

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/08/2004</b>	
<b>Members briefing</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>21/07/08</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gareth Wilson				2004/2312/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 Southampton Row London WC1B 5HJ							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
		LHB 10/8				Tim Cairn	
<b>Proposal(s)</b>							
The change of use of 1st to 4th floors from office (Class B1) to mixed use office (Class B1)/education (Class D1).							
<b>Recommendation(s):</b>							
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		<b>No. notified</b>		<b>16</b>		<b>No. of responses</b>	
				<b>00</b>		<b>No. of objections</b>	
				<b>00</b>			
<b>Summary of consultation responses:</b>		Site and press: No responses.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC: Strongly object on the grounds that the proposal would continue and intensify the concentration of these uses in the area. It would also result in loss of office accommodation and would have an adverse impact on the listed building and the character of the area. There would be large number of students without any external recreational space.					

### Site Description

Five storey red brick building built circ.1910 which has a shopping parade on the ground floor and offices (vacant) on the 1<sup>st</sup> to 4<sup>th</sup> floors. The offices were formerly flats. The property is located within a small triangle shaped block fronting Southampton Row bounded by Vernon Place to the N. and Sicilian Avenue to the SW.

The site is located within the Central London Area, Archaeological Priority Area, Bloomsbury Conservation Area and is a Grade II listed building.

### Relevant History

Various planning history from 1975 related to conditions that controlled the office floor space for let to independent firms in units not exceeding 2000 sq.ft. Condition removed in 1995. 1994 L.B.C. for installation of partitions to form meeting rooms reception tea-bar and copier room at second floor level and the installation of VRV comfort cooling cassette units in new suspended ceiling with condenser unit on roof. Several other applications for roof top air conditioning compressor units on the roof.

### Relevant policies

EN1 General environmental protection and improvement  
EN19 Amenity for occupiers and neighbours  
EN31 Character and appearance of conservation areas  
EN38 Preservation of listed buildings  
EC3 Retention of employment uses  
CL3 Assessment of applications in the Central London Area  
SC1 Consolidation and improvement of centres

## Assessment

Proposal for change of use of 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors from office use (Class B1) to flexible office (Class B1) and educational (Class D1). There are no proposed changes to exterior or interior. The agent anticipates a maximum number of staff and students attending the property would be 320.

The main consideration in determining this application is the possible loss of employment floor space and the possible gain of Class D1 use.

The site is suitable for continued use as an office. However, given the current oversupply of office space in the Borough, the exception clause in policy EC3 (Loss of employment floor space) can be applied. This allows a change of use from office space to other uses in appropriate areas.

Bloomsbury CAAC are concerned that the granting of this permission would have a detrimental effect on the character of the area. However it is considered that this is an appropriate area for such a change of use as it is already mixed with residential and other uses, including other premises operating within Class D1. The change in use will allow for 2300 sq metres of currently vacant office space (B1) to be brought back in to use, which is considered to be beneficial to the area.

The agent proposes (see fax dated 03/08/04) that the school would operate at the premises will be open between 9.30am and 4.30pm Monday to Friday, with no student lectures to be given in the evenings or weekends. It is considered that these hours are not dissimilar to those operated by a B1 Use and would therefore not have a detrimental effect on the amenity of neighbouring occupiers.

Policy SC1 is concerned with the retention and re-use for buildings within Class D1 where considered to be particularly suitable in terms of their location, physical characteristics and accessibility. It is considered that the premises is suitable in terms of the above as it is in a central location highly accessible by public transport. No works internal or external works are proposed.

The permission, if granted, would allow the use to change between non-residential institution (D1) and office use (B1) without the need to apply for further planning permissions for a further 10 year period, as set out in Class E, Part 3 of the GPDO 1995. If the D1 use is not implemented within 5 years the planning permission would lapse.

It is recommended that planning permission be granted.