

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/05/2013	
		N/A		<b>Consultation Expiry Date:</b>		18/04/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenna Litherland				2013/1286/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Wellcome Trust 183 Euston Road London NW1 2BE				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations and extensions including creation of two new entrances on the front elevation, partial infill of lightwells, rooftop plant to comprise 3 air handling units, kitchen extract and 6 condenser units and associated works, in association with decrease in office floorspace (Class B1) and increase in exhibition floorspace (Class D1).							
<b>Recommendation(s):</b>		Grant conditional permission subject to S106 agreement					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		TFL - No objection, providing that Euston Road is kept clear during the construction works.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Bloomsbury CAAC – no objection to the application					
<b>Site Description</b>							
The Wellcome Collection building is an historic landmark building, built to the design of Septimus Warwick in the early 1930's. Although the building is not listed is a good example of beaux-arts classical building. The property is located on the southern edge of Euston Road and is within the Bloomsbury Conservation Area. The site is located within the Central London Area.							
<b>Relevant History</b>							
PSX0004765 - Erection of a new building for office use at 195-215 Euston Road, and use of parts of 183 Euston Road to public use (D1) and office use (B1) and alterations to Euston Square Underground Station. <i>Granted</i> April 2001.							

**2004/1889/P** - The enlargement and replacement of the four central ground floor windows to the north elevation on Euston Road and minor works to rooftop plant. *Granted* October 2004

### **Relevant policies**

#### **National Planning Policy Framework (NPPF) 2012**

#### **London Plan 2011**

#### **LDF Core Strategy and Development Policies**

CS1 Distribution of growth  
CS4 Areas of more limited change  
CS3 Other highly accessible areas  
CS5 Managing the impact of growth and development  
CS8 Promoting a successful and inclusive Camden economy  
CS10 Supporting community facilities and services  
CS11 Promoting Sustainable and efficient travel  
CS13 Tackling climate change through promoting higher environmental standards  
CS14 Promoting high Quality Places and Conserving Our Heritage  
CS17 Making Camden a safer place  
CS19 Delivering and monitoring the Core Strategy

DP1 Mixed use development  
DP13 Employment premises and sites  
DP14 Tourism development and visitor accommodation  
DP15 Community and Leisure Uses  
DP16 The Transport implications of development  
DP17 Walking, Cycling and public transport  
DP18 Parking standards and limiting the availability of car parking  
DP19 Managing the impact of parking  
DP20 Movement of Goods and Materials  
DP21 Development connecting to the highway  
DP22 Promoting Sustainable Design and Construction  
DP23 Water  
DP24 Securing High Quality Design  
DP25 Conserving Camden's Heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP28 Noise and Vibration  
DP29 Improving access

#### **Camden Planning Guidance 2011**

CPG1 – Design  
CPG3 - Sustainability  
CPG5 – Town Centres Retail and Employment  
CPG6 - Amenity  
CPG7 – Transport  
CPG8 – Planning Obligations

#### **Bloomsbury Conservation Area Appraisal and Management Strategy 2011**

## Assessment

### Proposal

Planning permission is sought for alterations and extensions including creation of two new entrances on the front elevation, partial infill of lightwells, rooftop plant to comprise 3 air handling units, kitchen extract and 6 condenser units and associated works, in association with decrease in office floorspace (Class B1) and increase in exhibition floorspace (Class D1).

### Background to application

Formal pre-application meeting was held in October 2012, and pre app response letter detailing certain land use and design issues was sent to the applicants in November 2012.

### Land Use Issues

Policy CS8 (Promoting a Successful and Inclusive Camden Economy) seeks to ensure that the Borough retains a strong economy. It seeks to do this by, amongst other things, safeguarding existing employment sites that meet the needs of modern industry and employers; and provides facilities for small and medium sized enterprises.

Policy DP13 provides more detailed information as to how these aims will be implemented. It states that the Council will retain land and buildings that are suitable for continued business use and resist a change to non-business use unless it can be demonstrated that the site or building is no longer suitable for its existing business use and that there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

Policy DP14 states that the Council will support tourism development within Central London that are easily accessibility by public transport, provide pick up and drop off for taxis and coaches and would not harm the balance and mix of uses within the area. Policy DP15 states that the Council will protect existing leisure uses and resist their loss.

