

Application ref: 2023/1477/P
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Date: 15 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Maddox Planning
33 Broadwick Street
London
W1F 0DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42-43
Queen Square
London
Camden
WC1N 3AQ

Proposal:
Change of use from Education (Class F1) to Healthcare Facility (Class E).
Drawing Nos: 0020, 0021, 0022, 0030, 0031, 0032, Site Location / Block Plan,
Planning Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

0020, 0021, 0022, 0030, 0031, 0032, Site Location / Block Plan, Planning Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Notwithstanding the provisions of Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for purposes outside of Class E (e).

Reason: To protect the employment function of the premises in accordance with Policies E1 and E2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site comprises a four-storey end of terrace property plus basement level, currently used as an adult education centre (Class F1) for the Mary Ward Centre. The property is a Grade II listed building and situated within the Bloomsbury Conservation Area. It is also within close proximity to major community and healthcare facilities including the University College London Hospital, the Royal London Hospital for Integrated Medicine, the National Hospital for Neurology and Neurosurgery, and the Wellcome Centre for Human Neuroimaging.

The property has been home to various educational and charity establishments since 1860, most recently being home to the Mary Ward Settlement from 1982 until 2023. The Mary Ward Settlement specialises in adult education offering a wide range of courses from art & design, English language, maths, health & fitness, profession skills, and many others.

In 2018, the Mary Ward Centre announced it would be relocating premises from 42-43 Queen Square to a new facility in Stratford, East London, citing the need for specialist educational provision in East London where the demand for adult education is higher. The new building in Stratford will offer space for more courses, better facilities, and better disability access.

The property was put on the market in November 2021 in order to find a new tenant, which two local factors impacting the demand for the property. First was the condition, which given the length the building has been used for teaching (over 160 years), would require significant upgrades to make it suitable for other educational uses. Second is the permitted F1 use, for which there is limited demand for in the area as the dominant use is medical.

The property was advertised for over 15 months, involving adverts, circulating details to commercial agents, and online listings. There was limited interest in the property, with only one offer received from the prospective tenant,

Amethyst, which is subject to planning permission for a change of use to medical (Class E) for a radiotherapy treatment centre to complement the existing nearby medical uses.

Policy C2 of the Camden Local Plan seeks to preserve community uses unless: a) a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended uses; and b) the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area.

Policy E1 of the Camden Local Plan supports the development of Camden's health and education sectors and promotes the development of the Knowledge Quarter around Euston and King's Cross. Policy E2 states that the Council will encourage the provision of employment premises and sites in the borough and will protect premises or sites that are suitable for continued business use and premises that support the functioning of the Central Activities Zone (CAZ) or the local economy.

- 2 The Camden Local Plan defines community facilities as "a wide range of social infrastructure that provides service to the community/ this includes childcare, education, adult learning and training, healthcare, police stations, youth provision, libraries, public houses, community halls, places of worship, and public toilets".

Both the existing educational use and proposed healthcare use are therefore defined as community uses in the Local Plan. As such, the proposed change of use meets the first test of Policy C2, where although the replacement community use is different than existing, it is still a facility that will meet local residents' needs. Although the Mary Ward Centre has relocated outside of Camden, it is still within reasonable distance for Camden residents to access and will provide higher quality premises with better access for all users.

In addition, the Local Plan supports concentration of medical, educational, cultural, and research institutions within Central London that form an integral part of the Knowledge Quarter, which includes Bloomsbury. Considering the proposed medical use is situated in the Bloomsbury area, coupled with the highly accessible location of the site allowing for sustainable travel to the community facility, it is considered the site is suitable for a medical use.

In order to protect the premises as a community use in line with Policy C2, and to ensure no other permitted uses under Class E take its place, a condition has been included restricting the site's use to those under Class E (e).

Overall, it is considered that the requirements and objectives of Local Plan Policy C2 on community facilities have been satisfactorily addressed. Therefore, it is considered that the change of use from educational (Class F1) to medical (Class E) would comply with Policies C1, C2, E1, and E2 of the Camden Local Plan.

No internal or external alterations are proposed as part of this application, which is limited to the change of use only. Any future internal or external alterations would require planning permission and/or listed building consent.

It is considered that the Class E use is unlikely to result in significantly more noise, traffic congestion, or parking stress than the existing arrangements and therefore the nature of the proposed use is acceptable. In addition, no physical changes are proposed by this application, and given the existing building's existing educational use, there would be no significant impact on neighbour amenity.

One objection and one letter of support were received prior to making this decision, the details of the objection are outlined in the Consultation Summary. The planning history of the site and surrounding area were taken into account prior to making this decision.

As such, the proposal is in general accordance with Policies A1, C1, C2, E1, and E2 of the London Borough of Camden Local Plan 2017 and with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer