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Date: 6th August 2018

Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Planning Portal ref: PP-07170939

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**PLANNING APPLICATION FOR TEMPORARY CHANGE OF USE OF 5-7 BUCK STREET,
LONDON, NW1 8NJ**

On behalf of Transport for London (TfL), please find enclosed a time-limited application for the temporary change of use of 5-7 Buck Street, to allow a B1 use until no later than 31st December 2024.

Planning Permission is sought for the following:

“Temporary change of use of 5-7 Buck Street from an auction house (sui generis) to allow up to 1,280sqm (GIA) to be used as B1 floor space until no later than 31st December 2024.”

This submission comprises the following documentation which should be read alongside this covering letter:

- A completed Application Form
- The following application drawings:
 - Site Location Plan at a scale of 1:1250
 - Existing Floor Plans at a scale of 1:100:
 - Ground Floor Plan: Existing
 - First Floor Plan: Existing
 - Second Floor Plan: Existing
 - Third Floor Plan: Existing
 - Courtyard Plan: Existing

Additionally, a payment for the sum of £462.00 made payable to the London Borough of Camden to cover the cost of the planning application fee has been made by BACS payment. In accordance with good practice we have

submitted this application electronically via the Planning Portal (ref: PP-07170939). One hard copy of the application and supporting drawings have been sent under separate cover.

Site Context

The Site is located within the town centre of Camden Town in the London Borough of Camden. The Site is bound by Open University buildings and student accommodation on Hawley Crescent to the north, the former Hawley Infant School to the east, Buck Street to the south and commercial buildings at 1-8 Stucley Place to the west.

The Site area is approximately 660sqm. The Site is not located within a conservation area, but is adjacent to the boundary of the Camden Town Conservation Area to the south. There are no listed buildings on the Site but it is located adjacent to the locally listed former Hawley Infant School building.

The Site forms part of a wider site which will be the subject of two separate applications by TfL. A Transport and Works Act Order (TWAo) application will be submitted to the Secretary of State for Transport for the Camden Town Station Capacity Upgrade (CTSCU) in 2020 and a full planning application will be submitted to LB Camden for the Camden Town Over Station Development (OSD) this summer.

Planning History

The Site has been subject to a number of planning applications, with the most relevant set out below:

- In 1995, Planning Permission (ref: PL/9500885) was granted for the ***“Change of use of the ground, first and second floors from office use to auction rooms (sui generis use)”***. This Planning Permission confirms that the former auction house is in a sui generis use.
- In 2005, Planning Permission (ref: PEX0300061) was granted for the ***“Partial demolition of existing buildings and erection of a basement plus three/five storey mixed use development comprising flexible uses of retail (Class A1), restaurant (A3), office (B1) and Leisure & Entertainment (D2) at basement, ground and part first floor levels and 12 residential flats”***.
- In 2013, a Certificate of Lawfulness (ref: 2012/6252/P) was granted ***“To establish that commencement of material operations has begun pursuant to planning permission dated 28/01/2005 (ref: PEX0300061)”***. This confirmed that works commenced prior to the expiration of the Planning Permission, however the scheme was not fully implemented, nor the conditions attached discharged. The permission was therefore not fully implemented and therefore the lawful use of the building remains as a sui generis use.

Temporary Change of Use Proposal

TfL have agreed a short term lease for 5-7 Buck Street in order to allow a meanwhile use to take place by Camden Collective. Camden Collective is a not-for-profit project run by Camden Town Unlimited which use vacant buildings to provide workspace for start-up businesses and training academies in creative and digital skills, combining: coworking space, hot-desking, meeting rooms and subsidised private office space/studios.

The lawful use of 5-7 Buck Street is an auction house, providing 1,280sqm of sui generis floor area. A time-limited application is therefore submitted to allow 5-7 Buck Street to be used as B1 workspace until no later than 31st December 2024. Following cessation of the meanwhile use, the building would revert to the current lawful use (sui generis).

As shown on the Existing Floor Plans, the 5-7 Buck Street site is accessed through metal railing gates on Buck Street. There is a service yard at the entrance to the site, from which the entrance to the former auction house

building is accessed. The building comprises 1,280sqm of floorspace which will be used as temporary workspace. The upper floors are accessed via a staircase located at the north west of the building. There is a goods lift and an external fire escape staircase at the south of the building, located adjacent to the main entrance. No external alterations to the building are proposed.

As explained above, the demolition of 5-7 Buck Street will be required for the Camden Town Station Capacity Upgrade works (CTSCU). It is currently expected that 5-7 Buck Street will be demolished in 2021, however TfL are seeking a time-limited planning permission until 31st December 2024 to take account of possible delays.

TfL will give appropriate notice to the tenants of 5-7 Buck Street workspace prior to any lease termination. The existing short term lease expires in January 2021 but there is provision to determine the lease on 6 months' notice at any point, changing to two months' notice after January 2019. These provisions will be replicated in any new leases granted.

Planning Policy Considerations

For the 5-7 Buck Street site, the development plan currently comprises the London Plan (March 2016) and the Camden Local Plan (July 2017). In addition, the revised NPPF (July 2018) and the Draft New London Plan (December 2017) are of material consideration in the determination of this application.

The current London Plan was adopted in March 2016. The London Plan is the overall strategic plan for London and identifies that the Site is located within the Camden Town centre. Camden Town is classified in Table A2.1 as a major town centre, night time economy cluster NT3 (more than local significance) and with an identified future growth potential of "medium growth".

London Plan Policy 2.9 seeks to realise the potential of inner London by ensuring the availability of appropriate workspaces for the area's changing economy.

The Draft New London Plan was published for consultation in December 2017. The final London Plan is anticipated to be published in Autumn 2019. Draft Policies E2 and E3 are new policies which focus on low-cost business space and affordable workspace to support micro and start-up businesses and SME's.

The Camden Local Plan (2017) policies guide development in the borough until 2031. The Site is located within the town centre of Camden Town, one of the areas where the Camden Local Plan 2017 expects significant growth to be delivered (Policy G1). Local Policy G1 states that the Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden. Local Policy E1 states that the Council will, inter alia:

- "a. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;*
- c. support local enterprise development, employment and training schemes for Camden residents;*
- d. encourage the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough;*
- f. direct new office development to the growth areas, Central London and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031..."*

Local Policy E2 goes on to encourage the provision of employment premises in the borough, in particular premises for small businesses.

The temporary change of use proposal is therefore in line with local policies for Camden, to provide workspace (B1) to support the growth of local creative and digital businesses, bringing activation and visitors to this vacant site in Camden Town. The proposed temporary workspace at 5-7 Buck Street will enable and support local independent businesses, providing the opportunity for them to grow and potentially go on to establish themselves in permanent workspace in Camden Town.

The proposed change of use of the former auction house building provides a flexible layout which could be suitable for a range of local businesses and individuals who require more flexible workspace. This type of workspace is recognised by Draft London Plan Policy E2 and the Camden Local Plan Policies E1, E2 and paragraphs 5.20-5.22, which also recognise the importance of creative industries in Camden Town.

The proposed temporary workspace (1,280sqm) has been estimated to provide approximately 83 (FTE) jobs. In line with Camden Local Plan Policy E2(f), the workspace could be suitable for start-ups and small and medium-sized enterprises.

Conclusion

We trust that this information is sufficient for you to validate this application for the time-limited change of use of 5-7 Buck Street from sui generis to B1 use, to allow the former auction house building to be used as workspace by Camden Collective, until 31st December 2024 when the B1 use will cease and 5-7 Buck Street will revert back to sui generis use.

Yours sincerely

A black rectangular redaction box covering the signature of Anjali Sethi.

Anjali Sethi
Senior Planner

enc.
cc.