

Application ref: 2015/1681/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 16 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Turley
The Charlotte Building
Gresse Street
London
W1T 1QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
5 Lincoln's Inn Fields
London
WC2A 3BP

Proposal:
Temporary change of use from residential use (class C3) to a mixed use of an educational/institutional use (class D1) and residential use (class C3) until the 30th of June 2020.

Drawing Nos: 10, 10_01, 10_02, 10_03, 10_04, 10_05, 10_06, 10_07, 10_08, 10_09, 10_10, 10_11, 10_12, 10_13, 10_14, 10_15 and 11.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 10, 10_01, 10_02, 10_03, 10_04, 10_05, 10_06,

10_07, 10_08, 10_09, 10_10, 10_11, 10_12, 10_13, 10_14, 10_15 and 11.

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

- 3 The use hereby permitted is for a temporary period only and shall cease on or before the 30th of June 2020, at which time the premises shall revert to their former lawful use which is Residential (Class C3).

Reason: In order that the long term use of the site may be properly considered in accordance with policies H1, H3, H6, H7 of the London Borough of Camden Local Plan.

Informative(s):

1 Reasons For Granting Permission

The development will have some negative impact in terms of the temporary loss of a 6 bedroom townhouse residential unit for 5 years. Policy H3 seeks to resist development that results in the loss of residential floorspace, in particular development that results in the loss of more than one residential unit. In this case, the proposed development would result in the loss of a 6 bed townhouse. However, the loss is temporary in nature and the townhouse would be reinstated when the permission expired. Furthermore, the existing property contains within it an ancillary lower ground floor self-contained residential apartment with independent access which would be retained for residential use under the current proposal. This apartment complies with the residential development standards outlined in Chapter 2 of Camden Planning Guidance CPG2. The proposed conversion would also maintain the existing car-free nature of the accommodation on site and the existing access arrangements would be unaltered.

Policy H1, amongst others, also recognises the need to close the gap between housing demand and supply must be considered alongside the need to promote Central London as a national and international focus of uses such as education. The proposed use is for a temporary period of 5 years on the basis that the proposed long term home for the proposed Philanthropy Institute would be located at Number 44 Lincoln's Inn Fields which is anticipated to be completed in 2020. Alternative sites were sought by the applicant but it is considered desirable for the proposed institute to be within a short distance of the main LSE campus at Aldwych/Kingsway. According to a recent market report from Farebrother's in 2015, availability in the midtown market has fallen steadily in the last 2 years and now sits at its lowest level in 20 years and there is also no availability for the proposed institute within the Aldwych Quarter which dominates the availability capacity in the midtown market.

2 Reasons For Granting Permission (continued)

The aim of the Marshall Institute for Philanthropy and Social Entrepreneurship is to improve the impact and effectiveness of private contributions to the public good, and co-ordinate between a variety of groups to put philanthropic funding and social endeavour to best use. Under Policies C2 and C3, the Council also seeks to work with higher education facilities to ensure suitable facilities for education and training

are provided for the local community. The proposed institute has the potential to benefit the local community by linking with voluntary and social entrepreneurship ventures within the Camden area by providing advise to Camden residents involved in philanthropic or social entrepreneurship initiatives; access to the Institute's research on philanthropic and social entrepreneurship networks; training for Camden's students; and apprenticeship and employment opportunities. The applicant has shown a willingness to work with the Council in particular the Council's Employment Strategy and Development Team in order to help foster mutually beneficial relationship between the proposed institute and the local community. A section 106 legal agreement will accompany this permission with the following heads of terms:

1. Pro Bono Advise to local residents involved in developing philanthropic and social entrepreneurship initiatives;
2. Permit Access to the Institute's research on the ecology and networks of philanthropy and social entrepreneurship in the London Region;
3. Host an annual 'Camden Day' for Camden residents and organisations, with courses on philanthropic giving and social entrepreneurship in the London region.
4. Provide work experience for 10 Camden students per annum (of a maximum of two weeks in duration); and
5. Recruit and fund a Camden Apprentice (renewed every three years) within the Estates Division.

Given the surrounding mix of uses and the lack of physical alterations proposed, it is not considered that the proposed change of use would have a detrimental impact on neighbouring amenities. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1, D2, CC1, DM1, H1, H3, H6, H7, C2, C3, C6 of the London Borough of Camden Local Development Framework Core Strategy. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2016 and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework 2018.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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 Compliance and Enforcement

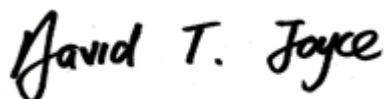
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any 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 paragraph 38 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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning