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**FAO Elaine Quigley**

23 February 2023

Dear Sir / Madam

**1 & 1A MONTAGUE STREET, LONDON WC1B 5BP**  
**APPLICATION UNDER S73 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of our client, Architectural Association Inc, please find enclosed an application (hereafter referred to as the "Application") made under Section 73 of the Town and Country Planning Act 1990, for a minor-material amendment to planning permission ref. 2021/5586/P (hereafter the "Permission"), which was approved on 1 February 2023 by London Borough of Camden ("LBC").

The description of development is as follows:

*"Temporary change of use from offices (Use Class E) to higher education use (Use Class F1) for 10 years until 30th June 2032."*

This Application seeks permission for the amendment of Condition 3.

Condition 3

As currently worded, this condition reads as follows:

*"The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 22:00 on Mondays to Fridays."*

*Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017."*

We would propose to amend this wording to the following:

*"The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 22:00 on Mondays to Fridays and 10:00 to 22:00 on Saturdays and Sundays."*

*Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017."*

This amendment has already been discussed with the case officer, Elaine Quigley.

The AA School is seeking weekend occupancy of 1 and 1A Montague Street in order to offer the students the same level of access as their peers in the Bedford Square premises. The students and staff are able to access the buildings in Bedford Square between the hours of 10:00-22:00.

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This would reasonably apply to both addresses, 1 and 1A collectively, with students and staff using spaces for study and to progress assigned design work, comprising mostly drawings and computer work. It should be noted that no teaching would take place on weekends. As during the weekdays, the premises would be monitored by the school's security personnel.

The holiday breaks and school closures would equally apply to 1 and 1A Montague Street. As with Bedford Square, there would be weekend supervision provided by the school's facilities and security team, also responsible for health and safety.

Conclusion

The proposed amendments outlined in this Application are of a very modest nature, and the revised wordings still respect the spirit and purpose of the reasons for why this condition was imposed.

We therefore respectfully request that London Borough of Camden grant planning permission for this Application.

Application Procedure

- The application fee [REDACTED] has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2015 (as Amended 2017). Payment of the fee will be made via the Planning Portal. We would be grateful if LBC could confirm that our application is complete and will be validated shortly.

If you have any outstanding queries on this matter, please contact Kate Falconer-Hall [REDACTED] of this office in the first instance.

Yours Faithfully

[REDACTED]

**MONTAGU EVANS LLP**

Enc.