

Delegated Report	Analysis sheet	Expiry Date:	2/12/2010
	N/A / attached	Consultation Expiry Date:	3/11/2010

Officer	Application Number(s)
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Amanda Peck

2010/5058/P

Application Address	Drawing Numbers
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Floors 2 and 5
Craven House
121 Kingsway
London
WC2B 6PA

Refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
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Proposal(s)

Change of use of 2nd and 5th floors from office use (B1) to alternative use for either educational establishment use (Class D1) or Offices (Class B1)

Recommendation(s):	Grant Planning Permission
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Application Type:	Full Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	33	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	A site notice and a press notice were displayed between 13 October and 3 November 2010 and no comments were received.
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CAAC/Local groups comments:	Covent Garden Community Association - no comment
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Site Description

This application relates to floors 2 and 5 of the building (approx 387sqm) which is located on the western side of Kingsway, close to its junction with Southampton Row and High Holborn. The site is close to Holborn Station in the Kingsway Conservation Area. It is within the Central London Area within a designated Central London Frontage.

Relevant History

Application site

- 26286 - The erection of an additional floor at fifth floor level for use as offices at the rear of 119-123 Kingsway. Approved 28/09/78
- 31760 - Erection of an additional floor at fifth floor level for use as offices at the rear of 119-123 Kingsway. Approved 16/02/81
- PS9704517 - Change of use from of the ground floor from Class A1 at the front and Class B1 at the rear to Class A3 and change of use of the basement from Class B1 to Class A3. Refused 29/08/97

112 High Holborn

2003/3228 – change of use of second floor from B1 office use to D1The change of use of the second and third floors from office (Use Class B1) to education (Use Class D1). Approved 2 Feb 2009

1 Catton Street

2010/0464 - Retention of change of use of building from office (Class B1) to language school (Class D1). Approved 27 April 2010

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Areas of more limited change

CS8 – Promoting a successful and inclusive Camden economy

CS10 - Supporting community facilities and services

CS14 – Promoting high quality places and conserving our heritage

DP13 – Employment sites and premises

DP15- Community and leisure uses

DP16 – The transport implications of development

DP19 – Managing the impact of parking

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Kingsway Conservation Area Statement

Assessment

Proposal

The proposal seeks planning permission for the change of use from office use (Class B1) to either educational use (Class D1) or office use (Class B1). The applicants have stated that both floors have been in educational use recently. There are no external alterations included within the proposal.

Assessment

Loss of B1 floorspace and replacement with D1 use

Policy DP13 seeks to protect employment uses, but this is on the basis that they can be used flexibly for a range of employment uses. Being located at second and fifth floor level, accessed through a narrow staircase, with a small building floorplate and with double yellow lines directly outside the site, it would appear that this site has few, if any, of the typical design features as outlined in paragraphs 13.3 and 13.4 of policy DP13 that would allow flexible employment use and it is unlikely that incorporating such features would be feasible in a building such as this.

The applicant has provided a history of the uses of each floors as follows:

Second floor

- Occupied from July 2004 till March 2009 by a college
- Occupied from March 2009 till August by another college
- Now vacant

Fifth floor

- Vacant for many years
- April 2010 till August 2010 by a college
- Now vacant

The applicant has not submitted evidence of a thorough marketing exercise over at least two years (as required by paragraph 13.5 of policy DP13) but has stated that both floors have been marketed as office use and have supplied some marketing information from June 2009, Feb 2010 and August 2010 for the fifth floor and from August 2010 for the second floor. Despite this period of marketing no office user has found for the site and they have two different colleges interested in the space.

In addition to the above it should be noted that the applicants have not ruled out future office occupation and instead seek a flexible consent in order to ensure an occupier for the site in the event that an office occupier is not found.

Policy DP15 states that the Council will grant planning permission for the development of new community uses provided that they are accessible by a range of transport modes and located in the Central London Area if they are expected to attract a large number of visitors. The site is located in a highly accessible location close to Holborn and Chancery Lane tube stations. Therefore the proposed education use is acceptable in policy land use terms.

Amenity

Policy DP26 states that the Council will only grant permission for development that does not cause harm to amenity in terms of overlooking, loss of daylight/sunlight, noise, odour and fumes. Given that there are no external alterations proposed, the proposal would not result in an adverse impact for neighbouring properties in

terms of overlooking, loss of sunlight or daylight. Given the relatively limited floor area of 387sq m, it is considered unlikely that large numbers of people can be accommodated at the premises. However, it is recognised that Class D1 encompasses various uses which could include a church hall, religious instruction, non-residential education & training centres, public libraries, art galleries, crèches etc. which may have implications for traffic generation and/or residential amenity; hence it is recommended that a condition be imposed to restrict the use to specifically education uses within Class D1 to enable the Council to retain control over any future change in usage. Given the anticipated opening hours noted above and the proposed operator, it is not considered necessary to impose a condition specifying the opening hours of the facility.

Transport

There is no vehicular access to the site and none is proposed. The site has a PTAL level of 6b (excellent). The site is within the Holborn CPZ in operation Mon-Sat 08.30 to 18.30 (residents bay 24 hours). Given the site's location adjacent to Holborn Station, its use as education or office use and the presence of double yellow lines and a bus lane outside the site it is considered that there will not be great demand by staff or students for parking permits as they will use public transport to get to the site. It is therefore not considered necessary to have a S106 for car free/car capped development. It is considered that the existing public transport network would adequately cope with any additional numbers attracted to the new use.

Recommendation: Grant Planning Permission

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