

<b>Delegated Report</b>		Analysis sheet		Expiry Date:	29/08/2005
		N/A / attached		Consultation Expiry Date:	9/08/2005
<b>Officer</b>			<b>Application Number(s)</b>		
Hennie Taljaard			2005/2464/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
2 - 3 Bloomsbury Square London WC1A 2RL					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	<b>Date:</b>	
MAB 26/8	AMC 26/8		Tim Cowin	26/08/05	
<b>Proposal(s)</b>					
Change of use from office (Use Class B1) to non-residential institution (Use Class D1)					
<b>Recommendation(s):</b>		Refuse Planning Permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS</p> <p style="font-size: 1.2em; font-weight: bold;">26 AUG 2005</p> <p>RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL</p> </div>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>	No. notified	04	No. of responses	00	No. of objections
					00
<b>Summary of consultation responses:</b>		Site notice posted / neighbours consulted – No replies received.			
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Bloomsbury CAAC</b> – <i>The committee strongly objected to this concentration of language schools in the area which would be linked with no external recreational space. This results in the narrow pavements being crowded with young smokers.</i>			

### Site Description

3 Storeys, basement and attic vacant office building located to the south of Bloomsbury Square. Listed grade II and falls within the Bloomsbury conservation area.

### 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.

### Relevant policies

EC3  
EC5  
SC1  
SC2  
SC8

### Assessment

The application is for a c/u from vacant office use to an education use. No external alterations are proposed.

The key issue in this case is the principle of the change of use.

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 510m<sup>2</sup> office 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).

There is no evidence to suggest that the building is unsuitable for continued employment use. Evidence would typically include marketing attempts or a specialist assessment of the physical characteristics of the building. It is considered that in absence of this the application should be resisted.