

DESIGN & ACCESS STATEMENT

PROJECT:	FULL PLANNING FOR ADDITION OF EXTRACTOR
ADDRESS:	86 PLENDER STREET LONDON NW1 0JN
DATE:	JULY 2022

THE APPLICATION SITE AND SURROUNDING AREA

The application site is a ground floor commercial unit in an end-of-terrace 3-storey property. The site has planning permission to be used as a retail unit (Class A1) but is currently being utilised as an Estate Agent (Class A2). The site is located within Camden Town centre, but is not located within a core frontage. The site is located within Camden Conservation Area

RELEVANT PLANNING HISTORY

2017/4478/INVALID 86 Plender Street London NW1 0JN Change of use from office (B1) to beauty salon (Sui Gen) WITHDRAWN -- Withdrawn Decision

2022/2760/P 86 Plender Street Camden London NW1 0JN Use as a restaurant (Class E) REGISTERED 06-07-2022

2011/5751/P 86 Plender Street London NW1 0JN Retrospective Planning Application for the change of use of ground floor from retail (Class A1) to estate agency (Class A2). APPEAL DECIDED 01-12-2011 Refused and Warning of Enforcement Action to be Taken

2005/1837/P 86 Plender Street London NW1 0JN Change of use of ground floor from retail (A1 Use Class) to restaurant (A3 Use Class) together with installation of external ventilation duct on rear elevation WITHDRAWN 01-06-2005 Withdrawn Decision

2004/5494/P 86 Plender Street London NW1 0JN The erection of a rear extension at first floor level to form a two-bedroom maisonette and the installation of a new shopfront to existing retail unit at ground floor. FINAL DECISION 10-01-2005 Granted

2004/4219/P 86 Plender Street London NW1 0JN The erection of rear extension at first and second floor levels to form two studio flats and the installation of a new shopfront to the existing ground floor retail unit. APPEAL DECIDED 19-10-2004 Refused

2003/0002/P 86 Plender Street London NW1 0JN The installation of a new shopfront and the use of the upper floors as 2 self-contained residential units (2x1 beds), with associated works to include access from Bayham Street, 4 new windows in the flank elevation, a 1st and second floor rear extension, replacement UPVC windows in the front elevation and a replacement single storey ground floor extension to the side. FINAL DECISION 24-06-2003 Refused

THE APPLICATION PROPOSAL



We wish to use these premises as hot food eat in and takeaway. Internal modifications to add a kitchen, customer and staff toilet facilities with a rear projecting extractor as shown in the plans.

To the rear of the premises is a kitchen and service area proposed to operate to support. In terms of external alterations we will submit a separate application for the proposed changes. To the rear of the building the only change is an addition of extractor Flu- which raises 1m over the roof of the building.

In terms of hours of operation these are proposed to be from 12.00 PM to 2.00 AM, seven days a week. In terms of staff numbers, it is anticipated that up to 5-6 members of staff, likely employed from the local community, will be sufficient to prepare and serve products onsite. The site has rear access for servicing/operational parking and Main Road is not subject to waiting restrictions in the vicinity.

SUMMARY AND CONCLUSIONS

In light of the foregoing it is considered that this proposal to bring a currently none profitable run down unit back into active operation has significant policy support.

Generating pedestrian visits within shopping hours and into the evening, with no adverse impact on residential amenities, is fully compliant with the relevant policies of the Camden Local Plan.

Sustainable economic growth is at the heart of the Government's National Planning Policy Framework, and active uses within local centres are encouraged to be supported. The proposed alterations to the building and the resulting use will be sympathetic to the existing property and wider characteristics of the Area, resulting in no harm to the street scene.

The development would not undermine or harm the vitality and viability of the local centre. Indeed, the opportunity to provide local employment and a high quality establishment and meeting place for local residents and businesses will significantly enhance the shopping frontage and support the overall functioning of the area. It will create a valuable community facility.

Given the clear and significant and economic and wider benefits of the application

proposal, and the presumption in favour of sustainable development as set out in the Framework, we respectfully request that planning consent should reasonably be granted for the proposed use and minor alterations to the existing building



This page is intentionally left blank.