

Application ref: 2023/1265/P  
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Date: 22 June 2023

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

Phone: 020 7974 4444

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Zerum  
South Central  
4th Floor  
11 Peter Street  
Manchester  
M2 5QR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**County House**  
**Conway Mews**  
**London**  
**W1T 6AA**

Proposal:  
Change of use of second floor of County House from offices (Class E (g)) to an educational facility (Use Class F1(a)).

Drawing Nos: LCH/4/GA/12B (Existing), LCH/4/GA/12B (Proposed), Site Location Plan, Cover Letter (20/06/2023), Operational Management Plan (20/06/2023)

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 LCH/4/GA/12B (Existing), LCH/4/GA/12B (Proposed), Site Location Plan, Cover Letter (20/06/2023), Operational Management Plan (20/06/2023)

Reason:

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

- 3 Before the development commences, details of secure, accessible and covered cycle storage area for the following additional cycle parking shall be submitted to and approved by the local planning authority:

- 5 long-stay spaces
- 10 short-stay cycle parking spaces

The approved facilities shall be provided in their entirety prior to occupation of the second floor and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

Policy E2 is clear that the Council will resist the loss of a business use to a non-business use unless it has been thoroughly explored whether there is possibility for that use to continue. The Council will consider the suitability of the location for business use; whether the premises are in a reasonable condition to allow the use to continue; the range of unit sizes; and whether the business use is well related to nearby land uses (para. 5.37). Where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. If these criteria have been met then a thorough marketing exercise would not be required to support the application. Whilst no marketing evidence has been provided, it is clear that all floors are operating as a lawful F1 (educational) use under one provider apart from the second floor which was leased out to an office use by the applicant but is understood to be vacant at the time of assessment. The educational use and office use share an entrance and facilities. In this instance, it is considered that the second floor business use is isolated and not well related to the surrounding and nearby uses therefore meaning that the loss of business use (and consequently increase in education use) is acceptable in this location. Therefore the proposal complies with policy E2 of the 2017 Local Plan. Furthermore, policy C2

supports the investment plans of educational bodies to expand and enhance their operations in recognition of the social and economic benefits they generate for Camden and beyond, considering the potential impacts on amenity and transport.

An operational management plan has been submitted and is found to comprehensively document the potential impacts from increased student numbers as well as hours of operation and waste. It either mitigates further disruption or demonstrates that the impact would not be harmful. However, due to the increase in students, secure, accessible (step-free) and covered cycle parking should be provided in accordance with Policy T1, CPG Transport, and the London Plan. Based on the London Plan the development would be required to provide 5 long-stay and 10 short-stay cycle spaces in addition to the existing provision. As stated in the OMP, the car park is underutilised and cycle facilities could be installed in place of the car parking spaces - secured via condition.

- 3 A pre-commencement condition secures full details of the cycle parking facilities and its retention in perpetuity.

In terms of amenity, issues of outlook, privacy and daylight are not considered impacted by this change of use application.

The proposal does not include any external changes and therefore an assessment on design is not required. The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision, the Fitzroy Square CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C2, E1, E2, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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](http://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.

- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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



Daniel Pope  
Chief Planning Officer