

Agenda Item No:

7a

LONDON BOROUGH OF CAMDEN	
<u>REPORT TITLE:</u> St George's Court, 2-28 New Oxford Street, WC2.	

<u>REPORT OF:</u> DIRECTOR, ENVIRONMENT DEPARTMENT	
<u>FOR SUBMISSION TO:</u> ENVIRONMENT (DEVELOPMENT CONTROL) SUB-COMMITTEE	<u>DATE:</u> 3 December 1998
<u>REPORT:</u> <p>The Committee considered a report in respect of a planning application for the temporary use of part of the premises as a hostel, at its last meeting on 19th November. The report was considered two days before the end of the 21 day consultation period. Committee agreed to grant planning permission subject to no objections being received during the following two days. An objection was received and is attached, together with the original report, for information.</p> <p>Local Government Act 1972 - Access to Information No items required to be identified were used in the preparation of this report.</p> <p>Contact Officer: Simon Hoets Environment Department Town Hall Extension Telephone: 0171 860 5525</p> <div data-bbox="762 1433 1236 1697" style="border: 1px solid black; padding: 5px; text-align: center;"><p>LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS</p><p>3 DEC 1998</p><p>RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL</p></div>	
<u>RECOMMENDATIONS:</u> <p>That the Committee gives consideration to the attached objection and confirms its decision, of 19th November, to grant conditional planning permission.</p>	

Signed by Director/Assistant Director: .....

Date: ..... 25/11/98 .....

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St George's Court

PS9805021

Mr Newton by hand

## OBJECTIONS

23/11/98

231 8915

- 1/ AS A CHARITY, THE ONLY USER-LED ROUGH SLEEPER CHARITY IN LONDON/ENGLAND, HE CAN SAY WE KNOW ROUGH SLEEPERS DO NOT WANT THIS HOSTEL TO GO AHEAD, AND DESTROY THEIR OWN LONG ESTABLISHED SYSTEM.
- 2/ IT WILL DESTROY THE 10 YEAR LONG HISTORY OF USING BLOOMSBURY AS A FOOD DROP FOR ROUGH SLEEPERS BY OVER 8 CHARITIES/GROUPS. AND ADD GREATLY TO THE CHANCES OF SUCH ROUGH SLEEPERS DYING. THIS WINTER, ROUGH SLEEPERS WHO DO NOT USE THE COLD WEATHER SHELTERS.
- 3/ IT WILL MAKE 2 ROUGH SLEEPERS WHO USE THE DOORWAYS THERE HOMELESS, BOTH ARE ELDERLY AND WOULD NOT BE ALLOWED TO USE THE HOSTEL IF SET UP.
- 4/ IT WILL INCREASE, CRIME, BEGGING, SHOPLIFTING, HURGING IN THE AREA, BLIGHTING AN AREA USED BY TOURISTS, AND VISITORS FROM ALL PARTS OF UK. ALL LOCAL SEDPKEEPERS SPOKEN TO ARE AGAINST PROPOSAL, BUT HAVE NOT HAD ANY CONSULTATION, AS YOUR OFFICERS, TO A MAN, HAVE BEEN TOTALLY UNAVAILABLE. A PETITION WAS BEING ORGANISED.
- 5/ THE ORGANISATION HAD AMPLE ALTERNATIVES, INCLUDING MAJOR SITES IN WATERLOO, AND CHOSE THIS ONE FOR THE PURPOSE BECAUSE THERE ARE POLITICAL CONSIDERATIONS LIKE PREVENTING ROUGH SLEEPERS USING BLOOMSBURY. AN ATTEMPT TO DESTROY AND DISPERSE THEM, SO THAT SOMEONE IF ANY, ARE FORCED THEN TO USE HOSTELS.

TAK

6. ROUGH SLEEPERS, OF WHOM THERE ARE LESS THAN 600, 90% TOO OLD TO USE THIS HOSTEL, NEED A DIFFERENT TYPE OF PROVISION.

7. BY CREATING HOSTELS, IT ADDS TO THE NUMBERS OF HOMELESS, BY CREATING BETTER FACILITIES THAN PEOPLE HAVE AT HOME, PROMPTING THEM TO LEAVE, WHEN OTHERWISE THEY WOULD RETURN TO THEIR HOME.

