

1a Delancey Street and The Blues Kitchen
The Columbo Group
January 2020



PLANNING STATEMENT

**PROPOSED CHANGE OF USE FROM VACANT MINICAB OFFICE TO RESTAURANT
(EXTENSION TO BLUES KITCHEN DINING ROOM AND ANCILLARY STAFF
ACCOMMODATION)**

Table of Contents

1.0	Introduction	1
2.0	Site Description	2
3.0	Planning History	3
	The Application Site	3
4.0	Proposed Development	4
5.0	Planning Policy	5
	National Planning Policy Framework (NPPF) (February 2019)	5
	National Planning Practice Guidance	5
	The Development Plan	5
6.0	Planning Considerations	7
	Principle of Change of Use	7
	Impact upon Amenity of Neighbouring Occupiers	8
	Impact upon Highways	9
7.0	Conclusion	10

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of The Columbo Group ("The Applicant") in support of a Planning Application to the London Borough of Camden ("LBC") for the change of use of the minicab office and ancillary accommodation on basement, ground, first and second floors at 1A Delancey Street ("The Site"). The minicab office will become vacant on 26th January 2020 and therefore this Statement has been written on this basis. The proposed change of use will create additional dining space at ground floor, ancillary overnight accommodation for staff at first and second floors and ancillary storage space at basement, associated with the Blues Kitchen. The Applicant operates the Blues Kitchen restaurant and bar, which wraps around the minicab office to the west, north and east.
- 1.2 The description of development is therefore proposed to be "Change of use from vacant minicab office (Sui Generis) to restaurant use and ancillary accommodation and storage (Use Class A3)."
- 1.3 The main purposes of this Planning Statement are to:
- describe the proposed development, the site and surrounding area;
 - set out the planning policy context for the site and its development;
 - describe the main planning issues affecting the development of the site and how they have been addressed through the application proposals.
- 1.4 The statement is arranged in seven sections as follows:
1. Introduction
 2. Site Description
 3. Planning History
 4. Proposed Development
 5. Planning Policy
 6. Planning Considerations
 7. Conclusion

2.0 Site Description

- 2.1 The site is located on the southern side of Delancey Street, which runs perpendicular to Camden High Street. Situated within the Town Centre, the surrounding character is entirely urban, with other commercial properties adjoining the site. The street frontage is a protected secondary frontage and becomes a primary protected frontage when it wraps around the Blues Kitchen on Camden High Street.
- 2.2 1A Delancey Street is a three-storey building with basement. A minicab office is located at ground floor, which provides access to the street. This unit will become vacant on 26th January 2020 and therefore this statement has been written on this basis. In the basement is ancillary storage, a kitchen and toilets. The upper storeys comprise additional ancillary storage and accommodation associated with the minicab office.
- 2.3 The Blues Kitchen restaurant and bar at 111-113 Camden High Street is immediately adjacent to the application site. It is a very successful, large leisure and entertainment venue, which has been established for many years and has evolved into a very popular local community facility which opens late at night. The Blues Kitchen has operated at the site since May 2009 and prior to this the premises were operated as a music venue called 'Oh Bar'.
- 2.4 The immediate area around the application site is typical of a busy, active, mixed-use, major urban centre and the wider local area contains other businesses which operate successful late-night leisure and entertainment venues, including the famous KOKO premises further along Camden High Street.
- 2.5 Immediately beyond the application site on Delancey Street is the former The Forge live music venue, at Nos 3-7 Delancey Street, which operated from 2009 until its closure in 2017.

3.0 Planning History

The Application Site

APPLICATION NUMBER	DESCRIPTION	DECISION
2019/1872/P	Change of use from offices ancillary to private hire office (A2) to self-contained residential unit (C3)	Withdrawn 23-04-2019

4.0 Proposed Development

- 4.1 The proposed development seeks the change of use of the vacant minicab office to create dining space at ground floor, ancillary overnight accommodation for staff at first and second floors and ancillary storage space at basement. The Applicant operates the Blues Kitchen restaurant and bar, which already wraps around the Site.
- 4.2 The Blues Kitchen is an established successful leisure and entertainment venue in Camden, which itself is a known late night entertainment destination. The proposed development seeks to extend the existing venue with an additional 92.5sqm of floorspace, with access from within the existing dining space. This floorspace would be used for storage in the basement and additional dining space (approximately 10 covers) at ground floor. The upper storeys would provide additional accommodation for the staff, ancillary to the main A3 use.
- 4.3 The description of development is therefore proposed to be “Change of use from vacant minicab office (Sui Generis) to restaurant use and ancillary accommodation and storage (Use Class A3).”
- 4.4 New windows are proposed to the front elevation of the unit, but planning permission is not required for this element of the proposal.
- 4.5 Details can be found within the following plans which accompany the application:
- BKC/19/10: Proposed Basement and Ground Floor
 - BKC/19/11: Proposed First and Second Floors

5.0 Planning Policy

National Planning Policy Framework (NPPF) (February 2019)

- 5.1 The Government published the revised National Planning Policy Framework (NPPF) in February 2019. The NPPF provides an overarching framework for the production of local policy documents and the consideration of development proposals.

Chapter 6: Building a Strong, Competitive Economy

- 5.2 Paragraph 80 states that policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It confirms that the approach should allow each area 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 role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Chapter 9: Promoting Sustainable Transport

- 5.4 Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that potential impacts on the transport network can be addressed.

National Planning Practice Guidance

- 5.5 The Government have published topic-based guidance to support the NPPF. The following are relevant to this application:

Town Centres and Retail (March 2014; updated July 2019)

Noise (March 2014; updated July 2019)

The Development Plan

- 5.6 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development be determined in accordance with the Development Plan unless material considerations indicate otherwise. In Camden, the adopted Development Plan consists of;

- London Plan – Adopted March 2016
- Camden Local Plan – Adopted July 2017

The policies considered to be of relevance to the application proposals are listed below and an assessment of the application proposals against the requirements of these policies, and other material considerations, is contained at section 6.0 of this Statement.

London Plan – Adopted March 2016

- Policy 3.16: Protection and enhancement of social infrastructure
- Policy 4.6: Support for and enhancement of arts, culture, sport and entertainment
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 7.15: Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Camden Local Plan – Adopted July 2017

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

5.7 The revised London Plan is currently in draft form and it likely to be published in Spring 2020. Given the progress of the document, it is considered to be a material consideration with significant weight. The relevant policies from this document are:

- Policy GG5: Growing a good economy
- Policy SD6: Town Centres and High Streets
- Policy S1: Developing London's Social Infrastructure
- Policy HC5: Supporting London's Culture and Creative Industries
- Policy HC6: Supporting the Night-time Economy
- Policy T4: Assessing and Mitigating Transport Impacts

6.0 Planning Considerations

Principle of Change of Use

- 6.1 National planning policy and guidance now reflects the need for a greater diversity of uses in town centres to ensure centres remain vital and viable. Indeed, paragraph 001 of NPPG: Town Centres and Retail (July 2019 update) acknowledges that evening and night time activities have the potential to increase economic activity within town centres and provide additional employment opportunities. They can allow town centres to diversify and help develop their unique brand and offer services beyond retail. In fostering such activities, local authorities will also need to consider and address any wider impacts in relation to crime, noise and security. These considerations are covered in greater detail below.
- 6.2 Policy 3.16 of the adopted London Plan seeks to enhance social infrastructure provision to meet the needs of its growing and diverse population. Supporting paragraph 3.86 adds that social infrastructure covers a wide range of facilities, including leisure facilities.
- 6.3 Policy 4.6 of the adopted London Plan seeks the continue success of London's entertainment enterprises. LPAs are required to identify, manage and co-ordinate strategic and more local clusters of evening and night time entertainment activities to address need, provide public transport, policing and environmental services and minimise impact on other land uses, taking account of the cumulative effects of night time uses and saturation levels beyond which they have unacceptable impacts on the environmental standards befitting a world city and quality of life for local residents. Supporting paragraph 4.36 adds that London is a great city for night time entertainment and socialising, with a unique selection of bars, restaurants, performing arts venues, cinemas and night clubs. The night time economy also forms an important part of London's economy. The Mayor encourages a supportive approach to planning these diverse night time activities in appropriate locations. Planning policies should recognise and address the opportunities and challenges posed by the strategically important clusters of night time activities concentrated in some of the main town centres.
- 6.4 The emerging London Plan seeks to promote London as a 24-hour city (Policy GG5); support the varied role of the high street and develop cultural uses and activities (Policy SD6). Most specifically, emerging London Plan Policy HC5 states that Councils should, "consider the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities during the day and at night-time to stimulate vibrancy and viability and promote diversity in town centres". Furthermore, Policy HC6 seeks to promote the night-time economy in strategic areas of night-time activity. Table A1.1 of the emerging London Plan identifies that Camden Town has an international importance in terms of its night time economy. It also indicates that it has high commercial growth potential.

