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**From:** Lester, Robert  
**Sent:** 09 May 2017 15:28  
**To:** 'Sue Hastelow'  
**Cc:** 'Ian Watts'  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place  
**Attachments:** Tavistock Place, 2017-05-08, Obs.doc

Good afternoon.

I am aware that I am due on site tomorrow to see the site in its context. However, I have now had the opportunity to review this application in more detail with colleagues and I set out our position below. The proposal is for the change of use of part of ground floor to a restaurant with external seating area and external lighting (A3 use). The facility would be open to the public with an separate access from the street.

The submitted information appears to indicate that the proposed area would be a coffee shop (which can be an A1 use).

#### Principle of Use

##### *Loss of Community Use*

Camden Policy DP15 (Community and leisure uses) only permits the loss of community facility floorspace *if it is no longer required in its current use*. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site.

**The existing use would be classed as a community facility and no evidence has been submitted to demonstrate why that the existing space is no longer needed in its current use (The existing canteen and social area appear to be important uses), to show that the loss would not result in a shortfall and most importantly that there is no demand for any other suitable community use on the site. As a part of this the supporting text to policy DP15 explains that marketing evidence is required to show that the premises have been offered at a reasonable charge to community groups or voluntary organisations over a 12 month period.**

##### *Suitability for Proposed Café Use*

Camden Policy CS7 (Promoting Camden's Centres and Shops) requires new retail and other town centre uses to be located within existing designated centres *with limited provision of small shops outside centres to meet local needs*. Food, drink and entertainment uses, such as cafés are also most appropriately located in commercial areas to minimise their impact on the amenity of local residents. Town centres and Central London Frontages are considered the most suitable locations for such uses.

**This site is not located within a defined retail town centre, neighbourhood centre or designated retail frontage and there does not appear to be a local need a new (public) café all contrary to policy CS7. The Marchmont Street/Leigh Street neighbourhood centre is**

located to the east of the site which is the main commercial thoroughfare in this area and may be a more suitable location for this use.

The supporting letter which mentions Gordon's Café at UCL is noted. However that appears to be an ancillary use with a student union building which appears to have no separate access for the public. The other sites outside the borough can't really be considered.

Camden Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) requires the development of shopping, services, food, drink, entertainment and other town centre uses to not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.

**This section of Tavistock Place including the south elevation of the building on the site, the listed terraces opposite and residential buildings to the west do not have a commercial character. There are also residential uses close to (adjacent to) the site. The proposed café unit would introduce a new café use into this context which would harm the character of the local area and the amenity of neighbours contrary to policy DP12.**

#### Design and Visual Impact

Camden Policies CS14 and DP24 require all developments, including alterations and extensions to existing buildings need to be of the highest standard of design with consideration given to the character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building and the quality of materials to be used. Policies DP25 requires all development to preserve and enhance conservation areas.

**The site is located within the Bloomsbury Conservation Area. As stated above the new proposed café unit would introduce a new café use into a non-commercial street which would harm the character of the local area; the new use would also be likely to require advertising which would be visually detrimental on this non-commercial side-street. In addition to this the proposed alterations to the frontage including the external seating area balustrading would have a visually disruptive and cluttering appearance which would harm the streetscene and conservation area. The balustrading, lighting etc. has an overly contemporary and functional appearance but no external seating area would not be supported at this site.**

#### Amenity

Camden Policies DP12 requires the development of food and drink uses to not cause harm the amenity of neighbours. Policy DP26 (Managing the impact of development on occupiers and neighbours) and CPG 5 (Town Centres, Retail and Employment) set out the range of amenity issues that are relevant including noise and vibration levels from air conditioning units or customers using external seating areas; odour, fumes and dust; refuse and litter and hours of operation.

**The application has not been submitted with a statement explaining how the proposed use would prevent impact on amenity for all of these reasons. It is presently considered that the site is located on a non-commercial side street and the proposed new café would impact on neighbouring residents amenity by reason of noise and disturbance primarily from customer activity but also potentially from kitchen activities and deliveries.**

#### Conclusion

There are some significant planning and policy issues with this application and I will not be able to support the scheme in its current form. We understand the need for an enhanced space for collaboration between staff and students, however the current proposal appears to be an entirely separate café/restaurant type use and appears to have little or no relationship to the existing education use. The existing canteen space could be easily modified to provide enhanced facilities for staff and students and the existing doors could be opened annually to provide public access for the Three Minute Thesis.

We have also now received an objection from the local residents group (Bloomsbury CAAC) which should be available to view online.

I also attach the comments from the Transport Planners for your information.

The application is due to be determined this Thursday 11<sup>th</sup> and my present recommendation will be for refusal.

I will only be able to stay at the site for 15-20 minutes tomorrow as I have several other visits to make in the area afterwards, but I am happy to discuss any of the above.

Regards

Robert Lester  
Planning Officer  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Telephone: 0207 974 2188  
Email: [Robert.Lester@Camden.gov.uk](mailto:Robert.Lester@Camden.gov.uk)  
Web: [camden.gov.uk](http://camden.gov.uk)

2nd Floor  
5 Pancras Square  
London N1C 4AG



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**From:** Sue Hastelow [mailto:[REDACTED]]  
**Sent:** 27 April 2017 15:05  
**To:** Lester, Robert  
**Cc:** Ian Watts  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Afternoon Robert,

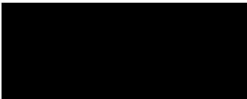
We've taken note of your recent comments regarding change of use & we'll be responding with both our response & clients supporting statement tomorrow.

We trust this is all in order.

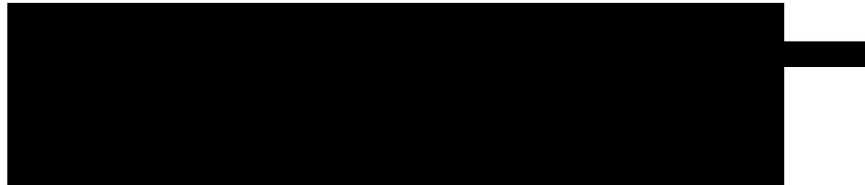
Kind Regards

Sue

**mcandrewwalts**  
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Website [www.mcandrewwalts.com](http://www.mcandrewwalts.com)



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**From:** Lester, Robert [mailto:Robert.Lester@camden.gov.uk]  
**Sent:** 20 April 2017 10:58  
**To:** Sue Hastelow  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Sue,

Thank you for this. I am concerned at the moment that the change of use would be contrary to Camden Development Plan policy DP15 regarding the loss of community facilities (in this case education use). I attach some extracts from DP15 below.

- 15.2 Community facilities include childcare facilities, all educational and training facilities, healthcare facilities, policing facilities, youth facilities, libraries, community halls, meeting spaces, places of worship, public conveniences and other use in Use Class C1 that provide a service to the local community. Leisure facilities include cinemas, venues, theatres, leisure centres, indoor and outdoor sports facilities and other uses. Please see policy DP31 for our detailed approach to the provision of open spaces.

### **Policy DP15 - Community and leisure uses**

To help to meet increased demand for facilities, the Council will expect:

- a) developments that result in any additional need for community or leisure facilities; contribute towards supporting existing facilities or providing for new facilities; and
- b) suitable developments to make rooms available for local community groups to use at a discounted rate, particularly where a development displaces or replaces a community facility.

The Council will protect existing community facilities by resisting their loss unless:

- c) a replacement facility that meets the needs of the local population is provided; or
- d) the specific community facility is no longer required in its current use. Where this case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.

### ***Protecting community uses***

- 15.6 Community facilities provide opportunities for residents to meet, share their interest and access services such as education, health care and family support. We will protect existing community facilities to ensure that Camden's residents have access to a range of buildings and facilities for community use. Proposals involving the loss of a community facility will need to:
- provide a replacement facility that meets the needs of the local population in an appropriate location; or
  - show that the loss would not create, or add to, a shortfall in provision for the specific community use; and
  - provide marketing evidence to show that the premises have been offered at a reasonable charge to community groups or voluntary organisations over a 12 month period. Existing community facilities should be offered to potential new users on the same financial basis as that of the previous occupant. If there were no recent users, the space should be offered at an appropriate rate for community groups/voluntary sector organisations.

Regards

Robert Lester



Planning Officer  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Telephone: 0207 974 2188  
Email: [Robert.Lester@Camden.gov.uk](mailto:Robert.Lester@Camden.gov.uk)  
Web: [camden.gov.uk](http://camden.gov.uk)

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5 Pancras Square  
London N1C 4AG



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**From:** Sue Hastelow [mailto: [REDACTED]]  
**Sent:** 19 April 2017 16:10  
**To:** Lester, Robert  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Afternoon Robert,

As existing the areas are currently a student cafe area (to the rear) & meeting space to the front area. The meeting room is currently not fully utilised & you'll note from the layout of the interior that the rear half of the space can be segregated from the front area of the cafe for this purpose (with sliding pocket door); it is intended that at times where the school require private meeting facilities that the room space will be divided with access dedicated for staff & students through the existing side door from the courtyard ; there is therefore no loss of meeting room created by the proposals. They merely become less formal in nature which is more suited to the schools needs.

Kind Regards

Sue

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**From:** Lester, Robert [mailto:Robert.Lester@camden.gov.uk]  
**Sent:** 19 April 2017 15:18  
**To:** Sue Hastelow  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Thank you for confirmation Sue. I will come back to you after consulting with the environmental health and conservation officers.

Do you also have any justification for the loss of the existing education space (D1 use). How is this space currently used and is it surplus to requirements.

Regards

Robert Lester  
Planning Officer  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Telephone: 0207 974 2188  
Email: Robert.Lester@Camden.gov.uk  
Web: [camden.gov.uk](http://camden.gov.uk)

2nd Floor  
5 Pancras Square  
London N1C 4AG



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**From:** Sue Hastelow [mailto: [REDACTED]]  
**Sent:** 19 April 2017 13:45  
**To:** Lester, Robert  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Afternoon Robert,

In answer to your queries below, we are not proposing any new extract outlet points at roof level, nor a new fan for the extract system.

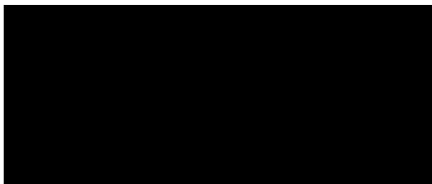
I've attached visual perspective details of the proposed new external seating area; a final Cafe name & signage colour scheme are yet to be determined & we will submit as advertisement application once our client has agreed signage details.

Please accept this email for an extension of time on the determination date for this application to 19th May 2017.

Kind Regards

Sue

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**From:** Lester, Robert [mailto:Robert.Lester@camden.gov.uk]  
**Sent:** 19 April 2017 13:41  
**To:** Sue Hastelow  
**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Hi Sue -



Thank you for this information.

The plan appears to show the relocation of the existing air con unit and extract. Can I please check whether this scheme proposes to install a new fan for the extract system (if so, we will need technical details[noise output etc.]). Can I also please check whether any new extract equipment such as outlet points are proposed at roof level.

Further details of the design and appearance of the external seating area would also be very helpful.

This application is now valid. The statutory determination date is the 11/05/2017. The estimated consultation end date is the 19/05/2017 (I will therefore please need to agree a small extension of time).

Regards

Robert Lester  
Planning Officer  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Telephone: 0207 974 2188  
Email: [Robert.Lester@Camden.gov.uk](mailto:Robert.Lester@Camden.gov.uk)  
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**From:** Sue Hastelow [mailto: [REDACTED]]  
**Sent:** 19 April 2017 12:51  
**To:** Lester, Robert

**Cc:** Ian Watts

**Subject:** RE: PP-05918388 London School of Hygiene & Tropical Medicine, 15-17 Tavistock Place

Afternoon Robert,

Following on from our earlier conversations , I can confirm the Cafe is for both Students & General public; the school are keen to promote connections with the wider community & the new Cafe is seen as a suitable environment to facilitate this.

I also attach drawings (1450-C201 & 1450-C202) detailing the existing mechanical ventilation system & our proposed amendments to this (highlighted in red).

Finally, details of the proposed external lighting are as follows:

**Main entrance ground LED Light;**

COLLINGWOOD 1W MINI LED GROUND LIGHT Light Colour: warm white ; Beam Angle: 20 Degrees; LED Life: 70000 Hours ; IP Rating: IP68; Dimensions: 40 x 36mm ; Material: Stainless Steel 316 (see attached image)

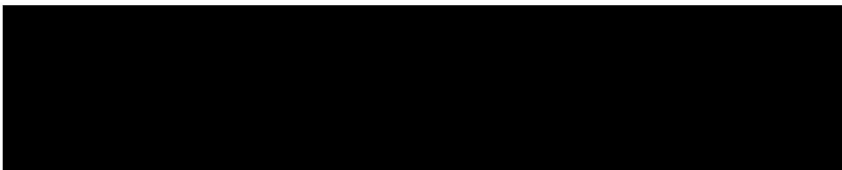
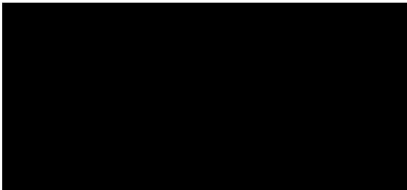
**Spotlights to new hanging sign** - 2 x 6W LED spotlights to hanging sign bracket (will form part of future advertisement application)

Please let me know if you require any further details.

Kind Regards

Sue

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