

1a Delancey Street and The Blues Kitchen

The Columbo Group

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Table of Contents

1.0 Introduction

2.0 Site Description

3.0 Planning History

The Application Site

4.0 Proposed Development

5.0 Planning Policy

National Planning Policy Framework (NPPF) (February 2019)

National Planning Practice Guidance

The Development Plan

6.0 Planning Considerations

Principle of Change of Use

Impact upon Amenity of Neighbouring Occupiers

Impact upon Highways

7.0 Conclusion

1.0 Introduction

1.1 This Planning Statement has been prepared in support of a Planning Application to the London Planning Commission for the conversion of the minicab office and ancillary accommodation at 1A Delancey Street (“The Site”). The minicab office is currently used as a minicab office; therefore this Statement has been written on behalf of the Applicant to support the proposed additional dining space at ground floor, and additional second floors and ancillary storage space at the second floor. The Applicant operates the Blues Kitchen restaurant at the Site, which is located to the west, north and east.

1.2 The description of development is therefore the conversion of the minicab office (Sui Generis) to restaurant use and ancillary accommodation.

1.3 The main purposes of this Planning Statement are to:

- describe the proposed development, the nature and extent of the development, and the benefits to be derived from the development;
- set out the planning policy context for the development;
- describe the main planning issues affecting the development and how they have been addressed through the application.

2.0 Site Description

- 2.1 The site is located on the southern side of D High Street. Situated within the Town Centre, commercial properties adjoining the site. The becomes a primary protected frontage when Street.
- 2.2 1A Delancey Street is a three-storey building floor, which provides access to the street. Th therefore this statement has been written on kitchen and toilets. The upper storeys comp associated with the minicab office.
- 2.3 The Blues Kitchen restaurant and bar at 111 the application site. It is a very successful, lar established for many years and has evolved opens late at night. The Blues Kitchen has c the premises were operated as a music venu
- 2.4 The immediate area around the application si centre and the wider local area contains ot

3.0 Planning History

The Application Site

APPLICATION NUMBER	DESCR
2019/1872/P	Change of use from offices : office (A2) to self-contained

4.0 Proposed Development

- 4.1 The proposed development seeks the change of use of the Site from office to restaurant and ancillary space at ground floor, ancillary overnight accommodation and ancillary storage space at basement. The Applicant is aware of the Site which already wraps around the Site.
- 4.2 The Blues Kitchen is an established successful restaurant and bar. It itself is a known late night entertainment destination. The existing venue with an additional 92.5sqm of space for dining space. This floorspace would be used for the new dining space (approximately 10 covers) at ground floor and ancillary accommodation for the staff, ancillary to the restaurant.
- 4.3 The description of development is therefore proposed to be an office (Sui Generis) to restaurant use and ancillary space.
- 4.4 New windows are proposed to the front elevation of the building for this element of the proposal.
- 4.5 Details can be found within the following plan
 - BKC/19/10: Proposed Basement

5.0 Planning Policy

National Planning Policy Framework (NPPF)

- 5.1 The Government published the revised National Planning Policy Framework in 2019. The NPPF provides an overarching framework for the development and the consideration of development proposals.

Chapter 6: Building a Strong, Competitive Economy

- 5.2 Paragraph 80 states that policies and decisions should support businesses to grow and businesses can invest, expand and adapt. It encourages businesses to build on its strengths.

Chapter 7: Ensuring the Vitality of Town Centres

- 5.3 Paragraph 85 states that policies and decisions should support the vitality of the heart of local communities, by taking a place-led approach to adaptation.

Chapter 9: Promoting Sustainable Transport

- 5.4 Paragraph 102 states that transport issues should be considered in planning making and development proposals, so that they are properly addressed.

London Plan – Adopted March 2016

- Policy 3.16: Protection and enhancement
- Policy 4.6: Support for and enhancement
- Policy 6.3 Assessing effects of developm
- Policy 7.15: Reducing and managing noise
environment and promoting appropriate s

Camden Local Plan – Adopted July 2017

- Policy C3: Cultural and Leisure Facilities
- Policy E1: Economic development
- Policy A1: Managing the impact of develo
- Policy A4: Noise and vibration
- Policy TC2 Camden's centres and other s
- Policy TC4: Town centre uses

5.7

The revised London Plan is currently in draft form. As the progress of the document, it is considered that the relevant policies from this document are:

- Policy GG5: Growing a good economy

6.0 Planning Consideration

Principle of Change of Use

- 6.1 National planning policy and guidance now re centres to ensure centres remain vital and via and Retail (July 2019 update) acknowledg potential to increase economic activity withi opportunities. They can allow town centres t offer services beyond retail. In fostering such and address any wider impacts in relation to covered in greater detail below.
- 6.2 Policy 3.16 of the adopted London Plan see the needs of its growing and diverse popu infrastructure covers a wide range of facilities
- 6.3 Policy 4.6 of the adopted London Plan see enterprises. LPAs are required to identify, clusters of evening and night time enterta transport, policing and environmental servic account of the cumulative effects of night time

- 6.5 Camden Local Plan Policy C3 seeks to protect the character of adjoining uses where this is likely to impact. Paragraph 4.49 states that cultural and leisure facilities, and the mix of uses, contribute to Camden's attractiveness as a place to live, work and visit, and for people from all walks of life to meet and interact, and the connection.
- 6.6 Supporting paragraph 4.57 adds that cultural and leisure facilities, tourism and business investment in the Borough, and the mix of uses, contribute to town centres and the night-time economy. Supporting paragraph 4.58 states that Camden Council wants to ensure that existing cultural and leisure facilities are protected.
- 6.7 Policy TC2 of the Camden Local Plan concerns the protection of vibrant centres throughout the Borough, to include the protection of town centres, including through the provision for and maintenance of a mix of uses and other suitable uses to provide variety, vibrant street life, and primary and secondary frontages within Camden (including the secondary frontage), specifically protecting town centres (including together with a broader range of other town centre uses, services, and food, drink and entertainment facilities) as a vibrant centre.

enhancing the acoustic environment and providing Areas and spaces of relative tranquillity); d) identifying major noise sources (such as road, rail, air transport) and managing them through the use of distance, screening or internal insulation; e) where it is not possible to achieve acceptable noise levels from noise sources, without undue impact on other uses, potential adverse effects should be controlled through acoustic design principles; f) having particular regard to sensitive development; and g) promoting new measures at source, and on the transmission path from source to receiver. The adopted London Plan Policy 7.15 adds that the aim is to create the right acoustic environment in the right place and at the right time, and that the quality of life within the wider context of achieving sustainable development and noise management is considered as early as possible in the development part of development proposals. Noise management measures should be implemented in buildings whenever opportunities arise.

6.10 Policy A1 seeks to manage the impact of development on the health, safety, amenity, and quality of life of occupants and neighbours. In doing so, LBC will ensure that the health, safety, amenity, and quality of life of occupants and neighbours is protected; (b) secure the long-term sustainability and successful communities by balancing the needs of the community with the characteristics of local areas and communities.

egress will remain unchanged, and all deliveries will be made to the rear Kitchen.

7.0 Conclusion

- 7.1 This planning statement accompanies an application for a change of use of a vacant minicab office (Sui Generis) to restaurant (Class A3)."
- 7.2 The proposal is appropriate in land use, high street character and appearance of the surrounding area.
- 7.3 In line with section 38(6) of the Planning Act 2008, the proposal complies with the London Plan, Camden Local Plan and should be approved without delay.

