

DP2938/OBS/HS/TJH

2nd March 2017

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FAO: Jonathan McClue

Dear Sir,

**CALTHORPE HOUSE, 15 – 20 PHOENIX PLACE, LONDON, WC1X 0DA
(PLANNING PERMISSION REF. 2012/1897/P AS AMENDED BY REF. 2015/6254/P)**

**APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING
ACT**

On behalf of our client, The Postal Museum, we submit this application under Section 73 of the Town and Country Planning Act 1990 to amend Conditions 3, 7, 8 and 9 of the permitted scheme authorised by planning permission 2015/6254/P.

Planning permission 2015/6254/P was granted on 17th February 2016 for “*variation of Condition 2 (approved plans) of planning permission 2012/1897/P dated 25/06/2012 for change of use of the existing building from offices (Class B1) to a new British Postal Museum and Archive (Class D1) with ancillary bar/café facilities, erection of a two storey rear extension, three storey infill side extension, single storey side extension, installation of new windows, relocation of rooftop plant area, associated alterations to the façades and landscaping following demolition of existing rear extensions and outbuildings*”. The planning permission has been implemented.

This application is made to vary Conditions 3, 7, 8 and 9 to allow for the use of the Postal Museum and its courtyard for public and private events and to extend the permitted opening hours of the premises. The hiring out of museum space for events use is commonplace throughout the industry. It allows museums to diversify their income streams beyond those from activities connected to public opening hours for the museum use to allow for a viable and realistic business plan often (and in the case of The Postal Museum, certainly,) vital to the overall sustainability of the museum. In many cases this events use is considered ancillary to the main operation of the museum. However, through detailed pre-application discussions with planning officers at the Council it has been agreed that to allow for events use at Calthorpe House beyond a level deemed to be ancillary, the proposed amendments to the consented scheme are required. A detailed explanation of the proposals is provided within the enclosed supporting information note prepared by the BPMA.

Officers have requested supporting information be provided to ensure that the amenity of the adjacent residential properties on Calthorpe Street is protected, in the form of a Noise



Assessment assessing the impacts of the proposals and an Operational Management Plan which will set out how the use of the property will be managed to ensure no adverse impacts arise. These reports have been prepared and are submitted with the application. It is proposed that the Operational Management Plan be secured via a Deed of Variation to the Section 106 Agreement as agreed in principle with planning officers.

Proposed Variations to Condition Wording

Variations to the wording of Conditions 3, 7, 8 and 9 are proposed as set out below. In addition to varying the Conditions to allow for events use and additional hours, a typo within Condition 3 is picked up in the amended wording (the current Condition refers to Use Class 'D2' but should read Use Class 'D1'). This has been acknowledged by planning officers.

Condition 3

*“Notwithstanding the provisions of Class ~~D2~~ **D1 (Non-residential institutions)** of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be used as a Museum and Archive (**D1**) and **for public and private events and for no other purpose.**”*

Condition 7

*“The Museum and Archive Use hereby permitted shall not be carried out outside the following times 07:30 to 22:00 Monday to Sunday. **The public and private events use shall not be carried out outside the following times 07:30 to 23:30 Monday to Sunday. Staff are permitted to close up and vacate the premises up to a maximum 30 minutes beyond the approved opening hours.**”*

Condition 8

*“The bar/café use hereby permitted shall not be carried out outside the following times 07:30 to ~~22:00~~ **23:30** Monday to Sunday.”*

Condition 9

*“The courtyard area hereby permitted shall not be used outside the following times 08:00 to ~~21:00~~ **22:00** Monday to Sunday.”*

Submission Details

As part of this application please find enclosed copies of the following documents which have been submitted online via the planning portal;

- Signed and dated application forms;
- Events and Opening Hours Supporting Information note prepared by BPMA;
- Operational Management Plan prepared by BPMA dated February 2017; and
- Noise Assessment prepared by Max Fordham dated February 2017.

The requisite payment of £195 has been made to the Council separately in respect of the application fee.



If you have any queries or require any further information, please contact Tom Hawkley or Hugh Sowerby of this office.

Yours faithfully

DP9 Ltd

Encls.