

James Dempster
RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/1416/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

18 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Section 106A Granted Subject to a Section 106 Legal Agreement

Address:
19 - 29 Woburn Place
London
WC1H 0AQ

Proposal:
Application under Section 106A (3) to modify a legal agreement and amend clause 4.3.1 (development restricted to occupation by students only) of the S106 associated with planning permission ref: 2006/0695/P dated 2nd June 2006 (Change of use of entire building from office use (Class B1a) to student accommodation to create a total of 458 self-contained units comprising 404 x 1-bed, 26 x 2-bed and 28 x wheelchair accessible units (Class C3)) namely to non-student occupation outside term time
Drawing Nos: Site Location Plan; Letter from CGMS dated 7th March 2016; Draft Non Student Management Plan

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Permission was originally granted on 02/06/06 for the change of use of the entire building from office use to student accommodation (ref 2006/0695/P), and later revised to reduce the number of student units from 458 to 351 (2007/3554/P). The associated section 106 agreement ensures that the development is used and



occupied for no purpose other than housing available for letting as student accommodation. As such the building is under occupied during the summer, and other vacation periods, and the applicant seeks to vary the section 106 agreement so that accommodation can be let to non-students outside the academic term.

Such a change of use of is supported by the Mayor's Housing SPG (2016) which advises that boroughs should consider allowing temporary use of student accommodation during vacation periods for ancillary uses. The proposed amendment would not result in a material change of use as the principal use of the building would remain as student accommodation, and be such for the majority of the year. The proposed use is appropriate for the central London location.

The site is adjacent to several blocks of flats and the existing legal agreement requires a student management plan to ensure the activities of residents do not harm neighbouring residential amenity. Whilst the student management plan would still apply to students occupying the premises outside of term time, to ensure non student occupation does not cause harm to the amenity of adjoining occupiers, the applicant has submitted a non-student management plan which will be integrated with the student management plan and included in the deed of variation.

The non-student management plan will ensure the premises are fully staffed all year round and sets out the key principles, methods and working practices that will be adopted by the end operator to manage the property outside of term time. It covers, among other things, acceptable behaviour, terms of occupation, security, access, operational procedures, noise management, and vehicle management.

No parking will be provided, coaches will be prohibited from picking up/dropping off guests, and the non-student management plan will encourage the use of public transport. The amendment will not require any changes to servicing arrangements as these will be the same as term time. Transport officers do not consider that the proposed change would have a significant transport impact and do not consider a transport assessment necessary.

No objections have been received and the site's planning history was taken into account in coming to this decision. Special attention has been paid to the amenity and transport impacts of the proposal.

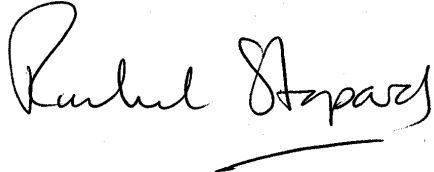
As such, the proposal to vary the legal agreement is in general accordance with policies CS5, CS6 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP9, DP14, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.11, 2.15, 3.8, 4.5, 6.3 and 6.13 of the London Plan 2016; and paragraphs 17, 29, 34, and 35 of the National Planning Policy Framework.

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 the name.

Rachel Stopard
Executive Director Supporting Communities