

20 March 2015

Delivered by email and post

Frances Wheat
London Borough of Camden
5th Floor
Town Hall Extension
Argyle Street
London
WC1H 8NJ

Dear Frances

5 Lincoln's Inn Fields, London WC2A 3BP

Please find enclosed the full planning application on behalf of the London School of Economics (LSE) for the proposed temporary change of use of the building from residential (Class C3) to educational institutional (Class D1) use for a 5 year period. After this term, the floor space in question will return to residential use.

This planning application comprises the following documents:

- This supporting letter, setting out planning and other related issues.
- Planning Application Form
- Site and Location Plans
- Existing and proposed floor plans (no alterations are proposed so the structural layout in the floor plans remains the same)

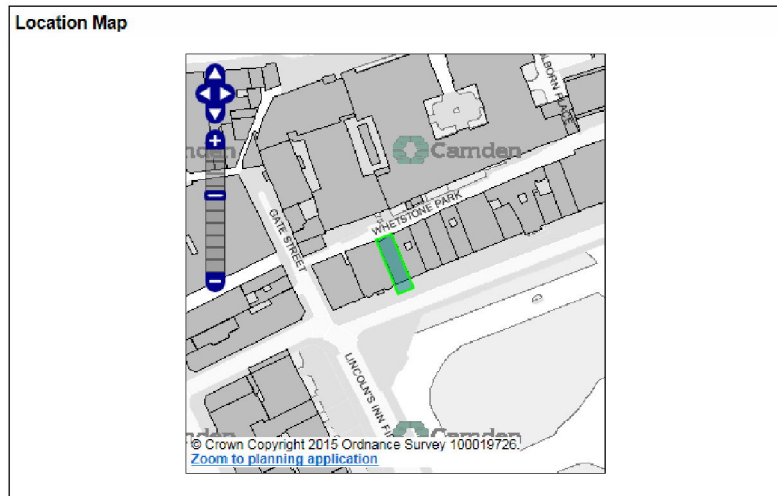
The Site

1. 5 Lincoln's Inn Fields is a four storey plus basement mid-terraced property located in the north-west corner of the square (please see enclosed site location plan). The building dates from the mid-18th Century but its façade was re-built in the early 19th Century, and the building has been altered at various points in its history, including a full height extension to the rear of the building in the 1970s. Its use has also changed several times in its history between commercial and residential uses, having been used as an office building for most of the last century.
2. 5 Lincoln's Inn Fields is a grade II listed building, and falls within the Bloomsbury Conservation Area. The site was in B1 office use until recent planning permissions converting it to residential.

The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010 turley.co.uk

Site Location (courtesy of www.camden.gov.uk)



Planning history and existing use

3. The recent planning history of the building is varied. In 1997 permission was granted for the erection of a rear extension to the building (P15/16/6/24738). Permission was then granted in 2007 (ref. 2007/2177/P) for the change of use from office (class B1 use) to a single six-bedroom residential dwelling, which was then followed by a grant of permission to convert the single family dwelling into two residential units in 2008 (Ref. 2008/3656/P); a five bedroom house fronting Lincoln's Inn Fields (with an ancillary residential studio at basement level), and a two bedroom house in the rear wing fronting Whetstone Park. The change of use to residential was implemented in 2010/11.
4. Since this was implemented, there have been further permissions for a first floor glazed extension for the residential unit at the rear of the building fronting Whetstone Park, with associated lift access and external roof terrace area (Ref. 2010/4636/P).

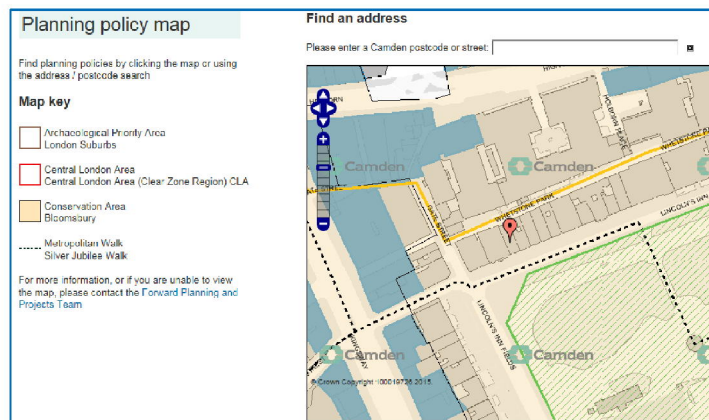
The Proposals

5. The LSE is seeking planning permission and listed building consent for the temporary change of use of the building from residential to educational institutional use for a 5 year period. This planning permission would also be personal to the LSE, secured by appropriate mechanisms. The property at 5 Lincoln's Inn Fields contains ancillary residential studio accommodation at basement level, which would be retained as part of this proposal, meaning the change of use would only apply to ground and upper floors.

6. The LSE is seeking a temporary change of use of this building in the short term for estate management purposes; there is no intention to seek a permanent change of use, and the LSE would be paying the full residential price for the property. As you may be aware, the LSE is undergoing considerable, ongoing redevelopment around its Aldwych campus, with the latest significant phase of development permitted by Westminster Council this week. The temporary permission is sought to house a significant new Philanthropy Institute until the completion of the construction of a new academic building at 44 Lincoln's Inn Fields, which is anticipated to complete in 2020, after which it is anticipated that the institute will relocate to this new building, and number 5 will revert to its residential use.
7. The new Philanthropy Institute is in fitting with the LSE's origins, which are rooted in philanthropy for change, with its foundation funded through the Henry Hunt Hutchinson's bequest made to the Fabian Society, to create a place of learning focused on the betterment of wider society. The LSE is keen to explore how this new institute could contribute to creating opportunities for training and entrepreneurship for Camden residents, and is happy in principle to formally tie any commitments relating to this to this planning application.

Planning Policy Context and Analysis

8. The development plan for the London Borough of Camden comprises the National Planning Policy Framework (NPPF), London Plan (adopted 2011 as amended), Camden's Core Strategy (adopted November 2010), Camden Development Policies (adopted November 2010), Site Allocations (adopted September 2013), and associated Area Action Plans. Other considerations include Supplementary Planning Documents, such as the Housing SPG from 2013, and the National Planning Policy Guidance.
9. The site falls under the following planning policy designations in Camden's Core Strategy, as illustrated on the map below: Conservation Area (Bloomsbury), Archaeological Priority Area, Central London Area (and Central Activities Zone).



10. However given the nature of the application proposals which do not alter the setting of the listed building or other heritage designations, the most significant planning policies concern the existing residential use, and proposed institutional uses with regard to Central London's international function.

Housing Policy

11. Residential Policy CS6 (Providing quality homes) seeks to maximise the supply of additional housing to meet Camden's London Plan target, while minimising the net loss of existing homes and regarding housing as the priority land-use of Camden's LDF. While the LSE proposal entails the temporary change of use of the building (apart from the basement ancillary residential studio), the residential use will be reinstated after the five year period and therefore not impact on the borough's ten year London Plan housing target.
12. The supporting text of policy CS6 in paragraph 6.18 recognises that there are situations where the loss of homes can be justified, and also recognises the need for jobs and services and facilities, and Camden's wider role within London. The priority that Camden gives to housing will not override, but will be considered against the need to promote Central London as a national and international focus of business, shopping, culture, education, healthcare and research, and the characteristics of specific areas.
13. The LSE proposal therefore has relevance with this supporting text as it would provide employment use and short term promotion and enhancement of Central London as a national and international focus of education and research. LSE is ranked as one of the top 75 universities in the world (QS rankings 2014/15), with Central London overall having three other universities in the top 20 globally (Imperial College, University College, Kings College), and the proposal will therefore contribute to this policy aim.

Economic Policy

14. Economic policy is also a key consideration for this proposal. Core Strategy policy CS8 (promoting a successful and inclusive Camden economy) states that Camden will secure a strong economy, recognising the importance of employment generating uses such as education. The LSE proposal meets this policy in both the short and longer term, through providing valuable employment and employment space in the form of the new institution at 5 Lincoln's Inn Fields in the short term, to be relocated to a new academic building at 44 Lincoln's Inn Field after 2020, meeting the long term strategic objective of the policy.
15. Policy CS8 also seeks to support employment and training schemes for Camden residents, and the LSE is keen to assist in meeting this strategic objective in the long term, and have this requirement formally attached to the granting of this temporary change of use via appropriate mechanisms.

Successful Central London Policy

16. Policy CS 9 covers southern Camden's role in contributing to Central London's unique role, providing vibrancy, diversity and identity as part of the Central Activities Zone (CAZ). The area contains a concentration of nationally important research and higher education institutions, is a major business and employment centre while having areas of distinct character and excellent public transport links.
17. The policy recognises its unique role, character and challenges and seeks to support the concentration of educational, cultural and research institutions within Central London. The LSE

proposal therefore meets this policy objective in the short term by providing a location for this new institution, while the larger scale estate programme of the LSE will give this use a permanent home from 2020, again meeting strategic policy objectives for this part of Camden, and indeed London's Global City role as expressed through the London Plan.

Supporting Community Facilities and Services

18. Strategic policy CS10 Supporting Community Facilities and Services covers the provision of community facilities and services for Camden's communities, workers and visitors. This includes supporting the higher education sector in Camden, balancing its requirements against those of other sectors and the local community. Criteria for assessing applications for higher education use are set out, taking into account balance of uses in an area, the protection of residential uses, local environment and amenity for residential communities.
19. The proposal therefore meets the strategic aim and balance of providing community facilities in the short term, while protecting the long term use of the building as a residential use.

Heritage and Design

20. Strategic Policy CS14 Promoting High Quality Places and Conserving our Heritage, states that the Camden's rich and diverse heritage assets and their settings (including conservation areas and listed buildings) will be preserved and enhanced. The LSE proposal is not seeking to make any internal or external alterations to the listed building, and therefore the building itself and its setting in the Bloomsbury Conservation Area will be unaffected.

Midtown Office Market and alternative sites

21. The range of alternative sites in the area is very limited. Existing D1 class educational/institutional sites are in short supply, particularly in the short term for a temporary period. Offices and other employment premises are safeguarded in Camden's core strategy, and general office market conditions in Midtown are that of rising rents, and what has been described as a chronic shortage of supply (Farebrother, London Midtown Office Market Q4 2014).
22. In addition, the site was previously in use as a B1 office building until very recently when the conversion to residential use was permitted. The temporary use of the property as the Philanthropy institute in the vicinity of the eventual long term site (number 44 Lincoln's Inn Fields, to be completed in 2020) is therefore seen as a suitable alternative to meet short term needs and long term objectives of both the LSE and Camden.

Summary

23. While allowing a temporary change of use, the proposal maintains the long term use of the building as a residential use beyond the five year period, thus meeting Core Strategy policy aims around the loss of housing. The ancillary residential studio is also retained at basement level throughout the five year period, with no planned temporary change of use. The existing listed building is also maintained as no alterations are planned to the building, thus also preserving the character of the Bloomsbury Conservation Area.
24. The proposal will also meet other key strategic policies around the role of this part of Camden, which falls within the Central Activities Zone, housing uses of national and international importance, such as the LSE. The LSE is also keen to explore the possibility of developing training and entrepreneurial opportunities to Camden residents through the new philanthropic

institute, which again meet further policy aims. These commitments could be tied formally to the grant of this planning permission, as could the overall proposals (secured by condition or legal agreement), which could also be a personal permission to the LSE if the council sees fit.

25. The proposal provides a pragmatic solution to assisting the longer term expansion and estate management programme of the LSE, providing an interim accommodation space for a new institution, while a new academic building is being constructed in the vicinity. This goes in hand with the difficulty in acquiring a suitable site in the vicinity of the existing campus, and where many of the existing uses are protected. A temporary change of use of this site is therefore seen as an opportunity that will meet short term need while meeting long term strategic aims of both the LSE's estate management plans and Camden's strategic planning policies.

Yours Sincerely



Will Lingard
Director

will.lingard@turley.co.uk