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72 Welbeck Street  
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Application Ref: **2016/0755/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

20 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**46 Russell Square**  
**London**  
**WC1B 4JP**

Proposal:

Variation to condition 3 (personal permission) and removal of condition 4 (residential accommodation) to planning permission 2003/0018/P granted on 04/09/2003 for the retention of the existing self contained flats at part ground, first floor and second floors of no. 46, and the change of use of the remainder of premises from offices within Class B1 to a mixed use of educational use within Class D1 and office use within class B1.

Drawing Nos: GAO/HBR/J7514 (Location Map); Gerald Eve Covering Letter

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

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition 3 of planning permission 2003/0018/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3:**



This permission is personal to CIEE Study Abroad London Ltd. and shall endure for the period of their occupation only. On CIEE Study Abroad London Ltd vacating the premises the use shall revert to the lawful use for office purposes within class B1.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy of the London Borough of Camden Local Development Framework Core Strategy and policy of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission:

This current application seeks to amend condition 3 of planning permission 2003/0018/P by altering the name of the educational institution and to remove condition 4 relating to residential accommodation. This has been previously done in application 2014/3581/P.

Condition 3 currently states:

"This permission is personal to EF Education First and/or Hult International Business School and shall endure for the period of their occupation only. On EF Education First and/or Hult Business School vacating the premises the use shall revert to the lawful use for office purposes within class B1.

Reason: In recognition of the special circumstances of the applicant and accord with policies CS5 (Managing the impact of growth and development) and CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP1 (Mixed use development) and DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies."

The variation of condition 3 will involve no physical alterations proposed and it will be made personal to CIEE Study Abroad London Ltd who intend to occupy the premises. CIEE Study Abroad London Ltd. The site will continue to provide D1 uses combined with B1 uses whilst CIEE Study Abroad London Ltd will be providing the same services as EF Education First.

Condition 4 states:

"The existing residential accommodation shall be retained as self-contained flats for permanent residential uses and used independently from offices or educational uses and shall not be regarded as an ancillary accommodation to the proposed mixed use of offices and education.

Reason: To safeguard the existing residential accommodation in accordance with policies HG1 (loss of residential floor space) and HG3 (conversion to short stay accommodation) of the London Borough of Camden adopted Unitary Development

Plan 2000."

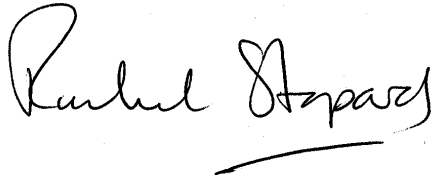
A Certificate of Existing Lawful Use was granted in January 2016 (2015/7144/P) for the mentioned residential accommodation as an educational institution. The condition can be removed as it is no longer relevant to the applicant site.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment