

Application ref: 2017/2285/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 28 August 2018



Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
LONDON
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
52-53 Russell Square
LONDON
WC1B 4HP

Proposal:

Change of use from office (Class B1) to non-residential institution (Class D1)
Drawing Nos: AG(0)01 Rev A; 02 Rev A; 03; 04; 05; 06; 07; Design and Access
Statement by Ellis Williams Architects dated April 2017 Rev 1; Loss of Office Report by
Gerald Eve dated 31st March 2017; Transport Statement by Stirling Maynard dated
April 2017; School Development Travel Plan v2 dated February 2017; School
Development Travel Plan v2 dated June 2017; School Travel Plan Review dated 6th
June 2017; Gerald Eve Letter dated 7th June 2017; Gerald Eve letter dated 25th
September 2017; Energy & Sustainability Statement by Norman Bromley Partnership
LLP dated April 2017; Energy & Sustainability Statement by Norman Bromley
Partnership LLP dated 11th September 2017; Supplementary Statement: Sustainable
Design by Ellis Williams Architects dated 28th July 2017; Energy Analysis BS1516;
Supplementary Energy and Sustainability Information by Norman Bromley Partnership,
Peter Joel and Associates, Ellis Williams Architects and Gerald Eve LLP dated 16
August 2017

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:
AG(0)01 Rev A; 02 Rev A; 03; 04; 05; 06; 07; Design and Access Statement by Ellis Williams Architects dated April 2017 Rev 1; Loss of Office Report by Gerald Eve dated 21st March 2017; Transport Statement by Stirling Maynard dated April 2017; School Development Travel Plan v2 dated February 2017; School Development Travel Plan v2 dated June 2017; School Travel Plan Review dated 6th June 2017; Gerald Eve Letter dated 7th June 2017; Gerald Eve letter dated 25th September 2017; Energy & Sustainability Statement by Norman Bromley Partnership LLP dated April 2017; Energy & Sustainability Statement by Norman Bromley Partnership LLP dated 11th September 2017; Supplementary Statement: Sustainable Design by Ellis Williams Architects dated 28th July 2017; Energy Analysis BS1516; Supplementary Energy and Sustainability Information by Norman Bromley Partnership, Peter Joel and Associates, Ellis Williams Architects and Gerald Eve LLP dated 16 August 2017

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

- 3 Before the use commences details of a sound insulation strategy shall be submitted to and approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved strategy

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, D2, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 4 No minibuses, coaches or similar passenger carrying vehicles (PCV) shall be used to drop off or pick up pupils from the school.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 28x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences:
- (i) a feasibility study considering how photovoltaic panels could be attached to the roof without harming the special interest of the listed building whilst providing the requisite sustainability benefits shall be submitted to and approved by the Local Planning Authority in writing.
 - (ii) Should the study conclude photovoltaics are acceptable in principle, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and protects the special interest of the listed building in accordance with the requirements of Policies G1, D2, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any purposes other than a school.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 8 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 The number of students attending the school hereby approved shall not at any time total over 180 individuals.

Reason: To ensure that the affects on neighbouring residents and the local transport network remain within the levels assessed for the purposes of the application and in compliance with policies G1, C1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 You are reminded that any works of alteration, internal or external, are likely to require listed building consent and planning permission.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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