

LDC (Proposed) Report		Application number	2014/3059/P
Officer		Expiry date	
Carlos Martin		27/06/2014	
Application Address		Authorised Officer Signature	
527 Finchley Road ESCP Europe London Campus London NW3 7BG			
Conservation Area		Article 4	
No		No	
Proposal			
Use of 1 st and 2 nd floor students bedrooms as offices and print room.			
Recommendation:		Grant	
<p>The application site relates to the ESCP Europe Business School (Class D1). The application proposes to use the existing 1st and 2nd floor students' bedrooms as offices for the school. The basis of the application is that the main purpose of the activity on the site is under D1 and the student accommodation provided is ancillary to the main D1 use, and so there is actually no change of use.</p> <p>The site was originally a synagogue (Class D1) and according to Council records planning permission was never granted or sought to use part of the site as student accommodation. The bedrooms are fully occupied from September to May. They are generally half occupied in June and are usually vacant in July and August. The rooms are not usually occupied for the whole period by the same student, but a student attends the various campuses of the ESCP, on rotation, so will be in attendance for an average of say 4 months at the London campus.</p> <p>Approximately 25% of the floor area of the site comprises student accommodation with approximately 75% of the floor area used for non-residential purposes for the provision of education. Only 7.5% of the students at the College live at the college, compared to 92.5% of students who are educated at the college, but live outside of the campus. Therefore, the main purpose of the ESCP at 527 Finchley Road is to provide non-residential accommodation for the 92.5% of students who are educated at the college, but live outside of the campus and the primary purpose of the ESCP site is for D1 non-residential purposes. It is intended that the space be continued to be used for non-residential educational purposes and this will not change the primary use of the site.</p> <p>Given the above, it is considered that the proposal does not represent a change of use and therefore it does not constitute development.</p>			