

ALAN WIPPERMAN AND CO.
MILL HOUSE
LITTLE BARDFIELD
BRAINTREE
ESSEX
CM7 4TN

Application Ref: **2015/4410/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

15 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
5 Richbell Place
London
WC1N 3LA

Proposal:
Variation of condition 1 (temporary period) of planning permission 2013/7055/P dated 31st January 2014 (for temporary change of use from office use (Class B1) to non- residential education and training centre (Class D1) with ancillary office use (Class B1) for a period of 2 years) namely to allow use of the building until 14 January 2018

Drawing Nos: Siteplan, (A1330D-) G100-T1, G101-T1, G102-T1, G103-T1, G104-T1, G105-T1, A1202-G06-B and Planning statement dated 31st July 2015

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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 1:

The use hereby permitted is for a temporary period only and shall cease on or before 14th January 2018 at which time the premises shall revert to their former



lawful use which is office (Class B1).

Reason: In order to prevent the long-term loss of employment space and owing to the special educational operational needs of the applicant in accordance with policies CS8, CS11 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP16, DP17, DP18, DP19 and DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Siteplan, (A1330D-) G100-T1, G101-T1, G102-T1, G103-T1, G104-T1, G105-T1, A1202-G06-B and Planning statement dated 31st July 2015

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

Informative(s):

- 1 Planning permission was granted on 31/01/2014 for temporary change of use from office use to non-residential education and training centre (Class D1) with ancillary office use (Class B1) for a period of 2 years (ref 2013/7055/P) up until 31st January 2016. The Applicant now seeks to vary condition 1 of 2013/7055/P to extend the permission to January 2018 when the new building for UAL is completed which is part of the University's estate reconfiguration. The existing office users of the building have been relocated to the UAL High Holborn offices for the temporary period.

On balance the loss of office space is considered appropriate for a temporary period as the employment uses of the site are to be retained in part including some B1 floorspace and the proposal otherwise demonstrates the employment generation attributable to a D1 educational use. The office and D1 community uses are comparable in terms of the hours of operation, footfall and noise generated therefore no amenity concerns arise as a result of the proposals.

The educational use (Class D1) of the building for an additional temporary 2-year period is acceptable on the basis that the long term employment use (Class B1) of the site would not be lost.

No objections were received following statutory consultation. The sites planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS8, CS9, CS8, CS9 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and DP13, DP15, DP16, DP17, DP18,

DP19, DP22, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.1, 3.18, 4.2, 4.3 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 37, 56 -68 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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