

Application ref: 2024/1439/P
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Date: 12 March 2025

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

Savills
33 Margaret St
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
19 Bedford Square
London
WC1B 3HH

Proposal:

Change of use from non-residential educational institution (F.1) to use as offices (Class E) and/or non-residential educational institution (Class F.1)

Drawing Nos: 314.19 200 rev E1; 314.19 201 rev E1; 314.19 202 rev E1; 314.19 203 rev E1; 314.19 204 rev E1; 314.19 205 rev E1; Cover letter prepared by Savills undated.

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:

314.19 200 rev E1; 314.19 201 rev E1; 314.19 202 rev E1; 314.19 203 rev E1; 314.19 204 rev E1; 314.19 205 rev E1; Cover letter prepared by Savills undated.

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

- 3 The Class F1 higher education use hereby approved shall not be used as a primary or secondary school..

Reason: To minimise the introduction of sensitive receptors in a location of poor air quality in accordance with policies A1 and CC4 of the 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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for change of use from non-residential educational institution (F.1) to use as offices (Class E) or non-residential educational institution (Class F.1).

Land use

The lawful use of the building is education use. The site is located in the Central London Area 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 submitted application form 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 DESIGN

Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well into the surrounding streets and townscape, comprise high quality architecture and be accessible for all. Camden's Local Plan is supported by CPG Design.

The proposal would not involve external alterations that would affect the character or appearance of the building or the surrounding streetscene.

AMENITY

The application is not proposing any external works or extensions to the current building so there will be no impact in terms of light, privacy, outlook, or overshadowing.

Due to the nature of the uses proposed it is considered that the proposed uses

would not have an adverse impact on the amenity of local neighbouring residents providing certain mitigation measures are in place.

In recognition of the fact that other Class F1 uses could potentially cause disturbance to residents, such as art galleries and places of worship, a condition would be attached to any permission to restrict the proposed F1 use to education use only in order to protect the amenity of adjoining occupiers and the transport network.

TRANSPORT

Car parking:

Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The existing building does not benefit from any car parking spaces and this application does not seek to provide any new car parking spaces. As this is a new development the proposal would be required to be secured as a car free development by s106 legal agreement.

Cycle parking:

The constraints of the building's floor plans on the ability to provide on-site cycle parking remain as in 2012 when the proposal for change of use from office to education use. It was considered that the single entrance to the building would render the provision of a cycle store inappropriate. A contribution was required to secure the provision of 6 on-street parking spaces which was secured by legal agreement. The Council's Planning Obligations team has confirmed that the contribution remains outstanding. Therefore a financial contribution towards the provision of 6 on-street short stay cycle spaces of £765 (£255 x 3 stands) to be provided in the vicinity of Bedford Square would be required to be secured by s106 legal agreement.

AIR QUALITY

The proposed change of use is for a flexible commercial and / or educational use. A Class F1 education use includes primary and secondary schools. The site is located on Bedford Square where annual mean concentrations of NO₂ are consistently above 40ug.m⁻³ AQO. As the proposal relates to the whole building which is in a location where there are other educational uses including an international school which is attended by children between the ages of 3-18, a condition would be attached to restrict the Class F1 education use to higher education uses, and not to permit its use as a primary or secondary school.

SUSTAINABILITY

Planning permission (2022/0406/P) and listed building consent (2022/1172/L) were granted on 20/10/2022 for new air conditioning units and internal refurbishment works that included repair / refurbish of existing windows and doors and upgrading of the services. Given the nature of this application no additional measures to improve the thermal performance of the building would be required. All the improvements secured as part of these permissions help further the objectives of policy CC2 which requires all developments to adopt appropriate climate change mitigation measures.

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.

- 3 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer