

Miss Brittany Williams
GL Hearn
280 High Holborn
London
WC1V 7EE

Application Ref: **2016/4500/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

29 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
British Film Institute
21 Stephen Street
London
W1T 1LW

Proposal:
Use of basement screening rooms of BFI building for uses within Use Classes D1 and D2.
Drawing Nos: P002/-; BFI/SS/001; BFI/SS/002; Planning Statement dated 11 August 2016

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: P002/-; BFI/SS/001; BFI/SS/002; Planning Statement dated 11 August 2016

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The existing screening rooms situated at basement floor level have permitted use for D2 purposes and are used for the public screening of films or hosting talks/seminars (including educational purposes) on a regular basis. They do not feature access independent of the host building and as such are operated as ancillary spaces, subject to the same opening hours and access arrangements as the host building.

As an additional revenue stream, the BFI have arrangements with local Universities to use the screening rooms on occasion (approximately two times per week) for educational purposes for their international students. The use of the screening room for educational purposes for this frequency would not constitute a change of use; however recent Home Office requirements regarding the enforcement of international student visas mean that Universities may only use premises that have a lawful Class D1 Use (Non-residential education and training centres). The proposed change to dual use is therefore a procedural matter in order to address this Home Office requirement and allow for the continuation of the agreement between the BFI and local Universities. The existing use of the screening rooms would not practically be altered as a result of the proposed change. The application does not seek to change the use of any of the remaining floorspace at basement or any other level. The application does not propose any physical alteration to the site or any alteration to access arrangements or opening hours.

The proposed use of the screening rooms for dual D1/D2 use would not lead to a loss of any community facilities due to the infrequency of D1 use as well as the fact that the hours of D1/D2 uses would be unlikely to conflict (with the proposed D1 use likely to be contained to between the students' working hours of 09:00-17:00). The proposed change would also not cause any impact upon the principal use of the property (B1a) as the permitted uses would be restricted to the lower ground floor screening rooms and would therefore be considered to be ancillary to the main use. It would not lead to any intensification to the use of the site, or require variations to the access arrangements or opening hours. The proposed change would therefore not lead to any increase in impacts upon the residential amenities

of any nearby occupiers. The access to the site would remain unaltered and there would be no transport implications as result of the change.

No comments/objections were received in relation to this application. The planning history of the site was taken into account when coming into this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Charlotte Street Conservation Area

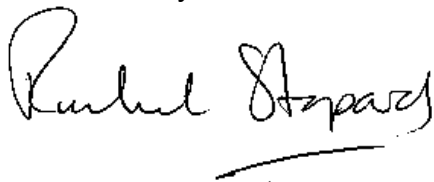
As such, the proposed development is in general accordance with policies CS5, CS7, CS9, and CS14 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP13, DP15, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework (2012).

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
Executive Director Supporting Communities