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WC1H 8EQ

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Please reply to:  
Amersham

9 April 2009

Our Ref: 5739/SA

Dear Sir,

**Re: 42, Great Russell Street & 1a, Coptic Street, London WC1N 3AR. Proposed Change of Use from Class D1 to two Class C3 self-contained dwellings.**

Please find enclosed the planning application documents for the above change of use proposal.

The Application documents comprise:

- 1) the Bell Cornwell LLP Planning Policy Statement cover letter dated 8<sup>th</sup> April 2009;
- 2) the Design and Access Statement;
- 3) the Planning Application form and Certificate A and the Agricultural Holdings Certificate;
- 4) the drawings GSA500/PL100-110 inclusive, including the red line site plan GSA500/PL100;
- 5) the application fees cheque for £670 under the 2008 Fees Regulations Schedule 1 Part 2 II 10 (a) (i).

We look forward to receiving your confirmation of receipt of these documents as a valid and complete application.

Yours faithfully,  
**BELL CORNWELL LLP**



**SIMON AVERY**  
Partner

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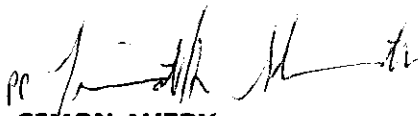
Dear Sir,

**Re: 42, Great Russell Street & 1a, Coptic Street, London WC1N 3AR. Proposed Change of Use from Class D1 to two Class C3 self-contained dwellings.**

**Please note that the original signed version of the application form, the cover letter and the Planning Policy Statement have been dispatched direct to the Planning Services Department, separately from the drawings and the additional copies of those documents. The copies of the Bell Cornwell letters accompanying the drawings have therefore been "pp" signed.**

**Please combine these separately received documents.**

Yours faithfully,  
**BELL CORNWELL LLP**



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Partner

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Planning Services,  
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8 April 2009

Our Ref: 5739/SA

Dear Sir, PLANNING POLICY STATEMENT

**Re: 42, Great Russell Street & 1a, Coptic Street, London WC1N 3AR. Proposed Change of Use from Class D1 to two Class C3 self-contained dwellings.**

### **The Existing Building**

The basement to third floor building has been vacant since 2006, following the departure of the Elite College training centre.

### **The Lawful Use**

The last use was as a training centre, under Class D1. The building continues to benefit from a planning permission for that use, dated 16<sup>th</sup> July 2002. The "Proposal" description refers to the "retention of the change of use of the premises from use class B1 (office) to D1 (education)".

That description therefore confirms that the education use had been in operation prior to 16<sup>th</sup> July 2002.

Condition 1 of that permission limited to the Class D1 use to "education purposes" only.

The e-mail from Coley & Tilley Solicitors confirms that the education use continued from 2001 until 2006.

The lawful use, by virtue of the implemented 2002 planning permission is therefore as Class D1 education purposes.

### **The Proposed Use**

The proposed use is to convert the ground floor front of 42, Great Russell Street to a self-contained one-bedroom flat and to convert the remainder of the building to a self-contained four-bedroom flat from basement to third floors, accessed from 1a Coptic Street. In each case the front doors are existing.

### **The Planning Policy Context**

1) **The London Plan** Policy 3A.1 seeks the provision of additional housing to be maximised.

Policy 3A.4 seeks a range of dwelling sizes in order to offer a choice of housing.

2) **The Unitary Development Plan** Policy SHG1 seeks to secure net additions to the housing stock wherever possible.

Policy HG8 seeks an increase in residential use, making the fullest use of vacant buildings which are suitable for residential development.

Policy HG13 seeks provision of garden space where practicable. In this case there is very little open space, but what there is will be retained, as explained in the Design & Access Statement.

Policy HG15 seeks provision of a variety of housing in terms of size and type, as does Policy HG16.

Policy HG19 requires conversion schemes to provide at least one large 4+ bedroom unit and an overall mix to include a small unit of at least 2 habitable rooms.

The proposed conversion to one 4-bedroom and one 1-bedroom dwelling fully complies with the housing policies of the development plan, with the size of units being consistent with the Camden Planning Guidance SPG advice.

There are no policies which seek to retain Class D1 education uses. The proposed change of use is therefore fully acceptable in policy terms.

## **The Conclusions**

The proposals are in accordance with the development plan policies and do thereby benefit from the positive presumption of Section 38(6) of the Planning and Compulsory Purchase Act.

## **The Application Documents**

The Application documents comprise:

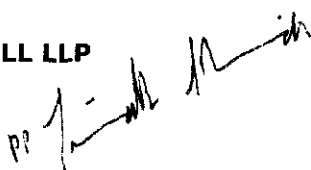
- 1) this Planning Policy Statement cover letter;
- 2) The Design and Access Statement;
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