

<b>LDC Report</b>		22/05/2009
<b>Officer</b>		<b>Application Number</b>
Tania Skelli-Yaoz		2009/1164/P
<b>Application Address</b>		<b>Drawing Numbers</b>
Royal College of Physicians 9 & 10 St Andrews Place London NW1 4LE		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Use of 9 and 10 St Andrew's Place as Sui Generis short term accommodation for Fellows and Members of the Royal College of Physicians and visitors attending the College at 11 St Andrew's Place.		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The Royal College of Physicians (RCP), which is sited adjacent to the application site, at no. 11, is an educational facility which provides ongoing training to Physicians (together with ancillary administrative offices). The applicant states that the site (nos. 9 &amp; 10) has been occupied since 1986 (to-date: 22 years) and has been used as a short term overnight sleeping accommodation for the use by Fellows and Members of the RCP and visitors who are attending courses and meeting at the RCP at 11 St Andrews Place.</p> <p>The only relevant history on record with LBC Camden for the above site includes 1-8, 9 &amp; 10 St Andrews Place and 31 &amp; 33 Albany Street, NW1, and was for works of repair, restoration and alteration. A LBC was granted on 03/09/1982 (ref. HB2785).</p> <p>The applicant also states that prior to the current use the site has been used as offices and prior to that for residential purposes.</p> <p>The applicant has submitted several pieces of evidence to support the RCP case that the application site has been occupied as a transient (i.e short-term) overnight accommodation including:</p> <ol style="list-style-type: none"> <li>1) log-book of bookings for the rooms (01/07-08/08).</li> <li>2) Adverts for the services on site to members and fellows (02/06).</li> <li>3) A letter regarding fire precautions, including reference to sleeping accommodation (07/03).</li> <li>4) Extract from college publication on progress to the site refurbishment (02/98).</li> <li>5) Advertising the overnight accommodation for fellows and members (02/97).</li> <li>6) copy of appointment letter for housekeeper (12/95)</li> <li>7) advertisement for the overnight accommodation (06/94)</li> <li>8) lease copy for no. 9</li> <li>9) lease copy for no. 10</li> </ol>		

10) a statutory declaration by the Treasurer of the RCP dated 29/1/09

11) a statutory declaration by the Chief Executive for the RCP dated 12/2/09

A previous withdrawn application stated that the site was 'for the sole use...' of the RCP members, fellows and visitors. An assessment of the site has revealed that on occasion the site may be occupied by members of other colleges when there is spare capacity. The applicant confirmed that this is correct albeit on a highly infrequent basis.

The applicant in their supporting documentation had stated that the property was being used as ancillary accommodation to the D1 use at 11 St Andrew's Place. However, the RCP website states the following:

"The college can offer overnight accommodation next door to its main building in St Andrew's Place. The 15 bedrooms are part of the original Nash architecture.

The accommodation is ideal if you are coming to a meeting in London, or simply want a couple of days sightseeing in the capital. Situated opposite Regent's Park, the college is close to major tourist attractions like London Zoo and Madame Tussauds. It is only a couple of underground stops away from the West End for theatres, cinemas, restaurants and shops.

Close to the hub but not the hubbub, 9 and 10 St Andrews Place are at the end of a tranquil cobbled street, and in the evening the view from the private lounge across to the park down the floodlit Nash terrace looks much as it did when the street was built. After a hard day's work (or even sightseeing!), a relaxing walk to the famous Rose Garden or lake in Regent's Park will certainly build up a healthy appetite before dinner.

Members and Fellows of the college have priority over the rooms during busy periods, but we also accept members of other faculties and colleges whenever possible."

The information on the website shows that the building is not being used as just ancillary accommodation but is open to members and fellows of the RCP to stay for purposes other than attending meetings or courses at the RCP. It is therefore considered that the use is a Sui Generis rather than a D1 use. The description of development provided by the applicant was: "9&10 St Andrew's Place is an ancillary use to that of the main Royal College of Physicians (RCP) buildings (Use Class D1) for use as transient overnight sleeping accommodation predominately for the sole use by Fellows, Members and visitors in connection with the College." This was changed by the Council to "Use of 9 and 10 St Andrew's Place as Sui Generis short term accommodation for Fellows and Members of the Royal College of Physicians and visitors attending the College at 11 St Andrew's Place. " The applicant was informed and agreed with the change of description of development prior to the determination of the application.

The applicant confirmed that the non RCP members listed in the log-book are all medical professionals from the following organisations: RCP of Edinburgh, Glasgow & Ireland; Royal College of Surgeons, GPs and Radiologists; the faculties of Public Health Medicine, Pharmaceutical Medicine, Occupational Medicine and the Society of Occupational Medicine, who have used the accommodation whilst attending meetings, lectures or conferences at the RCP. It is also confirmed that the people listed above as part of the other organisations, represent 5% of the total people staying in the overnight accommodation, i.e. 95% of those staying at the premises are fellows & members of the RCP. It is also confirmed that the figure of

5% non RCP members staying at the premises for the 18-month period (as in log-book) is a typical reflection of the level of non RCP members staying at the overnight accommodation on site since it begun use in 1986.

A previous site visit revealed that the site includes 17-rooms for transient accommodation, a room for the housekeeper which is occupied on a 24/7 bases on a 10-day rota, and another one for security and safety manager which is occupied Monday-Friday. The buildings are linked internally. The rooms are of various sizes, some with en-suite bathrooms, some share bathrooms. A shared kitchen and sitting room is also available. The buildings have individual front entrances, but they function as one building and the formal entrance is at no. 10.

The applicant has also confirmed that the rooms are always fully booked and are not offered to members of the public; that no. 11 (the RCP) holds training events almost every day of the academic calendar; and that more than 60% of the main site, at no. 11's floorspace is directly dedicated to education and training. The remaining space is for services required to support the training function, as administrative offices, curriculum design, professional standards and quality audit.

While the evidence submitted does not cover the entire last 10-years continuously, following a site visit and together with the evidence submitted it is consider that, on the balance of probability, the site has been used as Sui Generis short term accommodation for Fellows and Members of the Royal College of Physicians and visitors attending the College at 11 St Andrew's Place for a period of more than 10 years. It is therefore recommended that a certificate of lawfulness for an existing use is granted.

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