

Application ref: 2019/1059/P
Contact: Thomas Sild
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Date: 24 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Great Turnstile
London
WC1V 7JU

Proposal: Change of use of third floor from Use Class D1 (education) to a flexible Use Class D1 (education & medical) and Class B1(a) (Office) use.

Drawing Nos: Site Location Plan 565-00-00, Existing Third Floor Plan 565-00-05, Proposed Third Floor Plan 565-00-05

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 565-00-00, Existing Third Floor Plan 565-00-05, Proposed Third Floor Plan 565-00-05

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

- 2 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).

Informatives:

- 1 Reasons for granting permission

No. 10 Great Turnstile is a 5 storey commercial building split between B1a office use and D1 educational use. A planning permission in 2010 restricted the use of the relevant floor to "non-residential education and training uses" for reasons of ensuring that "the future occupation of the building does not adversely affect the adjoining remises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure". The building has been used by a charity to provide adult education and free legal services, together with office support functions. The charity has been restructured and is relocating out of the borough. This proposal relates solely to the third floor level floorspace of 168sqm and this application seeks to gain lawful use of this space for both D1 educational/medical or class B1a office uses.

Camden Local Plan policy C2 seeks to preserve community uses unless either a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended, users, or the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area.

The existing charity occupant would continue to provide for the needs of Camden residents although operating from a location in East London.

The floorspace is currently vacant, and a marketing summary has been provided in support of the application. This indicates that marketing began in March 2018, and has continued over a 14 month period with no offers from D1 educational users, but confirmed interest from prospective D1 medical or B1a office users. The proposal would enable a flexible use of this floorspace, with D1 and B1 uses remaining across other floors of the building.

The 2010 permission sought to mitigate potential impacts from D1 activities other than 'education or training'. It is considered that D1 medical activities are unlikely to result in significantly more noise, traffic congestion or parking stress than the existing arrangements and therefore the nature of the proposed D1 use is acceptable.

No physical changes are proposed by this application, and given the existing building is commercial in nature there would be no significant impact on neighbour amenity through the permission of D1 medical or B1a office space.

Overall, it is considered that the requirements and objectives of Local Plan Policy C2 have been addressed for this floorspace use. No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. The proposal is also in general accordance with policy A1 of the London Borough of Camden Local Plan 2017 and accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer