

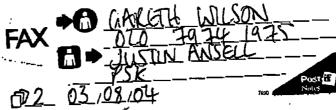
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Our Ref. JA/NI/2799 3 August 2004

Gareth Wilson **Development Control Planning Services** London Borough of Camden Town Hall Arayli Street London WC1H 8ND

REF: 2004 / 2312 / P



Dear Mr Wilson

31 SOUTHAMPTON ROW, LONDON WC1 -- CHANGE OF USE FROM OFFICE (CLASS B1) **TO EDUCATIONAL (CLASS D1)**

Thank you for your email dated 29 July 2004 the contents of which I note. I can comment specifically on each of the individual points you have raised as detailed below:

Description of Proposed Operation

As you are probably aware, our application for a Change of Use relates to a change from existing office (class B1) to educational (class D1) and it is our client's intention to propose the provision of a language school within the building similar to those which are currently operating within the Holborn area.

We would add that the Holborn location is particularly beneficial as there appears to be many young students within this area and we would hope that a new language school would attract further interest to an already well known learning district.

Although at this stage we cannot provide you with exact details we would be happy to forward you any further proposals that are sent to us in due course.

Number of Staff and Students Expected to Attend

The exact number of staff and students expected to be attending the school is unclear at this stage but we envisage that numbers could be up to a maximum of 80 members per floor although this is subject to exact confirmation.

It is likely that the number of students attending during normal tuition hours would be substantially less as classrooms would not be at full capacity all of the time as a result of

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students attending a mixture of either full or part time courses. Further exact details will be forwarded to you in due course.

Hours of Operation

We would anticipate that the normal proposed operating hours of the school is likely to be 9.30am to 4.30pm from Monday to Friday. It is not proposed to undertake student lectures during the evenings or at weekends.

Statement of Justification for Loss of Office Space

Due to the lower demand of office space particularly in this area of London it is our intention to submit an application for change of use as stated above. There is currently a variety of properties within the locality which are being marketed for office rental purposes thus resulting in a reduced demand for office space overall. As stated previously, the number of language students within the Holbom area appears to increase almost daily particularly as WC1 is well renowned as an area for first-class learning establishments. We would also add that we have had experience previously with regard to change of use applications made on the same basis at 6 & 7 Southampton Place which was formerly Solicitors' Chambers and now currently operates as the Bloomsbury Language School.

We feel that due to the general configuration of the building and the nature of the layout of each of the individual floors the building plan does not lend itself as an office environment and is poorly suited for this particular class of property use.

31 Southampton Row is a prestigious listed building within an exciting area of central London which we feel would lend itself very well as a language school in an area which is already occupied by student activity.

We trust that we have interpreted your requirements correctly and will forward any further information that we receive in due course on to you for your files, but naturally if you do require any further information please do not hesitate to call.

Yours sincerely

Justin Ansell justin Bpsk.co.uk

CC

M Hull, Esq Holborn Links