

Application ref: 2021/5685/P
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Date: 20 December 2023

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

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planning@camden.gov.uk

www.camden.gov.uk/planning

WSP UK Limited
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**18-19 Southampton Place
London
WC1A 2AJ**

Proposal:

Change of use from educational use (Class F1(a)) to flexible education (Class F1(a)) or commercial and service use (Classes E(c), E(e) and E(g)); external alterations including a new automatic opening vent in the roof and installation of 2 condenser units in the rear lightwell of no. 18.

Drawing Nos: PL.0001rev A; PL.0002 rev A; PL.0100; PL.0101; PL.102; PL.0103; PL.0104; PL.0105; PL.0106; PL.0107; PL.0108; PL.0109; PL.0110; PL.0111; Q21197 G 11_EX rev P1;

ML3953 01 LGT rev A; ML3953 0B LGT rev B; ML3953 04 LGT rev A; ML3953 03 LGT rev A; ML3953 02 LGT rev A; ML3953 00 LGT rev A; Q21197 G 11 rev P1; MI3953 RF 705 rev P1; ML3953 04 706 rev P1; ML3953 04 705 rev P1; ML3953 03 706 rev P1; ML3953 03 705 rev P1; MI3953 02 706 rev P1; ML3953 02 705 rev P2; ML3953 01 706 rev P1; ML3953 01 705 rev P1; ML3953 0B 706 rev P10; ML3953 0B 011 rev P2; ML3953 00 706 rev P1; ML3953 00 705 rev P1; Q21197 2 10 REV 0; Q21197 1 9 REV 0; Q21197 3 5 rev 0; Q21197 G 8 rev 0; Q21197 B 7 rev 0; Q21197 4 6 rev 0; Q21197 2 4 rev A; ML3953 0B 100 rev P8; Q21197 1 3 rev A; Q21197 B 1 rev 0; Q21197 G 2 rev A; ML3953 v00 100 rev P7; PL.0300; PL.0301 rev A; PL.0302 rev A; PL.0303 rev A; PL.0304 rev A; PL.0305 rev A; PL.0400 rev A; PL.0401 rev A; PL.0402 rev A; PL.0403 rev A; PL.0404 rev A; PL.0405 rev A.

Cover letter by WSP dated 12/11/2021; Planning Statement by WSP dated November 2021; Schedule of works by WSP; Heritage Statement by Giles Quarme Architects

dated October 2021; Heritage Statement Addendum by Icení dated 13 June 2022; Door Schedule by Morgan Lovell dated 23/11/2021; Design and Access Statement by Morgan Lovell dated 16/09/2022; Air quality assessment by Sweco dated 12/05/2022; Energy Statement by Thornton Reynolds dated April 2022; BREEAM pre-assessment rev B by Verte dated July 2022; Cooling hierarchy technical note by Thornton / Reynolds dated 15/12/2022; Construction management plan pro forma

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:

PL.0001rev A; PL.0002 rev A; PL.0100; PL.0101; PL.102; PL.0103; PL.0104; PL.0105; PL.0106; PL.0107; PL.0108; PL.0109; PL.0110; PL.0111; Q21197 G 11_EX rev P1; ML3953 01 LGT rev A; ML3953 0B LGT rev B; ML3953 04 LGT rev A; ML3953 03 LGT rev A; ML3953 02 LGT rev A; ML3953 00 LGT rev A; Q21197 G 11 rev P1; MI3953 RF 705 rev P1; ML3953 04 706 rev P1; ML3953 04 705 rev P1; ML3953 03 706 rev P1; ML3953 03 705 rev P1; MI3953 02 706 rev P1; ML3953 02 705 rev P2; ML3953 01 706 rev P1; ML3953 01 705 rev P1; ML3953 0B 706 rev P10; ML3953 0B 011 rev P2; ML3953 00 706 rev P1; ML3953 00 705 rev P1; Q21197 2 10 REV 0; Q21197 1 9 REV 0; Q21197 3 5 rev 0; Q21197 G 8 rev 0; Q21197 B 7 rev 0; Q21197 4 6 rev 0; Q21197 2 4 rev A; ML3953 0B 100 rev P8; Q21197 1 3 rev A; Q21197 B 1 rev 0; Q21197 G 2 rev A; ML3953 v00 100 rev P7; PL.0300; PL.0301 rev A; PL.0302 rev A; PL.0303 rev A; PL.0304 rev A; PL.0305 rev A; PL.0400 rev A; PL.0401 rev A; PL.0402 rev A; PL.0403 rev A; PL.0404 rev A; PL.0405 rev A.
Cover letter by WSP dated 12/11/2021; Planning Statement by WSP dated November 2021; Schedule of works by WSP; Heritage Statement by Giles Quarme Architects dated October 2021; Heritage Statement Addendum by Icení dated 13 June 2022; Door Schedule by Morgan Lovell dated 23/11/2021; Design and Access Statement by Morgan Lovell dated 16/09/2022; Air quality assessment by Sweco dated 12/05/2022; Energy Statement by Thornton Reynolds dated April 2022; BREEAM pre-assessment rev B by Verte dated July 2022; Cooling hierarchy technical note by Thornton / Reynolds dated 15/12/2022; Construction management plan pro forma

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the provisions of Classes E and F of Part A of Schedule 2 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the buildings shall only be used for financial & professional services, medical & health services, and office & research purposes within Classes E(c)(i) (ii) & (iii), E(e), and Eg(i) & (ii); and for educational purposes (Class F.1(a)); and for no other use within these use classes.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policies A1, A4 and T1 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 6 Prior to commencement of use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

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.

Informative(s):

- 1 Reasons for granting permission.

The lawful use of the building is education use. The site is located in the Central London Area and the Council's policies and guidance on its centres (policy TC2) and town centre uses (policy TC4) are appropriate.

Both policies state the need to protect and uphold the character, vitality and viability of the Council's centres and town centres. Policy TC4 is supported by the Council's Town Centre and Retail CPG which aims to promote a successful

Central London Area including a range of economic and social uses to meet residents' community needs. The proposal would create an employment-generating use at the site and it would support the economy and social needs of the community.

The proposed change of use from an educational facility (Class F.1(a)) to flexible education or commercial use (such as offices in Class E(g)) is considered acceptable. The building is currently vacant, but was being used as a private language school. In terms of the loss of the educational use, a private language school is not considered to be a priority education establishment, nor does it serve the local community, and the Council does not object to the loss of F1 use in this instance. Despite this, the application is for a flexible education or commercial office use, therefore the flexibility to implement either use would allow the potential for an educational user to occupy the buildings in the future. The proposal would be considered acceptable in relation to the aspirations of policy C2. If occupied as an office use, the office space is considered to be of a suitable size and layout and would provide additional office employment to the area, in compliance with the requirements of policies E1 and E2 of the Camden Local Plan 2017. An informative would be attached to the permission to advise that the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

The provisions of the Class E use class includes a number of uses such as offices, light industry, shops, restaurants, indoor sports facilities, medical or health services and day nurseries. There are certain uses within this use class that have different impacts in relation to activities associated with each use including noise and disturbance from the number of visitors coming and going, traffic generation and parking issues. The application form submitted states that the premises would be used as offices which is Class E(g)(i). Uses within the Class E use class such as financial services, medical & health services and research & development (which fall within E(c) (i, ii & iii), E(e) and E(g)(ii)) are similar in nature to an office use and would not be considered to significantly increase noise and disturbance by visitors coming and going or to generate additional harmful levels of traffic movement. Other uses within the E use class have potential to harm local amenity through increased noise and disturbance, parking and transport impacts. In order to ensure that the premises cannot be used by other uses within the E use class without assessment through the submission of a planning application, a condition is proposed to be attached restricting the use of the premises to certain commercial uses only within Class E(c) (i), (ii) and (iii), E(e) and E(g)(i) and (ii) (so that any other type of Class E use outside these uses would require planning permission).

2 Reasons for granting permission (continued)

The host buildings are Grade II* listed buildings. The proposal involves the refurbishment and upgrading of the two buildings. Listed building consent has already been granted for the internal works under ref 2021/6113/L. The external works include the replacement of the existing 4 air-conditioning units within the rear lightwell with 2 new condenser units. These works would rationalise the current plant area and would improve the appearance of the

lightwell area. Given its location within the rear lightwell, the proposed plant would not have a harmful impact on the character or appearance of the building or the wider Bloomsbury conservation area and would be considered acceptable.

A new automatic opening vent would be installed within the roof of no. 18. This would be modest in size and would be set back from the ridge of the roof. It would not have a harmful impact on the character or appearance of the building or the wider Bloomsbury conservation area and would be considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The development would not cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy.

The proposed commercial and health uses would be similar in nature to an educational use in terms of numbers of visitors and potential disturbance and would not be considered to harm the amenity of neighbouring occupiers by way of disturbance. However there might be differences in timings of travel, hence the need for a travel plan as discussed below.

A noise report has been submitted with the application. The nearest noise-sensitive façade to the replacement condenser units are properties at the rear at no. 20 Barter Street. The Council's Environmental Health officer is satisfied that the proposed plant would not exceed Camden's noise standards and recommends that a condition should be attached to ensure compliance with this criteria.

The development would need to be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. This would be secured by a legal agreement and would prevent future occupiers from obtaining on-street parking permits.

Due to the nature and scale of the works, it is not considered necessary to require a Construction Management Plan to be secured as part of the proposal.

3 Reasons for granting permission (continued)

There are currently no cycle parking spaces on site. The proposed office use would require the provision of 13 long stay cycle parking spaces and 2 short-stay cycle parking spaces in accordance with the cycle parking standards in the London Plan 2021. The applicant has explored a number of options to install cycle parking spaces within the building; however given the physical limitations associated within the listed status of the building, it has not been possible to provide cycle parking spaces onsite. A contribution to improve local cycle and pedestrian infrastructure would be required to be made to offset the lack of facilities. The contribution would go towards the Holborn Liveable

Neighbourhood Scheme which will directly benefit the workers at this site as it is looking to improve the neighbourhood around Holborn. To help support this scheme a financial contribution of £15,000 would be secured by s106 legal agreement.

Due to the size and nature of the development a travel plan would not be required.

The proposal has been supported with an energy statement. Various options have been explored to improve the thermal performance of the building including installation of new LED lighting, insulation of pipework, repaired window frames and installation of new condensers. The limited opportunities to improve the thermal performance of the buildings are understood, given the nature of the works and the constraints of the listed status of the buildings. Taking this into consideration as well as the fact that the vacant buildings will be refurbished and brought back into viable use, the BREEAM rating of PASS is accepted here. The wider energy measures would also be secured by s106 legal agreement.

A cooling hierarchy technical note has been submitted in support of the application. This demonstrates that all reasonable steps have been taken to try to reduce overheating via passive measures. The new condensers would replace existing air conditioning units which are no longer fit for purpose. The new units would be more energy efficient than the existing units and are considered acceptable.

No objections have been received prior to making this decision. The planning history of the site and surrounding terrace has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C2, D1, D2, E1, E2, CC1, TC4, T1 and T2 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 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).

- 6 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.

- 7 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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