

Delegated Report		Analysis sheet	Expiry Date:	29/08/2005
Members Briefing		N/A / attached	Consultation Expiry Date:	5/08/2005
Officer		Application Number(s)		
Hennie Taljaard		2005/2462/P		
Application Address		Drawing Numbers		
21 Barter Street London WC1A 2AH				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:
	<i>hbb</i> 2318		<i>Tim Crain</i>	26/08/05
Proposal(s)				
Change of use from warehouse (Use Class B8) to education centre (Use Class D1) for a limited period of 3 years.				
Recommendation(s):	Grant Planning Permission with conditions			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>The application was advertised by way of consultation letters sent to surrounding neighbours and a site notice. 2 letters of objection received and 1 observation made.</p> <p><u>1 Lytton Court Barter Street observed:</u></p> <ul style="list-style-type: none"> ➤ Comments that students from other language schools in the vicinity block pavements to smoke. Requests whether a designated smoking area can be requested by way of condition. <p><u>10 Lytton Court, 14 Barter Street objected:</u></p> <ul style="list-style-type: none"> ➤ Concerns about the hours of operation and management of the facility as opposed to the previous training centre which was used for employees of Price Waterhouse Coopers whom also had their offices at the premises. ➤ Students attending the other educational facilities owned by the applicant creates nuisance. ➤ Concerned about access to the site via Barter Street and suggests that access should only be allowed via the linked building on Bloomsbury Square. <p><u>14 Barter Street objected:</u></p> <ul style="list-style-type: none"> ➤ It will lead to large numbers of students hanging around in the street outside as already happens in Southampton Row where it can sometimes be difficult to find room to pass having to walk in the road. <p>Officers comments: The objection primarily concerns nuisance created by students who loiter outside the building during break periods, an existing problem accentuated by the number of educational facilities in the immediate area of the application site. It is considered that educational uses of this scale are compatible with residential and student behaviour is largely a management issue, which falls outside the scope of planning control and in itself does not justify refusal.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC – Objected – <i>The committee objected to this change of use as there appears to be a concentration of language schools in this area. These are impacting on the character of the area in a detrimental way.</i></p> <p>Officers comment: The proposal represents the continuation of a recently ceased education use for a temporary period of 3 years and it is considered that refusal on the above grounds is in this case not justified.</p>					

Site Description

Three-storey plus basement warehouse type building located on the north side of Barter Street. Grade II listed and falls within the Bloomsbury Conservation Area. The building is currently vacant and was formerly used as a training centre (linked to a training centre at 17-19 Barter Street next door) in association with offices at 2-3 Bloomsbury Square.

Relevant History

1979 - permission for change of use to accountancy training centre made personal to Coopers and Lybrand and subject to requirement to revert to warehousing on their vacating.

There is a current application for change of use from offices to residential (2005/1075/P & 2005/1076/L) to provide off site housing in connection with the commercial redevelopment of 125 High Holborn.

Relevant policies

EC3
SC1
SC2
SC8

Assessment

The application is for a c/u from vacant warehouse use to an education centre for a limited time of 3 years. No external alterations are proposed.

The applicant submits that the site would be used in conjunction with 17-19 Barter Street as a temporary teaching facility during the redevelopment of their Kings Cross facility.

The issues in this case are the principle of the change of use and environmental considerations.

Camden's policies concerning educational uses generally encourage additional facilities (UDP policy SC8) provided that there is no loss of employment (EC3) or residential space. Policy SC2 guides the location of proposed community facilities having regard to local environmental conditions such as amenity and transport considerations.

The proposal would lead to a loss of 781m² warehouse space, which is contrary to policy EC3. An exception to the policy is where the premise is unsuitable for continued employment use due to physical site characteristics (size, accessibility, condition and location) or where the loss would be office space.

Whilst the building was intended to be for warehouse purposes it is considered that it is no longer particularly suitable for this purpose. The premises do not have features that would make it suitable for warehousing – most floor to ceiling height are under 3 metres, there are no lifts and there is no off-street servicing. Notwithstanding, it is considered that it is suitable for office or business use and there are no evidence to suggest otherwise.

It is also considered that regard should be had for the special circumstances of the case; the proposed use would be for a temporary period and on a site that has been in educational use previously. Therefore, although the proposal would lead to the loss of a premises suitable for offices or other business uses it would be for a temporary period and for an educational use that has been connected with the premises in the recent past. Furthermore, the loss of employment space to a community use is allowed in terms of policy EC3 where the principle has been established.

Applying policy SC2 it is considered that the site is suitably located within a mixed used area and highly accessible and conform to locational criteria.

Accordingly, in consideration of the above mentioned the application could be allowed for a limited period.