) 0203 077 3417.

Yours sincerely

**Daniel Watney LLP**