

Application ref: 2023/0788/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 10 April 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

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Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
1 and 1A Montague Street
London
WC1B 5BP

Proposal:

Variation of condition 3 (hours of opening) of planning permission (ref 2021/5586/P) dated 01/02/2023 for temporary change of use from offices (Use Class E) to higher education use (Use Class F1) for 10 years until 30th June 2032 NAMELY to extend the hours of opening to include Saturday and Sunday.

Drawing Nos: Covering letter from Montagu Evans dated 23/02/2023.

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 30th June 2032, at which time the premises shall revert to their former lawful use which is offices (Class E).

Reason: In order to protect the existing business use and so that the long term use of the site may be properly considered in accordance with policies DM1 and E2 of the London Borough of Camden Local Plan 2017.

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

Site plan; Existing plans, Proposed plans; Lower ground floor bike storage provision (floor plan and section) ; Planning Statement prepared by Montague Evans dated November 2021; Planning Statement Addendum prepared by Montague Evans dated 8th March 2022; Marketing Note prepared by Montague Evans dated 5th November 2021; Covering letter prepared by Montague Evans dated 23rd February 2023.

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

- 3 The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 22:00 on Mondays to Fridays and 10:00 to 22:00 on Saturdays and Sundays.

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.

- 4 Prior to first occupation, the following bicycle parking shall be provided:

- secure and covered parking for 25 short stay parking spaces
- secure and covered parking for 20 long stay parking spaces

All such facilities shall thereafter be retained. Photographs shall be submitted post implementation of the secure and covered cycle storage areas proposed.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 of the Camden Local Plan 2017 and the London Plan 2021.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the F1 use shall only be used for educational purposes and for no other purposes whatsoever.

Reason: To safeguard the amenity of the adjoining premises and the highway network, in accordance with policies A1, A4 and T3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The original planning permission including a condition to control the hours of opening of the use of the higher education facility from 08:00 to 22:00 Monday to Friday. The condition was imposed to protect the amenity of neighbouring occupiers from potential noise and disturbance from students accessing and entering the building late into the evening or the early hours of the morning.

The proposal seeks to vary the hours of operation to include Saturday and Sunday from 10:00 to 22:00. The agent has confirmed that the main campus at Bedford Place opens to students to access the studios during the weekend and they want the same hours of access for students to use 1 and 1A Montague. The building will be accessed by a maximum of approx. 150 students to use the studios with no teaching with the majority of students being post graduates. Taking this into consideration as well as the fact that students will have more flexibility to come and go throughout the day, the proposed variation to the hours would not be considered to result in additional harmful impact to the amenity of adjoining residential occupiers in terms of noise and disturbance and is considered acceptable. A condition would be attached to reflect the variation in the hours of opening.

The original planning permission was subject to a s106 legal agreement and the heads of terms remain relevant for this application.

No objections were received in relation to the proposal. The site's planning history has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A4 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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.

- 4 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer