



93 Charlotte Street, London W1T 4PY

PLANNING STATEMENT

Application for Planning Permission for the change of use of the first floor
from restaurant (Class E) to residential (Class C3).

December 2020

Introduction

1. This statement is submitted in support of an application for planning permission in relation to the change of use of the first floor from restaurant (Class E) to residential (Class C3), comprising one studio flat at 93 Charlotte Street, W1T 4PY.
2. The Statement provides a justification for the scheme in accordance with relevant planning policy and guidance.

Site Context

3. Number 93 Charlotte Street is located on the northern aspect of Charlotte Street, between Chitty Street and Tottenham Street.
4. The site and adjoining properties are not listed. Surrounding listed buildings include numbers 73 Charlotte Street, located to the south east of the site.
5. The site is located on the north western boundary of the Charlotte Street Conservation Area. The site lies within a protected secondary shopping frontage.

Background

6. The application site has operated as a restaurant on the basement, ground and first floors, with residential uses comprising the second to fourth floors.
7. The first floor was brought into use as part of the restaurant/bar area from ancillary office/storage floorspace following the grant of permission of the erection of a first floor rear extension and renovation of the restaurant, however, the approved extension was not constructed.

8. There has been limited demand for the use of the first floor as bar/restaurant and it is now proposed to convert the first floor to a studio flat. No external alterations to the building are proposed.

Relevant Planning History

9. The following records have been obtained from the Camden Council's online planning register:
- 2017/1790/P - Variation of condition 3 (approved plans) of planning permission 2014/3710/P, dated 02/03/2015 (for erection of single storey rear extension at first floor level and renovation of restaurant), namely to allow changes to layout at basement, ground and first floor levels. Granted.
 - 2016/6896/P - Variation of planning condition 3 (approved plans) of planning permission ref: 2014/3710/P dated 02/03/2015 for the 'erection of single storey rear extension at first floor level and renovation of restaurant' to make minor material amendments to reconfigure the internal layout to provide additional restaurant seating. Withdrawn.
 - 2016/6112/P - Variation of planning condition 3 (approved plans) of planning permission ref: 2014/3710/P dated 02/03/2015 for the 'erection of single storey rear extension at first floor level and renovation of restaurant' to make minor material amendments to reconfigure the internal layout to provide additional restaurant seating. Withdrawn.
 - 2014/3710/P - Erection of single storey rear at first floor level and renovation of restaurant. Granted.
 - 2012/1910/P - Installation of a new shop front to restaurant (Class A3). Granted.
 - 2008/2756/P - Installation of a new shopfront and awning. Refused.
 - 2008/2192/A - Display of internally illuminated fascia box sign and projecting sign to the ground floor restaurant. Granted.

10. The site's planning history is primarily related to changes of use of the ground and first floor, including a first floor extension and shopfront development.

Planning Policy

11. The Development Plan is comprised of the London Plan 2011 and Camden Local Plan 2017.

12. The following policies are relevant to the Planning Application:

- TC2 - *Camden's centres and other shopping areas* – states that the Council will ensure that development in its centres is appropriate to the character and role of the centre in which it is located and does not cause harm to neighbours, the local area, or other centres.
- Policy H1 - *Maximising housing supply* – states that the Council aims to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31
- Policy H6 - *Housing choice and mix* - seek to secure a variety of high quality housing to meet the needs of different users, and will not sacrifice quality in order to maximise overall housing delivery
- Policy D2 - *Heritage* – aims to preserve or enhance the character or appearance of conservation areas and their settings, setting out parameters for demolition with regards to the significance of the buildings contribution.

Proposal

13. The application proposes a change of use of the first floor of the existing restaurant use, to that of a single studio flat.

14. The proposed flat has a floor area of 37sqm and comprises a studio living/sleeping area, with kitchen area and shower room. The studio would be fully self-contained with a private access point off Charlotte Street and access to an external rear terrace. No external alterations to the building are proposed.

Key Planning Matters

15. The key issues are considered to be:

- The impacts associated with the loss of the existing Class E use
- The impact of the change of use on the protected frontage
- Ensuring the proposal meets design and housing standards
- Whether the change of use would harm the character of the Conservation Area

Policy Assessment

16. The existing use of the site as a restaurant will remain at basement and ground floors. Before being renovated to provide additional seating, the first floor was ancillary floorspace to the restaurant, used for office and storage. The additional seating at first floor is no longer required and the conversion of the first floor to residential will not impact on the viability of the existing restaurant, which will continue to operate.

17. The site is located within a protected secondary shopping frontage, but the proposals would not have a harmful impact on this frontage, which would remain in active use, in line with Policy TC2. Indeed, the conversion of upper floors to residential use is supported by Policy TC2, which states that *'the Council supports the development of housing within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses.'*

18. The proposal complies with the requirements of the policy to support the retention of retail uses on the ground floor and is in keeping with the characteristics of Charlotte Street, which possesses existing ground floor retail and restaurant uses, with dwellings above.
19. The proposed change of use is in keeping with Policy TC2 and the existing surrounding uses. The proposal retains the existing ground floor restaurant use and shopfront, preserving the character of the protected frontage within the Charlotte Street Conservation Area.
20. The creation of an additional dwelling in this location is supported by Policy H1, which seeks to maximise the supply of housing within the borough.
21. The proposed dwelling comprises a living space, shower room, kitchen and outdoor space. The proposal complies with the Nationally Described Space Standards, as required by London Plan policy and Policy H6 of the Local Plan which prescribes the studios with a shower room must be at minimum of 37sqm.
22. The application does not propose to alter the value of building within the conservation area. The proposed works do not involve any works to the exterior of the building, or street front. The only building operations necessary to convert the building are internal works. All works are in keeping with Policy D2 and will provide benefit to the values of the Conservation Area.

Conclusions

23. This application seeks permission for the change of use of the first floor from restaurant (Class E) to a residential unit (Class C3).
24. The proposed change of use of the first floor involves minor internal works, and retains all existing economic, value and characteristics of the town centre and

protected frontage. The change of use allows for full retention of the existing ground floor restaurant uses whilst supporting the housing stock within the borough.

25. For the reasons set out in the Statement, and compliance with the policies of the Development Plan, it is respectfully requested that planning permission is granted.