

Application ref: 2020/4138/P
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Iceni Projects
Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Euston House
24 Eversholt Street
London
NW1 1DB

Proposal: Variation of condition 1 (personal permission) of planning permission 2011/3120/P dated 13/09/2011 ["(Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251)"] namely to extend lawful use to Class E 'Commercial, Business and Service'.

Drawing Nos: Iceni cover letter dated 11/11/2020, 044-TWA-XX-01-DR-AX-00 000 P1

The Council has considered your application and decided to grant permission subject to the following condition:

Condition and Reasons:

- 1 For the purposes of this decision, condition no.1 of planning permission 2011/3120/P dated 13/09/2011 shall be replaced with the following condition:

REPLACEMENT CONDITION 1

This permission shall be personal to Learning Tree international and/or EC English London Ltd during their occupation and shall not enure for the benefit of the land. On Learning Tree international and EC English London Ltd vacating the premises the use shall revert to the lawful use for Class E 'Commercial, Business and Service' use.

Reason: To allow for the continued office use of the premises once Learning

Tree international and EC English London Ltd vacate the building in accordance with policies E1 (Economic Development) and E2 (Employment Premises and Sites) of the Camden Local Plan 2017.

Informatives:

- 1 The current application seeks to vary Condition 1 of planning permission 2011/3120/P dated 13/09/2011, which is an existing personal permission requiring the building to revert back to office use once the current occupants leave.

Condition 1 currently states: "This permission shall be personal to Learning Tree international and/or EC English London Ltd during their occupation and shall not enure for the benefit of the land. On Learning Tree international and EC English London Ltd vacating the premises the use shall revert to the lawful use for office purposes."

The current wording requires the building to revert back to its lawful office use when the occupants, Learning Tree international and/or EC English London Ltd, vacate the premises. However, given the recent changes to the use classes order the applicant now wishes to utilise the full flexibility of Class E, which the wording of the current condition prevents.

The proposals would therefore change the wording of Condition 1 to:

"This permission shall be personal to Learning Tree international and/or EC English London Ltd during their occupation and shall not enure for the benefit of the land. On Learning Tree international and EC English London Ltd vacating the premises the use shall revert to the lawful use for Class E 'Commercial, Business and Service' use. "

Given the recent changes to use classes order, officers would have no objection to the incorporation of Class E into the wording of the condition, as this is the new category that office space falls within. However, the applicant is reminded that the current condition essentially requires the building to revert back to office use for a material period of time (for example more than 2 weeks) before they could benefit from their rights under Class E.

As such, the proposals are in general accordance with policies E1 (Economic Development) and E2 (Employment Premises and Sites) of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer