

Application ref: 2024/0787/P
Contact: Ben Greene
Tel: 020 7974 3095
Email: ben.greene@camden.gov.uk
Date: 25 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

MB&A Limited
Bentleys Cottage
Cheapside
Anstey
Hertfordshire
SG90BL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
5 Bloomsbury Place
London
WC1A 2QP

Proposal:
Change of Use from Class E (Commercial, Business and Service) to Class F1(a) Provision of Education
Drawing Nos: Planning Statement Dated April 19 2024; BB084 - 201; BB084 - 202; BB084 - 203; BB084 - 204; BB084 - 205; BB084 - 206; Travel Plan Reference: 24/433/17A Dated July 2024.

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 approved plans listed in schedule: Planning Statement dated April 19 2024;

BB084 - 201; BB084 - 202; BB084 - 203; BB084 - 204; BB084 - 205; BB084 - 206.

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

- 3 The use hereby permitted shall not be carried out outside the following times of 8:00am to 18:00pm Mondays to Fridays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, and TC1 of the London Borough of Camden Local Plan 2017.

- 4 Before the use commences, details of secure and covered cycle storage area for sixteen (16) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the change of use of a vacant four-storey listed building, historically used as educational facilities but used for office space in recent years. The building would change from Class E to Class F1(a) which will cater for approximately 210 students. No external and internal works are proposed, therefore, an associated Listed Building Consent is not required.

While Policy E2 typically seeks to protect viable office floorspace, it is recognised that the existing building has historically been used as an educational facility for 25 years, and only recently been used as office space but now lies vacant since 2022. The proposals would bring the building back into use and would require no internal or external alterations and would provide learning and development opportunities for the public in AM and PM slots, which therefore would have a reasonable average of 90 people on site at any given time, and support the employment of 17.6 full time equivalent staff (who would be at the premises during operating hours) through Aspect International Language Academies Limited (part of Kaplan International) and being situated in proximity to The British Museum, would contribute to the further development of the Knowledge Quarter.

Taking into account the building's history as an educational facility for the Institute of European Studies and the only recent and short-lived change of use to office space up until October 2022, and balancing the public benefits to be brought about from the scheme, the proposed change of use would be acceptable and therefore supported. This is also balanced against the site being brought back into a use that requires no physical intervention which is

positive from a sustainability and heritage perspective.

Policy T2 seeks to ensure car-free development across the borough. The development is proposed to be car-free, which will be secured by legal agreement. Policy T1 requires development ensure a safe and accessible environment for cyclists and that development make contributions where applicable. The proposed plans show provision of 16 cycle parking spaces in the paved garden area to the rear accessed through Southampton row via a separate entrance, which was supported by the transport officer consulted, subject to cycle storage details being provided which will be secured by a planning condition. A Framework Travel Plan was submitted that demonstrated a commitment to promoting trips by sustainable modes of transport. A Travel Plan covering an associated monitoring and measured contribution of £11,348 will be secured by legal agreement. In line with the projected increase in walking and cycle trips generated by the development and further promoted by the Travel Plan, a financial contribution of £35,000 towards the Holborn Liveable Neighbourhood (HLN) scheme will be sought through a Section 106 planning obligation.

London Plan Policy T6.5 states all non-residential elements should provide Access at least one on or off-street disabled persons parking bay. Therefore, an off-site contribution of £4,000 for a disabled parking space within 50m of the site will be secured through a Section 106 planning obligation.

There are no changes proposed to the internal or external of the building, and the building will read as being unaltered.

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.

2 Reasons for Granting permission: (continued)

The proposal would not increase overlooking compared to the existing situation, nor cause a loss of sunlight/daylight to adjacent properties. It is expected noise from the school would largely be contained within the site.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A4, CC1, 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 2023.

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 any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.

- 6 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