

Delegated Report		Analysis sheet		Expiry Date:		30/09/2010	
		N/A / attached		Consultation Expiry Date:		24/09/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/4220/P			
Application Address				Drawing Numbers			
49-51 Bedford Square London WC1B 3DP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Change of use from mixed use as offices (Class B1) and educational institution (Class D1) to offices (Class B1).							
Recommendation:		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	07	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	A site notice was displayed from 11/08/2010 to 01/09/2010. No response has been received.						
CAAC/Local groups* comments: <small>*Please Specify</small>	No response has been received.						
Site Description							
<p>The application relates to Grade I listed three-storey-terrace-properties which form part of the south side of Bedford Square in Bloomsbury Conservation Area. The rear of the properties face onto Bedford Avenue. The site is within Central London Area. The surrounding area has a mix of office, retail, residential and educational uses.</p> <p>Bedford Square has been identified as a special historic interest in Greater London in the Bloomsbury Conservation Area Statement.</p>							
Relevant History							
<u>Application Site:</u>							
<p>PSX0104720 – Planning permission was granted on 05/11/2001 for the erection of a conservatory at ground floor to provide a common room to existing college of medicine and the replacement of the existing kitchen and common room with 4 offices at ground floor level. The associated listed building consent was also granted on 05/11/2001.</p> <p>PS9704471R3 – Planning permission was granted on 11/09/1997 for the change of use from offices within Class B1(a) to a mixed use within Class D1(c) (educational) and Class B1 (a) together with the installation of plant at the rear. The associated listed building consent was also granted on 11/09/1997.</p>							

9000425 – Planning permission was granted on 22/11/1990 for the rebuilding of offices at the rear (Bedford Avenue) and refurbishment of offices in Bedford Square. The associated listed building consent was also granted on 22/11/1990.

Neighbouring Sites:

22 Bedford Square – Planning permission (ref: 2009/1816/P) was granted on 17/08/2009 for the change of use from office (Class B1) to dual use as offices (Class B1) or educational use (Class D1).

32 Bedford Square – Planning permission (ref: 2009/3483/P) was granted on 22/09/2009 for the change of use of basement, ground, first, second and third floors from office (Class B1) to an alternative use of either education (Class D1) or office (Class B1).

33 Bedford Square – Planning permission (ref: 2009/3484/P) was granted on 06/10/2009 for the change of use of basement, ground, first, second and third floor levels from offices (Class B1) to an alternative use of either architecture school (class D1) or offices (Class B1).

38 Bedford Square – Planning permission (ref: 2008/3468/P) was granted on 29/09/2008 for the change of use from offices (Class B1) to dual educational use (class D1) and office use (class B1).

39 Bedford Square: Planning permission (ref: 2008/4427/P) was granted on 08/12/2008 for the change of use from offices (Class B1) to dual educational use (Class D1) and office use (Class B1).

34, 35 and 36 Bedford Square: Planning permission (ref: 9211) was granted on 19/08/1970 for the change of use from educational use to offices.

34-36 Bedford Square: Planning permission (ref: HB3110) was granted on 22/07/1983 for erection of a 2-storey extension at the rear of No.34 Bedford Square, to provide seminar rooms and library facilities, associated with works of alteration.

42 Bedford Square – Planning permission (ref: 2006/5534/P) subject to S106 was granted on 16/10/2008 for the change of use and works of conversion from office (Class B1) to residential (1 x 1 Bed, 4 x 2 Bed and 1 x 4 Bed) self-contained flats (Class C3).

52 Bedford Square – Planning permission (ref: 2007/0725/P) subject to S106 was granted on 27/07/2007 for the change of use from office use (Class B1) to residential use (Class C3) to create a single-family dwelling house.

53 Bedford Square – Planning permission (ref: 2008/2641/P) subject to S106 was granted on 29/05/2009 for the change of use from office use (Class B1) to residential use (Class C3) to create a single-family dwelling house.

15-17 Tavistock Place – Planning permission (ref: 2009/0067/P) subject to S106 was granted on 12/05/2009 for the change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) plus alterations and extensions including the erection of a four storey rear extension in courtyard, replacement of windows, provision of external stairwells to the rear of the site, alterations to the main entrance and rear elevations, and landscaping of the courtyard.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B6 – Listed buildings

B7 – Conservation areas

C2 – Protecting community uses

E1 – Location of business use

T1 - Sustainable transport

T2 - Capacity of transport provision

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS8 – Providing a successful and inclusive Camden economy

CS10 – Supporting community facilities and services

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

DP13 – Employment sites and premises

DP15 – Community and leisure uses

DP16 – Transport implication of development

DP17 – Walking, cycling and public transport

DP25 – Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter.

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Assessment

Proposal:

The application site formerly occupied by the London School of Hygiene and Tropical Medicine and currently has a lawful use as dual Class D1/B1a. It is proposed to revert back to B1a use (for the entire site). That would result in change of use of the 680sqm Class D1 floor space to Class B1a use.

No external or internal alterations are proposed.

Principle of Conversion and Land Use:

Policy C2 of the UDP normally resists loss of a Class D1 use unless it is demonstrated that an adequate replacement facility will be provided in an accessible location and the specific community use is no longer required due to lack of demand.

The application site was in office occupation (Class B1) before the permission was granted in 1997 for a dual Class B1/D1 use. Since then there has been a degree of flexibility between the two uses in the past. The planning Statement submitted with this application states that the facilities of the London School of Hygiene & Tropical Medicine which has been located on the application site will be relocated to 15-17 Tavistock Place by the end of the year. Therefore, the School will vacate the application site (49-51 Bedford Square).

According to the Council's planning records many of the office uses on Bedford Square has recently been changed to either residential or educational uses and the London School of Hygiene & Tropical Medicine made an application for change of use of 15-17 Tavistock Place to dual Class B1/D1 uses which was granted permission in 2009.

In the context of this application site and the justification given by the application for the proposed change of use, the loss of Class D1 part of the dual use would not raise any material land use concerns that would justify the refusal of this application. The proposal is considered to satisfactorily address policy C2 of the UDP.

Policy E1 of the UDP also encourages office uses in locations that are accessible by a choice of a means of transport. Given the site's central location the proposed office use is acceptable in the context of this policy.

Policy CS8 of the LDF aims to provide jobs and training opportunities and acknowledges the importance of higher education and research activities for Camden's economic well-being.

Policy CS10 of the LDF aims to ensure that suitable services and facilities for education and training are provided by working with the higher education colleges and universities to support and balance their requirements with those other sectors and the local community.

Given the School will relocate its facilities to another site, the proposed change of use is considered not to contradict the new LDF policies in land use terms. Consequently, the proposal is considered to be acceptable in principle and comply with the aims of policies C2 and E1.

Local Amenities:

The adjoining sites have authorised uses of residential and office. The proposed office use is not considered to be one likely to generate excessive noise and is consistent with the mixed use nature of the area. It is noted that the proposed use is likely to involve less noisy activities than the existing Class D1 use.

The proposal would not have an adverse impact on the amenity of the surrounding properties, and thus is considered to be consistent with Policy SD6 of the UDP.

Transport:

The site is located close to a number of bus routes and located within walking distance from Tottenham Court Road, Russell Square and Euston underground stations. It has a Public Transport Accessibility Level (PTAL) of 6b (excellent).

Given the proposal would not increase the internal floor space and the nature of the proposed office use it is not considered that the proposal would significantly increase the travel demand or have an adverse impact on the transport conditions.

The proposals is considered to be acceptable in transport terms

Recommendation: Grant permission.

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