

Planning and Design & Access Statement

RE: 41 Greville Street, London, EC1N 8PJ

INTRODUCTION

1. This Planning and Design & Access Statement (DAS) has been prepared to support a planning application for the proposed change of use of the 3rd floor of 41 Greville Street, London, EC1N 8PJ from Use Class E to a single residential apartment (Use Class C3).
2. The property benefits from a prior approval submitted pursuant to Schedule 2, Part 3, Class MA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town & Country Planning (General Permitted Development etc) (England) (Amendment) Order 2021 which permitted the change of use of the 3 upper floors from Use Class E to residential use. The prior approval was granted under case reference 2022/1011/P on the 10 August 2022 and was subject to a s106 Agreement and a standard implementation condition requiring that the development must be completed within a period of 3 years starting with the date prior approval is granted i.e., by the 10 August 2025.

ASSESSMENT

a) Transport impacts

3. The property has a PTAL rating of 6B – the highest level of access to public transport. A copy of the PTAL report is included with the application. Safe site access to the property is available from street level (the grey doors marked in the following google street image)



4. The property can provide cycle parking in the basement, which is secure, dry and accessible. A car club is showing as available at 20 Greville Street and the Santander bike docking stations are available in New Fetter Lane, Farringdon Street, Holborn Circus and Hatton Wall which are all readily accessible locations from the property.

b) Contamination

5. The property has been used in the past as jewellery workshops over basement, 1st, 2nd and 3rd floors. No contamination has been noted against the property during the processing of previous proposals for the property and none is anticipated given the type of commercial uses previously carried out.

c) Flood Risk

6. The property is located in flood zone 1 and has a low probability of flooding. A copy of the Environment Agency Flood Report is included with the application.

d) Noise

7. The ground floor of the property comprises a café / restaurant with daytime opening hours. The 1st and 2nd floors of the property are vacant commercial space now falling within Use Class E. No adverse noise impacts are likely to arise from any commercial use and generally the area confirms that the co-existence of commercial uses at ground floor with residential uses on the upper floors can occur without detriment to future residential occupants.

e) Conservation Area

8. Although the property is located within Hatton Garden Conservation Area no external changes are proposed or necessary which would engage the statutory, national or local heritage polices. There is no published CAAC for the Hatton Garden Conservation Area.

f) Natural light

9. The following two google images confirm that the property has windows on the Leather Lane and Greville Street elevations. No changes are proposed or required to these external elevations thereby ensuring that the proposed residential unit will have maximum access to natural light.



10. The following extract from SunCalc.org confirms that the property is orientated in a position which optimises access to natural daylight.



g) Policy Context

11. The following extract from the Camden Local Plan 2017 Proposals Map confirm the designations that apply to the property:

41 Greville Street, London, EC1N 8PJ

Map information in [41 Greville Street, London, EC1N 8PJ]

Conservation Area

See on map

Description :

Hatton Garden

DesignatedDate :

19990805

Local Plan Centres

3

Local Plan Central London Area

1

Protected Vistas LVMF 2010

3

Archaeological Priority Areas (2017)

1

Camden Boundary

1

12. The property is not located in the Hatton Garden Specialist Shopping Area. None of the local plan designations are considered relevant in the assessment of the proposed development since there are no proposed external changes and the change of use is proposed on the top floor of the property.
13. Policies at national, strategic, and local level afford great priority to the delivery of extra housing. The development of small sites is also supported at all levels, more so at national and strategic level. Development of previously developed land is also prioritised. Paragraph 120 d) of the NPPF advises that planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more efficiently (for example, converting space above shops).
14. Camden Local Plan Policy E2 'Employment premises and sites' seeks to resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:
 - a. the site or building is no longer suitable for its existing business use;
 - and
 - b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
15. The upper floors of this property have been vacant for a considerable period, and this prompted the prior approval application in August 2022. The existence of a valid prior approval for converting the upper floors of the property to residential use is a material consideration that outweighs any conflict with Policy E2 that is perceived to occur.
16. In addition, paragraph 123 of the NPPF does advocate using retail and employment land for homes in areas of high demand provided that this would not undermine key economic sectors or sites or the vitality and viability of town centres. The loss of the employment space has already been sanctioned through the prior approval and since the proposed change of use now focuses on the 3rd floor there will be no impact on the vitality and viability of the local centre.

h) Residential Space Standards

17. The proposed residential unit complies with the London Plan Policy D6. A 1b /2p unit is proposed with a GIA of 53.6m². London Plan Policy D6, Table 3.1 confirms that the minimum requirement for such a unit is 50m². Policy D6 confirms that a double bedroom must have a floor area of at least 11.5m². The proposed bedroom achieves this standard.
18. London Plan Policy T5 requires 1.5 cycle spaces for a 2-person / 1 bedroom dwelling. The policy does not require any visitor cycle spaces. As with the prior approval cycle parking is proposed in the basement of the property.

i) Design & Access

19. No external changes are proposed or required to facilitate the proposed change of use. Access to the proposed flat will utilise the existing access from street level.

CONCLUSION

20. In conclusion this Planning and DAS has been prepared to support an application for the change of use of the 3rd floor of a property at 41 Greville Street, London, EC1N 8PJ from vacant business space to a 1b|2p residential unit. The conversion of the 3 upper floors of the property already benefits from a prior approval 2022/1011/P which was granted in August 2022.
21. Whilst the Camden Local Plan contains a policy which seeks to safeguard existing business premises, there is a need for additional housing, particularly on smaller sites, on previously developed land in accessible and sustainable locations and the loss of business space has already been approved under prior approval 2022/1011/P.

APPLICATION DOCUMENTS & DRAWINGS

22. This application for prior approval comprises the following documents and drawings:
 - a. Application Form
 - b. Planning and DAS (this document)
 - c. Site Location Plan
 - d. Drawing 02: Block Plan
 - e. Drawing 19: Existing Floor Plans
 - f. Drawing 20B: Proposed Plans with dimensions
 - g. Drawing 21: Existing elevations (no changes proposed)
 - h. Drawing 22: Section as Existing
 - i. Drawing 23A: Proposed Plans with Internal Layout
 - j. CIL Form 1
 - k. PTAL Report
 - l. Flood Risk Report.
23. If further information or clarification is required, please contact the undersigned.

Alan Gunne-Jones MRTPI
Managing Director
15 December 2022
1077|AGJ