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Development Control
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Cushman & Wakefield, Healey &
Baker
43-45 Portman Square
London
W1A 3BG

Application Ref: **2005/2463/P**
Please ask for: **Hennie Taljaard**
Telephone: 020 7974 **5649**

30 August 2005

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
20 - 21 Southampton Place
London
WC1A 2BP

Proposal:
Change of use from office (Use Class B1) to non-residential institution (Use Class D1) of lower ground, ground, first, second and third floors.
Drawing Nos: Site Plan, Floor Plan

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The existing building and site is considered to be suitable for retention for employment purposes on grounds of its size, accessibility, location and condition. In the absence of information to demonstrate that there is no market demand for the use, the redevelopment of the site for educational purposes would be harmful to the Council's objectives of maintaining a range of suitable employment sites within the Borough generally contrary to policy EC3 (retention of employment uses) of the



London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 The applicant is advised that a second application for the use change may be granted if it can be demonstrated that there is no market demand for the existing use as an office. The Council would expect that there has been a thorough marketing exercise for the property over the previous two years and it must have been marketed at realistic prices with medium to long-term tenures. Evidence that consideration has been given to alternative business uses and layouts will also need to be supplied. Evidence submitted to demonstrate the effectiveness of the marketing exercise must include: (a) copies of advertisements from Estates Gazette and other property periodicals (which have been placed in the periodicals at regular intervals over the two year period); (b) details of the terms and conditions under which the property was marketed, and any variance within these terms and conditions; and (c) a log of all enquiries about the property. The log should contain details of which agents marketed the property over the two years and how long each agent marketed the property for, a list of interested clients/potential occupiers, and the reasons why they did not take the property.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)