- 6.5 Camden Local Plan Policy C3 seeks to protect cultural and leisure facilities and manage the impact of adjoining uses where this is likely to impact their continued operation. Supporting paragraph 4.49 states that cultural and leisure facilities, including live music venues, contribute enormously to Camden's attractiveness as a place to live, work or study. These facilities support opportunities for people from all walks of life to meet and interact and promote a sense of belonging and connection.
- 6.6 Supporting paragraph 4.57 adds that cultural and leisure facilities support consumer expenditure, tourism and business investment in the Borough and contribute to the vibrancy and success of town centres and the night-time economy. Supporting paragraph 4.60 specifically states that the Council wants to ensure that existing cultural and leisure attractions are sustained and enhanced.
- 6.7 Policy TC2 of the Camden Local Plan concerns Camden's centres and promotes successful and vibrant centres throughout the Borough, to serve the needs of residents, workers and visitors; including through the provision for and maintenance of a range of food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice. Policy TC2 identifies and protects primary and secondary frontages within Camden's centres (the Site is located within a designated secondary frontage), specifically protecting the secondary frontages as locations for shops (A1) together with a broader range of other town centre uses to create centres with a range of shops, services, and food, drink and entertainment uses which support the viability and vitality of the centre.
- 6.8 The change of use will bring a currently vacant property on a secondary frontage back into active use and this will support the vitality and viability of the town centre. The existing venue is already open until late at night, daily and attracts visitors to the area, which supports the local economy. Furthermore, the existing Blues Kitchen employs 59 individuals directly and provides business for approximately 25 additional people indirectly (security staff, cleaners, DJs and local suppliers) and is considered to be a significant employer. It is clear that the Blues Kitchen is an important feature in Camden's night time character and its expansion should be welcomed. Indeed, Camden policy specifically seeks to sustain and enhance the existing leisure attractions and therefore this proposal is entirely appropriate and in line with the policies within the development plan.

Impact upon Amenity of Neighbouring Occupiers

- 6.9 Adopted London Plan Policy 7.15 addresses the reduction and management of noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. This policy states that development proposals should seek to manage noise by: a) avoiding significant adverse noise impacts on health and quality of life as a result of new development; b) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses; c) improving and

enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity); d) separating new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial development) through the use of distance, screening or internal layout – in preference to sole reliance on sound insulation; e) where it is not possible to achieve separation of noise sensitive development and noise sources, without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles; f) having particular regard to the impact of aviation noise on noise sensitive development; and g) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver. Supporting paragraph 7.52 to adopted London Plan Policy 7.15 adds that the management of noise is about encouraging the right acoustic environment in the right place at the right time – to promote good health and a good quality of life within the wider context of achieving sustainable development. It is important that noise management is considered as early as possible in the planning process, and as an integral part of development proposals. Noise management includes promoting good acoustic design of buildings whenever opportunities arise.

- 6.10 Policy A1 seeks to manage the impact of development and seeks to protect the quality of life of occupiers and neighbours. In doing so, LBC will (a) seek to ensure that the amenity of communities, occupiers and neighbours is protected; (b) seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; (c) resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and (d) require mitigation measures where necessary.
- 6.11 As stated previously, the existing Blues Kitchen wraps around the application site and as such is the only direct neighbour relevant to the proposed change of use. The proposal will increase the number of covers by only 10, and therefore will not have a significant material impact in terms of amenity. The proposal is therefore in accordance with London Plan and LBC policies.

Impact upon Highways

- 6.12 London Plan Policy 6.3 requires development proposals to ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network.
- 6.13 Camden Policy T1 seeks to promote sustainable transport by prioritising walking, cycling and public transport in the borough.
- 6.14 Given that the proposed change of use will amount to an additional 10 covers, and it is located within a highly sustainable location, it is considered that this will not have a material impact on the transport network and therefore complies with the above policy requirements. The access and

egress will remain unchanged, and all deliveries will continue to be arranged through the Blues Kitchen.

7.0 Conclusion

- 7.1 This planning statement accompanies an application to change the use of 1A Delancey Street from vacant minicab office (Sui Generis) to restaurant use and ancillary accommodation (Use Class A3)."
- 7.2 The proposal is appropriate in land use, highway and residential amenity terms and respects the character and appearance of the surrounding area.
- 7.3 In line with section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal complies with the London Plan, Camden Local Plan and the National Planning Policy Framework and should be approved without delay.

