

Mr James Huish
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/4652/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

25 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Southampton Place
London
WC1A 2AJ

Proposal:
Change of use from an educational facility (Class D1) to offices (Class B1a).
Drawing Nos:

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: Existing/proposed floor plans dated December 2015 and



received 22/08/2016, planning statement dated 22/08/2016 and site location plan dated August 2016.

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposed change of use from an educational facility (Class D1) to offices (Class B1a) is considered acceptable. The building was previously used as an office prior to permission being granted for its use as an education facility in 1994. The building is currently vacant, but was being used as a private language school. It therefore is not considered to be a priority education establishment, nor does it serve the local community, and the Council does not object to the loss of D1 use in this instance. The proposed office space is considered to be of a suitable size and layout and would provide additional office employment to the area, in compliance with the requirements of policies CS8 and DP13 of the LDF.

The host building is Grade II* listed, but as the proposal does not involve any extensions or internal alterations it is not considered to harm the special character of the building or the character and appearance of the wider Bloomsbury conservation area. Likewise, the development is not considered to result in a harmful increase in the number of visits to the site and would not cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding terrace has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 CS1, CS5, CS9, CS10 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.

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).

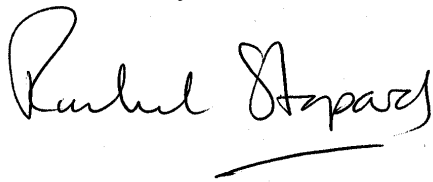
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], 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



Rachel Stopard
Executive Director Supporting Communities