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F.A.O. David Glasgow Esq  
Principal Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

Dear Sirs

***National Temperance Hospital, Insull Wing, Hampstead Road, London NW1 2LT***

As discussed between both Simon Pitkeathley and Fred Drabble with David Glasgow at your office, please find enclosed a planning application submitted on behalf of Camden Town Unlimited Community Project (CTU CP) for the temporary change of use for a period of five years of the ground and first floors (total 945 sq. m GIA) of the Insull Wing at the National Temperance Hospital to Use Class B1 (Offices) in association with the Camden 'Collective' project.

The planning application has been submitted electronically with the scope agreed in advance with David Glasgow and comprises the following:

1. Cover Letter (and Planning Statement)
2. Planning Application Form and Certificate
3. Plan 1 – Site Location Plan (highlighting extent of leasehold area identified for temporary use)
4. Existing Ground Floor Plan
5. Existing First Floor Plan

The planning application is accompanied by a cheque for the requisite planning application fee of £385. Please note that there are no proposed changes to the internal configuration of the ground and first floors of the Insull Wing and so there has been no requirement to submit proposed plans as the existing plans do not change, although some renovation works will take place. There are also no changes to the external appearance of the building.

We set out below the relevant background and planning justification for the application.

**Background and Planning Statement**

Camden Town Unlimited and the Collective

CTU CP is the charitable arm of Camden Town Unlimited (CTU), which is the Business Improvement District (BID) for Camden Town's retail and business centre. 'Collective' is a regeneration project run by the BID for Camden, CTU and carried out by CTU CP.

The Collective project builds on the rich cultural history and reputation of Camden to ensure a legacy of improved skills, enhanced employability and enterprise. The project acquires vacant and underused spaces and carries out projects that help people into employment and setting up their own businesses.



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1. The Mayor of London's Regeneration Fund
2. The London Enterprise Panel and Mayor of London's Growing Places Fund
3. Camden Council
4. CTU

#### Proposal and Planning Assessment

CTU has recently been awarded funding from the Mayor of London's High Street Fund (HSF), which will be added to with other match funding. The National Temperance Hospital has been vacant for many years and is earmarked for demolition to make way for HS2, if the scheme goes ahead. As part of the HSF it is proposed to utilise part of the vacant space within the Insull Wing as a temporary 'office hub' for creative businesses within the Collective.

As noted by Camden Council in its letter of support to HS2 Ltd, the temporary use of vacant buildings and spaces resulting from HS2 forms one of the Council's mitigation asks of HS2 Ltd. This mitigation is required to minimise the effect of vacant buildings in the local area and the community by providing temporary occupancy to maintain an active use and local economy, in the run up to and during HS2 construction.

The National Temperance Hospital has been vacant for a number of years, and any potential refurbishment and / or redevelopment of the site is now unlikely to come forward due to the HS2 safeguarding designation and proposals for the demolition of the building resulting from HS2. CTU's proposal for the temporary use of the premises would satisfy the Council's mitigation objectives in respect of this site. It would provide an active commercial / community use for the building at the heart of the community impacted by HS2. In addition, the project would create opportunities to promote start-up businesses and innovation by providing much needed affordable workspace, training and employment opportunities as part of the Collective.

It is recognised that Council policy set out within the Development Policies document resists development that involves the net loss of floorspace in hospital use (Use Class C2) and that the site is allocated for predominantly residential use within the Camden Site Allocations document. However, it is considered that the temporary nature of the proposed use and unique mitigating circumstances described above mean that the proposal is acceptable with clear planning benefits making the best use of this otherwise vacant space.

Furthermore, the London Plan identifies Euston as an Opportunity Area with the potential for 5,000 jobs and 1,000 homes. The Euston Area Plan (EAP) agreed by the Greater London Authority, TfL and Camden Council has an overall vision of a rejuvenated area that is both a hub of activity and a gateway to London. It outlines a vision for new homes, businesses, shops, community facilities, schools, and an improved public realm and open space that will transform the area. Specifically the Euston Area Plan includes 'flexibility for proposals for appropriate temporary alternative uses if current uses are no longer viable as a result of HS2 and construction works'.

CTU is soon to be granted a lease from Department for Transport (now the legal owners of the hospital site) for the use of the ground and first floor of the Insull Wing as described above including carrying out



renovation on internal areas to make it appropriate for co-working office space. The meanwhile use of the building will enhance links between Euston and Camden Town. By making use of the opportunity to activate an otherwise vacant and underused space the building will provide incentives for businesses to de-risk moving into the area through the provision of workspace.

Clinical use at the Hospital stopped around 2002 and it was used for administration purposes up until 2005 following which it has lied vacant. CTU's temporary occupation will run up until the point that the building is demolished to make way for the developments, which is expected to be April 2018 (albeit it is considered prudent to seek a temporary consent for a period of five years).

The timely grant of planning permission for use of the lower floors is required so CTU CP is able to make most efficient use of the building up until it is demolished. This will enable the provision of co-working spaces that incubate, support and encourage growth of high-quality, start-up business. The spaces will provide free, access to workspace enabling a flexible and collaborative environment where businesses build contacts, share knowledge and foster talent.

With regard to transport and highways matters, as the total floor area of the proposed temporary office use is less than 1,000 sq. m. in accordance with Appendix 1 and 2 of Camden's Development Policies document neither a separate transport statement nor formal allocation for disabled car parking are required, although the building does benefit from disabled access. Cycle parking will be provided within existing racks in the car parking area where refuse collection and storage will also take place as annotated on the enclosed Plan 1 – Site Location Plan.

### **Summary**

In summary, notwithstanding the former use of the hospital site and current allocation, the site is in effect blighted by the HS2 proposals and the proposal for the temporary use of part of the site for the Collective project will make best use of the space whilst it is available with clear planning benefits by assisting in promoting start-up businesses and innovation through providing much needed affordable workspace, training and employment opportunities.

We look forward to receiving confirmation that the planning application has been validated and can be supported. Should you require any further information, please do not hesitate to contact Fred Drabble at this office (0207 409 0909).

Yours faithfully

A handwritten signature in black ink, appearing to read "Fred Drabble", is written over a horizontal line.

**Fred Drabble MRTPI MRICS**

Enc

cc: Adam Richards – Camden Town Unlimited