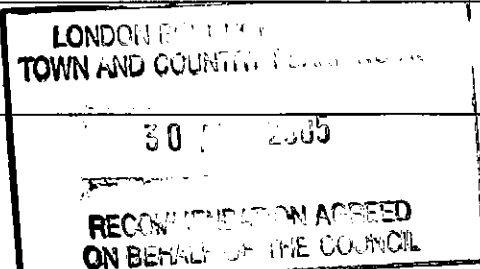


Delegated Report		Analysis sheet		Expiry Date:	30/08/2005		
		N/A / attached		Consultation Expiry Date:	9/08/2005		
Officer			Application Number(s)				
Hennie Taljaard			2005/2463/P				
Application Address			Drawing Numbers				
20 - 21 Southampton Place London WC1A 2BP							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:			
AB	AMC 30/8		Tim Cowin	30/08/05			
Proposal(s)							
Change of use from office (Use Class B1) to non-residential institution (Use Class D1) of lower ground, ground, first, second and third floors.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice posted / Neighbours consulted – No replies received.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC – OBJECTED – <i>The committee objected to the concentration of language schools and the way this is changing the appearance of the buildings – the interiors and the density of use on the pavements.</i>					

Site Description

Two, basement plus 5 storey grade II* listed terrace buildings located to the west of Southampton Place within Bloomsbury conservation area. The upper floor is in residential use.

Relevant History

None

Relevant policies

EC3
EC5
SC1
SC2
SC8

Assessment

The application is for a c/u from vacant office use on basement – 3rd floor 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 356m² 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 the proposal is contrary to policy EC3 and should be resisted.