8. OVER 50% OF YOUNG PEOPLE USE HOSTELS AS A WAY TO GET BENEFITS, AND A JOB, WHILE IN A YOUTH CLUB ATMOSPHERE, AND EXCITEMENT OF WEST END. THIS IS NOT WHAT THE COUNCIL AND GOVERNMENT SHOULD BE ENCOURAGING, MAKING IT ATTRACTIVE TO LEAVE HOME, ONCE SUCH HOSTELS ARE STOPPED, THE REAL ISSUES OF HOMELESSNESS, ESPECIALLY ROUGH SLEEPERS, WILL BE TACKLED.

9. A PETITION OF LOCAL BUSINESSES WAS IN THE PROCESS OF BEING COMPLETED, BUT YOUR FAILURE TO CONSULT PROPERLY, AND RUSHING DECISIONS, HAS NOW MADE IT A WASTED EFFORT.

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STREET ARTS PROJECT, 29 WESTPOINT, AVONDALE SQ, LONDON SE1 5NY, Tel 0171-231-8915.  
A COMPANY LIMITED BY GUARANTEE NO 3523128, CHARITY No 1069892.

ROUGH SLEEPERS EXCLUDED YET AGAIN.

To  
MP TONY BLAIR, PRIME MINISTER.  
10 Downing Street  
London

Dear Sir,

We wrote to you, as a group of rough sleepers, who were trying to help their comrades, and themselves, after years of being refused any assistance, to ask if you would help us gain access to an empty, disused building. It was through your intervention on our behalf that we were told we could use it for up to 2 years from 1st October.

Before we could officially move in, however, we were told that we needed essential items to get started. When our letter arrived, we knew that your letter arrived on 2nd November saying, "I know you are rough sleepers, but the Prime Minister has given priority to Centrepoint to use it as a hostel over the winter" leaving us to go back to the rough sleepers and to the rough sleepers who for a year have used one of the doorways as a home, and who destroyed the food iron system which has been traditional for over 2 years on Bloomsbury Way, leaving no alternative food iron. Our members who are rough sleepers who refuse to be the latest rough sleeper charity for Ministry funds.

Rough sleepers have a right to a decent shelter, and will not be surprised that in April of 1999, we send you a list of perhaps 14-20 names of rough sleepers who died because in your name, and presumably on your instructions we have been again been made homeless, this time as a group. Being excluded is nothing new to us, our members are excluded from every facet of normal life, and denied every basic human, and legislative right, including a vote, which is probably why we do not get any consideration, or assistance from this government, helping ourselves is not as newsworthy as John Prescott cooking eggs for some hostel guests.

All we would like to know is **WHY ARE YOU DISCRIMINATING AGAINST US**. We know of at least 3 large Government owned buildings, that could have been used by Centrepoint, we also have other evidence of a deliberate and coordinated effort to stop us from acquiring a building to run activities from, and to stop us in our attempts to raise funds for those activities, that it is being done, in a way that uses your name, and policy as the reason, is to say the least alarming.

What happened to your promises???

"We will be backing the thousands of social entrepreneurs—those people who bring to social problems the same enterprise and imagination business entrepreneurs bring to wealth creation. There are people on every housing estate who have it in them to be community leaders—the policeman who turns young people away from crime, the person who sets up a leisure centre, the local church leaders who galvanise the community to improve schools and build health centres—2nd June 98, Aylesbury estate Southwark.....Did you forget to add but rough sleepers are not allowed to help themselves???"

Self help is all we have, we will not be driven into hostels and programmes in which we have no input, no confidence, and which are lethal, where we are set apart, ostracized, beaten up, murdered, made ill, robbed, and those who survive end up back on the street, the so called figures are absolute nonsense, on the one hand we hear there are not enough spaces, that rough sleepers DON'T want help, and refuse to access those hostels, then told they are roaring successes, can't be both, so it's obvious someone is massaging the figures, and it aint us.

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Now we dont care who you believe, or what sort of politics you want to play, on the street only one thing counts, a mans word, break faith, and you are nothing, we have tried to work with you and the government, and the only word that will suffice, is we got well and truly screwed. So it will be a long, long time before we return, if ever, to any kind of dialogue, we have more important things to do like keeping our members alive, not subjecting them to building up hopes and having people destroy them in your name.

You made another promise to cut the numbers on the street by 2/3 by 2002, just try it without us, the homeless industry has totally failed for over 30 years, because in spite of everything they have to face, **BEGGERS CAN BE CHOOSERS**, and choose either self-help along our own programmes, or die trying. The only way you will reduce street figures, if ignoring us, is by letting people die off, at least 14 this winter now in your name, although we suspect you actually knew nothing of it, or events surrounding it, and to ensure this letter isnt hidden from you, also, we are circulating it widely.

the fact that the building in question, was promised to us for up to 2 years, and we are even refused occupation after Centrepont, indicates the whole thing is more to stop us dead in our tracks than to house people for a few months. Users, clients, excluded people, dependency, the people on the receiving end ARE ALWAYS IGNORED, until their evidence becomes so overwhelming, another scandal breaks out, Racism in the police force, Sex rings in childrens homes, social workers breaking up and destroying families accused of satanic, sexual abuse, courts and the legal system jailing innocent people, abuses in prisons, convents and childrens homes, churning out thousands of abused and traumatised people, or shipping them abroad, EVERY TIME THE OSTRICH LIKE BEHAVIOUR WAS BURY YOUR HEADS IN THE SAND, because **NOBODY COULD BELIEVE IT**, not believing it, does not mean it doesnt happen, it does.

For just a few moments consider why do rough sleepers CHOOSE to die on the street, sooner than face life in any of the so called hostels, or schemes, dont you think there must be something wrong there??? and its not because we dont want help, we crave any of the RIGHT KIND OF HELP, but never get it, which is why we set up our own self-help programme, not to compete with, but as an alternative to the existing failed policies and schemes, being an alternative with the potential to succeed where all others fail, our very existence is a condemnation, and embarrassment of all thats gone before, and as such always faced hostility, and now an attempt to stop us completely, as our plans over the next two years leaned heavily on the building you were asked to obtain for us, was offered, then snatched away at the last minute, leaving many to face death this winter, we ourselves could have ran a hostel there, but were told we could not have any Rough Sleepers Funding, God only knows what its for if it cannot be given to rough sleepers, perhaps it went on wages, not people.

Having been excluded from Society for so long, we realize we are at a real disadvantage, we dont have lots of tame politicians in our camp, or other worthless worthies who make up the friends of various groups, and probably go about dealing with people in the wrong way, simply because we are trying to stay alive and build new lives, not play politics, but of one thing we are absolutely sure in spite of all our worldly inexperience, the public, those men and women in the streets, are 100% on our side, and get very angry when they hear of how we are abused, and learn the true facts about many of those facilities, like hostels charging up to £250 a week rent, and kids being thrown back onto the street, not once, but several times, because their benefits were never paid, all in themselves isolated incidents we are told, in reality its an epidemic of abuse the public wont tolerate, But its pointless going on, you will have to back your decisions, or decisions made in your name, its policy, it wont do to break ranks regardless of the merits of the issue, so we cant hope for any action from you, or your government, and to think we had members which tried to fight for a vote, to vote for you and your party, believing it may be willing to help, fortunately many died before seeing this.

R. Henton

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## FOOD FOR THOUGHT

There is a well known saying, "You can run, but you can't hide" and while there will be some who will run away from what we say, they cannot hide from a truth that is fast becoming apparent to all. Fuelled by people who now have reason to stop, and talk, to Big Issue sellers, the public has realized that people who are living, and working, on the street, have a different version, to the official one, about the whole Issue of homelessness, and the "industry" that contains, services but never seems to solve it. And it's that word, and how homelessness is defined that is the major problem.

Shelter says "who is homeless" and goes on to say "the first image that comes to mind will be someone who is sleeping on the pavement, someone forced to live on the street who is in urgent need of help". That's someone with a one in 5 chance of dying, and a average lifespan of 42 years, 1.8 times the national rate, and a 4 times higher rate of death by unnatural causes, and 150% higher chance that they are fatally assaulted, people who even the Government admits are the most excluded group in Britain today, and the most discriminated against, refused any access to the buildings, resources, rights and privileges every other member of Society enjoys, denied even a vote. Every fundraising event for the homeless has a glaring picture of a "Street Person" as the instant, emotive, tug at the heart strings, and loosen the purse strings shorthand, that's guaranteed to fill up the campaign coffers. **Yet the money, and help never reaches us.**

By its own admission 20% of its under 25s clients for Shelter services, never have been homeless. The definition of homeless now is so wide, it covers people who are still in the parental home, with no reason to leave, other than they are fed up, and fancy a home of their own, which if gained, leaves behind a loving family, and an empty room and bed for when they visit, not what people, you, and a lot more like you, think they are funding. And to service all these people takes staff, and hostels, and housing benefits, and employment schemes, it's no wonder a new homeless advice scheme is all on the Internet, where any yuppie can pull a laptop out and access all the information needed to help them leave home, even people in bedsits are now classed as homeless, or people in run down property, or those whose dabbling on the property market has trapped them in negative equity. All a far cry from the huddled mass in a doorway, cold, wet, and hungry.