The Wellcome Trust building is considered to be sui generis, comprising a mix of Class B1/D1 uses and has been dedicated to the work of the Wellcome Trust since 2007. According to the planning statement submitted, the original business plan for the venue predicted visitor numbers of 100,000 per annum however this has been surpassed entirely, with visitor numbers at 490,000 in 2012, hence the need for additional exhibition space.

The office accommodation on 1<sup>st</sup> and 4<sup>th</sup> floors has been vacated since 2011. It is proposed to convert the first floor to exhibition space, whilst the 4<sup>th</sup> floor will be used for the Wellcome Trust imaging team. Furthermore, the 5th floor of the building, which until recently was used as storage and to house IT servers will be used to provide workspace for a Science and Media Centre, Recording Studio, imaging contractor offices and as a multi-disciplinary workspace for Trust-funded projects.

It is noted that there will be an overall net loss of office space of 973sqm, however the Trust has relocated the majority of this office space to the Gibbs building at 215 Euston Road and it is noted that this proposal will result in up to 20 jobs in the building. Given the nature of the existing building and its uses, along with the fact that the building has become a major tourist attraction in the vicinity, adding to the vitality and viability of the Borough, the Council is not opposed to a loss of office accommodation in this instance. Additionally the existing office space, albeit large, is not very flexible and would require significant investment to be brought up to modern standards it would also be difficult to sub-let the accommodation to separate business as the only access would be through the existing exhibition space.

In terms of the additional exhibition space, the space will be located within an existing established

centre which is highly accessibility by public transport and would not impact on the mix of uses within the area. As such, the principle of additional exhibition space in this location is considered acceptable.

Policy DP1 requires a mix of uses in developments in the Central London Area and expects 50% of the net increase of floorspace (above a threshold of 200sqm) to be new housing. The proposal results in an increase in floorspace of 150 sqm from the infilling of lightwells. As, such a secondary use would not be required as part of the proposal.

#### Design Issues

Additional entrances on the front elevation - The design of the entrances on the front elevation are considered acceptable. The proposed detail appears to be a scholarly replica of the existing historic stonework and the justification due to the great number of visitors is clearly understood. 2, four door wing manual revolving doors will be set back from the building façade line flanking the existing central opening and will incorporate a bronze finish to match the existing entrance doors.

The Councils Access officer has commented on the proposal. It is noted that rotating doors are not fully accessible and it would be preferable to have a fully accessible option. However, a central accessible door is provided and it is understood that rotating doors are the only options owing to the narrow lobby area. As such, the Access Officer does not raise objection.

Infilling of the light wells – The infilling of the lightwells is considered acceptable and would have no impact on the external appearance of the building.

Plant – The proposed plant would be located at roof level and would be set in front the elevations of the building. The plant would not be visible from the street. As such the proposed plant would not impact on the appearance of the building.

The proposed scheme is considered to preserve or enhance the character and appearance of the building and Bloomsbury Conservation Area.

#### Amenity Issues

The proposed alterations would not impact on neighbour amenity in terms of overlooking, privacy, daylight or sunlight.

An acoustic report has been submitted by the applicant and has been considered by the Councils environmental health department who have raised no objection.

#### Transport Issues

The proposal also includes amendments to the pavement levels adjacent to the new front entrances. This has been assessed by the Council's Transport Planner who consider the change in levels to be acceptable. TFL have also been consulted on this application and they have no objection. Works to the highway would need to be secured via a S106 legal agreement.

Given that the proposal will result in an increase in visitor to the development a contribution of £5,000 for environmental improvements in the vicinity of the development is considered appropriate in this instance.

#### Construction Impacts

Given the location of the of the site on Euston Road (TFL Red route) and the level of works proposed in terms of infilling the lightwells it is considered that a Construction Management Plan would be required. This would ensure that construction does not cause obstruction to Euston Road. All construction vehicles associated with the proposal should load/ park/ pick up/ drop off away from A501 Euston Road at all times and no skips or construction materials shall be kept on the carriageway

or footway of Euston Road. Furthermore, the footway and carriageway on A501 Euston Road and the bus stop in the vicinity should not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrian (inc. bus passengers), or obstruct the flow of traffic. This would address TFL's concerns. The Construction Management Plan would be secured by S106.

S106 (Deed of Variation)

The proposal also require an amendment to the S106 from the original planning permission (ref: PSX0004765) in relation to the temporary closure of public areas and amendment to the Public Access Plan. These amendments shall be secured by a Deed of Variation.

Recommendation: Grant planning permission subject to conditions and S106 agreement.