

Mr Alan Wipperman  
Alan Wipperman & Co  
MILL HOUSE  
LITTLE BARDFIELD  
BRAINTREE  
CM7 4TN

Application Ref: **2017/4349/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

5 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**5 Richbell Place  
LONDON  
WC1N 3LA**

Proposal:

Variation of condition 1 (temporary period) of planning permission 2013/7055/P dated 31st January 2014 (for temporary change of use from office use (Class B1) to non-residential education and training centre (Class D1) with ancillary office use (Class B1) for a period of 2 years) varied by permission 2015/4410/P dated 15th September 2015, namely for extension of temporary change of use until January 2023.

Drawing Nos: Siteplan, (A1330D-) G100-T1, G101-T1, G102-T1, G103-T1, G104-T1, G105-T1, A1201-G06-B.

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

Condition(s) and Reason(s):

- 1 **REPLACEMENT CONDITION 1:**  
The use hereby permitted is for the sole use of the University of the Arts London and is for a temporary period only and the use shall cease on or before 14th



January 2023 at which time the premises shall revert to their former lawful use which is office (Class B1).

Reason: In order to prevent the long-term loss of employment space and owing to the special educational operational needs of the applicant in accordance with policies G1, A1, C1, C2, E1 and E2 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Siteplan, (A1330D-) G100-T1, G101-T1, G102-T1, G103-T1, G104-T1, G105-T1, A1201-G06-B.

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

Informative(s):

- 1 Reasons for approval:

Planning permission was granted on 31/01/2014 for temporary change of use from office use to non-residential education and training centre (Class D1) with ancillary office use (Class B1) for a period of 2 years (ref 2013/7055/P) up until 31st January 2016. The Applicant then received permission to vary condition 1 of 2013/7055/P to extend the permission to January 2018 (ref 2015/4410/P). Due to delays for the new building for UAL in Stratford to be completed as part of the University's estate reconfiguration, this application proposes extending the use at Richbell Place until 2023. The existing office users of the building have been relocated to the UAL High Holborn offices for the temporary period. If relocation to the new Stratford building is sooner than 2023 then the office (Class B1) use will be reinstated at the site earlier.

On balance the loss of office space is considered appropriate for a temporary period as the employment uses of the site are to be retained in part including some B1 floorspace and the proposal otherwise demonstrates the employment generation attributable to a D1 educational use. The office and D1 community uses are comparable in terms of the hours of operation, footfall and noise generated therefore no amenity concerns arise as a result of the proposals.

The educational use (Class D1) of the building for an additional temporary 5-year period is acceptable on the basis that the long term employment use (Class B1) of the site would not be lost.

No objections were received following statutory consultation. The sites planning history has been taken into account when coming to this decision.

As such the proposed development is in general accordance with policies G1, A1, E1, E2, C2, C3, T1, T2 and CC1 of the Camden Local Plan 2017 as well as policies within the NPPF and London Plan.

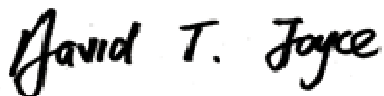
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce  
Director of Regeneration and Planning