

Delegated Report		Analysis sheet		Expiry Date:		24/07/2014	
		N/A		Consultation Expiry Date:		03/07/2014	
Officer				Application Number(s)			
Rachel Miller				2014/3581/P			
Application Address				Drawing Numbers			
46- 47 Russell Square London WC1B 4JP				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation to condition 3 (personal permission) to planning permission 2003/0018/P granted on 04/09/2003 for the retention of the existing self-contained flats at part ground, first floor and second floors of no. 46, and the change of use of the remainder of premises from offices within Class B1 to a mixed use of educational use within Class D1 and office use within class B1.							
Recommendation(s):		Approve variation of condition 3					
Application Type:		Variation of Condition					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 10/06/2014 until 01/07/2014 Press notice displayed from 12/06/2014 until 03/07/2014 No responses received					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC – no response received					

Site Description

The application site forms the central bay of a terrace of 6 Grade II listed buildings on the south west corner of Russell Square. The site is located within Bloomsbury Conservation Area.

Relevant History

2003/0018/P – The retention of existing self-contained flats at part ground, first floor and second floors of number 46 and the change of use of the remainder of premises from offices within Class B1 to a mixed use of educational use within Class D1 and office use within Class B1. Approved on 4th September 2013

2008/1898/L – Internal Refurbishment and rearrangement to improve reception, teaching and faculty offices and student facilities. Approved on 10th July 2008

45 Russell Square

2010/4387/P - Change of use from office use (Class B1) to office (Class B1) and/or non-residential institution (Class D1). Approved on 08/10/2010

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

DP1 Mixed use development

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP13 Employment sites and premises

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Supplementary Planning Policies

Camden Planning Guidance 2013 (CPG1, 2 & 5) & 2011 (CPG6-8)

Bloomsbury Conservation Area Appraisal & Management Strategy 2011

London Plan 2011

National Planning Policy Framework 2012

Assessment

Planning permission was granted on 5th September 2003 (ref 2003/0018/P) for “The retention of existing self-contained flats at part ground, first floor and second floors of number 46 and the change of use of the remainder of premises from offices within Class B1 to a mixed use of educational use within Class D1 and office use within Class B1”.

This current application seeks to amend condition 3 of planning permission 2003/0018/P by altering the name of the educational institution. There are no physical alterations proposed.

Condition 3 states:

“This permission is personal to Huran University and shall endure for the period of their occupation only. On Huran University vacating the premises the use shall revert to the lawful use for office purposes within class B1.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policies EC3, RE2 and TR4 of the London Borough of Camden Unitary Development Plan 2000 and as requested by the applicant.”

The Applicant seeks permission to change the condition so that the permission is personal to “EF Education First and/or Hult International Business School”. The Applicant states in their covering letter that Hult is the same occupier as Huran University however the different name is following a business merger. The EF Group and Hult are business partners providing mutually supporting taught education programmes. The site will continue to provide D1 uses combined with B1 uses and there would be no changes to the current situation in terms of numbers of students and staff.

Recommendation

Approve variation of condition, with new condition 3 changing name of personal permission