

Delegated Report		Analysis sheet		Expiry Date:		30/12/2013	
		N/A		Consultation Expiry Date:		09/01/2014	
Officer				Application Number(s)			
Rachel Miller				2013/7055/P			
Application Address				Drawing Numbers			
5 Richbell Place London WC1N 3LA				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Temporary change of use from office use (Class B1) to non- residential education and training centre (Class D1) with ancillary office use (Class B1) for a period of 2 years.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The site comprises a five storey with basement building which was built in the 1970's. The site is located on the north side of Richbell Place.

The whole building is in use as offices (Class B1).

Relevant History

2006/3223/P - Installation of 5x air-conditioning units and an acoustic screen at rear 1st floor flat roof, 3x units on the 4th floor and 1x unit on the 5th floor balconies of the existing office building (Class B1). Approved on 24/11/2006

PS9804190 - Conversion and change of use from offices to 9 residential flats, together with alterations to the roof and the installation of balconies within the southern and eastern elevations. Approved on 30/07/1998

PS9904436 - Alteration to the external appearance of the building including an entrance canopy, rendering of the facades, new railings, the application of metal cladding and a small extension to the ground floor entrance area. Approved on 05/10/1999

PS9904499 - The erection of a roof extension at fifth floor level and alterations to the external appearance of the building including, a small ground floor extension, an entrance canopy, the rendering of the facades, new guard railings and the application of metal cladding. Approved on 05/10/1999

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing impact of growth
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS10 Supporting community facilities and services
DP13 Employment premises and sites
DP15 Community and leisure uses
DP16 Transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards
DP26 Impact on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance

CPG3 Sustainability 2013
CPG5 Town centres 2013
CPG6 Amenity 2011
CPG7 Transport 2011

London Plan 2011
NPPF 2012

Assessment

Proposal

Permission is sought for a temporary change of use from office (Class B1) to non-residential education (Class D1) with ancillary office (Class B1). The applicant intends to revert the building back to B1 office use after a two year temporary period. There are no physical alterations proposed. The building would be used for London Artscom short courses from 8am to 10pm weekdays and from 8am to 6pm on Saturdays with no courses on Sundays or Bank Holidays.

The Applicant is the University of the Arts London which seeks premises for 'London artscom' which is a body dedicated to generating income for the university through commercial activities including the provision of short courses. Artscom currently operates from Herbal House, 10 Back Hill EC1 however as part of the University's estate reconfiguration will eventually relocate to a permanent home at the Central St Martin's King's Cross campus. The existing office users of the building would be relocated to the UAL High Holborn offices for the temporary period.

Landuse

Policy CS8 of the LDF seeks to ensure that the Borough retains a strong economy. It aims achieve this by, amongst other things, safeguarding existing employment sites that meet the needs of modern industry and employers. This is further supported by DP13. This policy seeks to implement the priorities outlined in CS8. It states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business use unless it can be demonstrated that the site is no longer suitable for its existing business use and there is evidence that the possibility of re-using or redeveloping the site for alternative business use is not viable. Paragraph 13.6 of policy DP13 states that where premises or sites are suitable for continued business use, the Council will consider redevelopment schemes which maintain the employment floorspace and provide other priority uses.

The proposal is considered to accord with the intent of the above policies as the employment uses of the site are to be retained in part including some B1 floorspace and the proposal otherwise demonstrates the employment generation attributable to a D1 educational use.

In respect to education, policies CS8 and CS10 recognise the contribution that educational uses make in helping sustain a balanced economy and providing employment opportunities. DP15 goes on to require that these be located as closely as possible to the community they serve; be accessible by a range of transport modes, in particular walking and cycling; and to be located in the Central London Area or designated Town Centres. The scheme accords with these policies and is suitably located in the Central London Area which is highly accessible, as reflected in its PTAL 6b.

Amenity

There is a general presumption that office and D1 community uses are comparable in terms of the hours of operation, footfall and noise generated. It is therefore not considered that there is any special need for conditions restricting the use of the premises, or hours of operation to be imposed.

Conclusion

In summary, it is considered that the educational use (Class D1) of the building for a temporary 2-year period is acceptable on the basis that the long term employment use (Class B1) of the site would not be lost. It is considered that there would be no amenity or transport impacts. It is recommended that planning permission is granted for a temporary period of two years.