

Mr Matthew Hardcastle
Hardcastle Architects
33 Lockhurst Street
Lower Clapton
London
E5 0AP

Application Ref: **2014/7258/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

20 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
34 Bloomsbury Street
LONDON
WC1B 3QJ

Proposal:
Continued dual use of the property as either offices (Class B1) or for education use (Class D1).

Drawing Nos: Site location plan; 240_PR_01; 240_PR_02; 240_PR_03; 240_PR_04;
240_PR_05; 240_PR_06; 240_PR_07; 240_PR_08; 240_EX_01; 240_EX_02;
240_EX_03; 240_EX_04; 240_EX_05; 240_EX_06; 240_EX_07; 240_EX_08.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 240_PR_01; 240_PR_02; 240_PR_03; 240_PR_04; 240_PR_05; 240_PR_06; 240_PR_07; 240_PR_08; 240_EX_01; 240_EX_02; 240_EX_03; 240_EX_04; 240_EX_05; 240_EX_06; 240_EX_07; 240_EX_08.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any other uses than office use (B1) and educational uses (within use class D1), as specified in the planning application, and shall not be used for any other purpose within use class D1 than for education.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and the immediate area by reason of noise and disturbance and impact on the highway network, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