For over 6 years now, we, Street People, have been trying to get some of those resources meant for us, to reach us, culminating in the launch in May 98 of our very own, completely user-led charity, Street Arts Project. Nationally there are only some 2500 people who have to live on the streets, but providing those resources they need, bearing in mind they start from scratch, is expensive, and will have to be wide ranging also. To start with, the first thing we are doing is recapturing our image, by calling ourselves Street People, we distance our case from the now discredited title of Homeless. The name Street Arts is the streetwise "art" of survival on the streets, but it also signifies the escape route we have chosen to get off the streets, and into jobs, homes, and a whole new life. It also signifies our determination to succeed and ensure nobody in the future has to live as we do now. Many of the schemes we have planned, are economic, and not "charitable" as such, because they will trade, and provide us with jobs, and wages, the first step in escaping the streets for good. Others such as a Health and Sports scheme, and an Education and Training Unit, will be solely "charitable" within the definitions laid down by law. Some will be funded initially by grants, others by sheer hard work, while a scheme for the use of properties as charity shops, and living space above, will help finance work related schemes, with different sources, and uses of finance, ringfenced, and protected, and fully accountable. We know the times ahead will be hard, but living for the very first time with hope, and a little outside help, we shall succeed, your help, would make it easier still.

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# STREET ARTS PROJECT - A PROJECT OF DREAMS

## AND A DREAM OF A PROJECT

We intend to have our "structure" in place by the year 2000, ready to start the 5 year programme that will eliminate the need for anyone to have to live on a street, or doorway, by 2005. The work will be divided amongst 6 divisions, each of which will be made up of several self-contained modules, each with a specific task, and its own budget, and funds, allowing sponsors to support a small, but to them, relevant part, and identify where the money goes, and the results. It also gives us maximum control and flexibility, allowing fast growth across several different areas of work.

Modules/schemes that provide, education, training, employment, health, sports, help and advice, advocacy, recreation, arts, crafts, and cultural activities, which will all lead towards helping people to get a new life, in a new home, and retain in much of it, the community spirit, and friendships, built up over, in some cases, a decade or more. It's that fear of spending up to 3-4 years in the hostel system and then spit out at the end, into a hard to let property, that nobody else can be expected to live in, without friends, and still excluded from the society around them, that has continually stopped Street People from accepting what is on offer, that, and the fear of trying to live a communal life with people who, do not hear and march to the same drum. It's in those hostels that most Street People are fatally assaulted, by people who have never lived on the streets.

Street People have come from all walks of life, every level of society, and in their ranks, every profession, trade, art, craft, and skill are represented, as is every cultural and recreational interest and pursuit. We ourselves have none of the reservations others might have about our ability to achieve our goals. Where we are limited is in the newer technologies, which is why we place such emphasis on education and training, with well thought out programmes, and the willingness to bring in people who can teach us. But at the end of the day it will all come down to helping ourselves, and each other, which, given the basic resources, we can do. Everyone joining in, draws up a "lifeplan" a business plan for their new life, that contains all their hopes, dreams, and aspirations, it's the blueprint that they, and the project work to, that's why it's a dream of a project, because it caters for each individual's dreams, not working to agendas drawn up by some distant management body, and staff, who have no idea of needs, and refuse to listen when told that the help offered is the wrong kind.

It's that "Beggars can't be choosers" mentality, that is keeping us locked out, a total lack of dialogue, and a refusal to provide what is actually needed by a diverse people, with diverse problems, a diverse range of provision that will give each individual what they want, and need. Over the years we have shown it is possible for beggars to choose, by choosing to refuse what is offered, not as claimed, because we don't want help, but because we cannot take all of those disappointments of having the wrong kind of help, catapult us back onto these streets, or worse, kill us.

Street Arts Project, is our very own initiative, we devised it, we will run it, it will provide the kind of help we need, in the amounts, and forms that we, by collective input, decide we need. As such we are accountable to ourselves, and each other to make it succeed, and succeed it will. The difference is there, a hope, at long last, lighting up eyes that thought they would never have, the one thing we all hope for, a chance to build the kind of new life we want, not a version somebody else has decided is all we deserve. We invite anyone that is willing to join in with us, to do so, no right kind of help is refused.

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Officer: Andrew Anderson

Application Number : PS9805021

Address: St George's Court, 2-28 New Oxford Street, WC2

Proposal: Temporary change of use of part of the basement, ground, first and second floors to a hostel for the homeless from 14.12.98. to 1.4.99.

Drawing Numbers: HK1000C, 01, 02, 03, 04, 11, 12, 13 and 14.

RECOMMENDATION SUMMARY: FPC

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OFFICER REPORT:

1. SITE

1.1 St. George's Court is a triangular shaped site bounded to the north by Bloomsbury Way, the south by New Oxford Street and the west by Bury Place, situated within Bloomsbury Conservation Area. This nine storey plus basement building comprises retail and restaurant uses on the ground floor, with vacant (formerly occupied by the Ministry of Defence) offices above.

1.2. To the north of the site is St. George's Church, a grade I listed building and to the south the eleven storey former Post Office sorting office.

2. PROPOSAL

2.1 Temporary planning permission is sought change the use of part of the basement, ground, first and second floors to a hostel for the homeless from 14.12.98. to 1.4.99. The Shelter would provide food, warmth and shelter to some of London's most vulnerable young people, together with intensive levels of advice and support. It would be staffed by 3 Practice Managers, 12 Project Workers and a locum team of 10 on a 24 hour basis.

2.2. Access to the shelter would be via New Oxford Street into a reception area. The first floor would comprise 25 bedrooms providing a total of 63 bedspaces. The number of bedspaces in each bedroom would vary between 1 and 3. Ancillary washing facilities, male and female lounge areas, a kitchen and a dinning area would also be provided. The catering service would provide a full breakfast, snack lunch, an evening meal and tea and coffee throughout the day. Six resettlement rooms would be located on the second floor providing housing advice. The four mental health rooms would provide counselling sessions and the basement, washing facilities for staff.

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### 3. RELEVANT HISTORY

3.1. Planning permission and conservation area consent was granted 17.8.93 to demolish the existing building and to erect a nine storey building comprising ground floor retail with offices above. Applications to renew these permissions were withdrawn in May 1998 and consequently the 1993 permissions have now expired.

### 4. RELEVANT POLICIES

#### **Borough Plan 1987**

4.1. Policy HG26 requires the provision of a satisfactory range of accommodation. Policy SS2 is concerned with the provision of night shelters for the homeless. Policy SS3 is concerned with the provision of special needs residential accommodation.

#### **Camden Unitary Development Plan.**

4.2. The Inspector's report on the Public Local Inquiry into objections to the Deposit Draft Unitary Development Plan was published in January 1997. The Council's Environment Committee formally considered the report's findings and the Council's response at a special meeting on April 29th 1998. The Committee agreed a draft Statement of Decisions on all of the Inspector's recommendations save those relating to the Inspector's chapter on the Central London Area. Proposed modifications and the Statement of Decisions were placed on deposit on 10th June 1998 for a statutory consultation period of six weeks, which expired on 22nd July 1998.

4.3. The Council's proposed Modifications constitute a material planning consideration to be taken into account alongside the Council's draft UDP policies, the Inspector's report and the policies contained within the statutory Borough Plan.

4.4. Objections to the proposed Modifications are currently being processed, and it is anticipated that the Council will be in a position to formally respond to these soon.

4.5. Policy EN1 seek to ensure that new developments do not have an adverse impact on the amenity of the surrounding area. Policy EN33 seek to ensure that development proposals in conservation areas preserves and enhances their character and appearance. Policy EC5 seeks to retain sites and buildings considered suitable for continued employment use on the grounds of accessibility, size, location and condition.

4.6. Policies HG25 and HG26 will permit proposals for new hostels and accommodation with an element of care if it does not result in the loss of residential. Policies SC1 and SC2 seeks to promote social and community facilities

4.7. The Council has agreed to modify policies EN1, EN33, HG25, HG26 and SC1 in accordance with the Inspector's recommendations. The Council has not accepted the modification of policies RE5 and EC5. With regard to policy EC5, the Council has agreed to modify the policy's justification in accordance with the Inspector's recommendation. With regard to Policy RE5, the Council accepts a number of points made by the Inspector's report, however, does not accept the proposed modification to policy. To this end, the Council proposes to retain the justification drafted by the Inspector and to reword the policy. It is considered that the overall objectives of these policies have not changed.

### 5. CONSULTATIONS

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5.1 Four site notices have been erected and 46 adjoining properties consulted. No comments arising from the consultation exercise have been received in the time of writing this report. Any comments will be circulated separately and reported verbally to the Committee.

## 6. ASSESSMENT

6.1. The main issues are the land use issues regarding the temporary change of use of part of the building and the impact of the use on the amenity of the area.

### **LAND USE**

#### *Mixed Land Use*

6.2. The application site lies within the Central Activities Zone and Frontage (CAZ). The Inspector's report recommends that the CAZ and the Wider Central Area be referred to as the Central Area. The Council has accepted the modification.

6.3. Policy RE5 seeks to encourage new development proposals to incorporate a mix of land uses, where it is appropriate in terms of the nature, scale and location of the development. This policy is designed to prevent the domination of one use and to enhance the variety and diversity of land uses locally. As the proposal is for a temporary period, the need for a mix of uses is not considered applicable in this instance.

#### *Temporary Loss of Business B1*

6.4. Policy EC5 seeks to retain buildings considered suitable for continued employment use on the grounds of accessibility, size, location and condition. Exception will be made where the proposal entails a change of use from office (B1a) to permanent residential. The Inspector's report supports the general aim of this policy, although recommends that it be reworded to permit non employment uses so long as the proposed development does not prejudice the availability, variety and choice of suitable employment sites.

6.5. With regard to the application site, it is located in an area where there are vacant office units. The site is currently vacant and it is proposed to change the use of the first and second floor to a hostel. This permission, if granted, would be for a temporary period of three and a half months and would be made personal to Centrepont. On the basis of the above, it is considered that the temporary loss of office space would not, for the foreseeable future, lead to a shortage or lack of variety and choice of employment sites in the immediate locality.

#### *Hostel*

6.6. The proposal would not result in the loss of residential and is a social and community facility that policies SC1 and SC2 seeks to promote.

### **IMPACT ON RESIDENTIAL AMENITY**

6.7. The building is vacant and situated in an essentially commercial area. There are, however, some residential properties located on the upper floors of the buildings fronting Bloomsbury Way to the north and New Oxford Street and Museum Street to the west of the site. The main building to the south, the former Post Office sorting office, is vacant, whilst to the north there are a mixture of commercial properties comprising a hotel and ground floor shop units with mainly offices above. To the east is

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Chesterfield House, an office building occupied by BUPA.

6.8. The usual concerns about an increase in rough sleepers in an area leading to anti-social behaviour and detriment to residential and general amenity have been considered by the applicants who have indicated that the following measures would be followed again this year to reduce the potential for such problems:

- \* The Centre would provide food, warmth and shelter together with advice and counselling. Residents are not required to leave the premises after breakfast to return in the evening as in some other shelters.
- \* The premises would be staffed on a 24 hour basis with general care staff, catering and cleaning staff and specialist health care staff;
- \* Access will be via the Association's Outreach Service and self-referral will not be permitted. The aim of the centre is to develop a relationship with the occupants leading to, hopefully, resettlement in permanent accommodation.
- \* A number of CCTV cameras are to be installed within the building and with appropriate management, problems relating to noise and disturbance are not envisaged.

It is considered that the proposal would be unlikely to have a seriously adverse impact on general amenity in the area.

6.9. This aside, Centrepoint have run a number of such shelters in Central London and have a good track record in trying to reduce the potentially harmful impact of these uses. It is considered that the proposal would not have an adverse impact on residential amenity and on this basis permission is recommended, subject to conditions requested making it personal and limiting the period of the use.

## 7. LEGAL COMMENTS

7.1 None

## 8. RECOMMENDATION

Grant planning permission subject conditions.

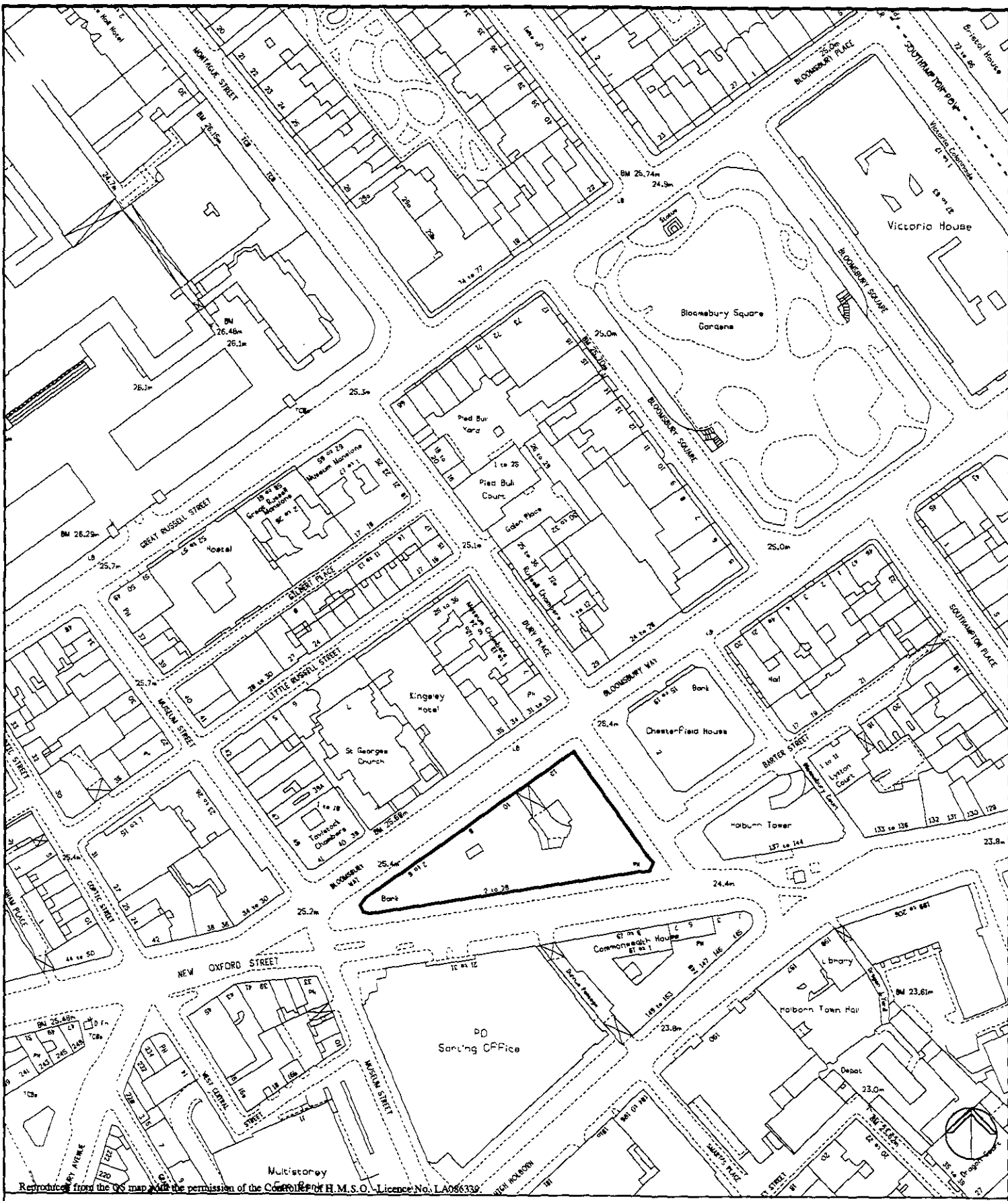
### Conditions:

1. The limited period for the use shall be until 1st April 1999 by which date the use shall be discontinued. (CC01)
2. This permission shall be personal to Centrepoint during their occupation and shall not enure for the benefit of the land. On their vacating the premises the use shall revert to the lawful use for Class B1 purposes. (CF04)

### Reasons for Conditions

1. As requested by the applicants.
2. In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of Centrepoint vacating the premises. (DF04)

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# London Borough of Camden

Environment Department  
 Town Hall Extension  
 Argyle Street Entrance  
 London WC1H 8EQ

**REPORT ENDS**

*St George's Court*  
*288 New Oxford Street*  
*Fahz*