

LDC (Proposed) Report		Application number	2021/0644/P
Officer		Expiry date	
Raymond Yeung		08/04/2021	
Application Address		Authorised Officer Signature	
4 Tavistock Place London WC1H 9RA			
Conservation Area		Article 4	
Bloomsbury		Basements	
Proposal			
Use of the property for flexible use within Class E.			
Recommendation:		Grant certificate	

Site Description

The application site is located on the west side of West End Lane. It comprises a five storey building with roof accommodation.

The site adjacent to Tavistock Square within the Bloomsbury conservation area located around a square adjacent to similar 5 storey buildings of similar design and also in commercial use.

Relevant History

The property has an extensive history with regards air plants to the property, with the planning reference 2010/5427/P being the earliest to explicitly mention B1 offices within the proposal description which was decided in 2010.

Assessment

A certificate of lawfulness for proposed development has been submitted for the change of use to establish that the building can lawfully change to any use within (Use Class E).

On 1st September 2020, the Town and Country Planning (Use Classes Order) 2015 was amended and introduced new use classes. The use as offices was previously within use class B1 (offices).

Class B has since been revoked and a new class E was introduced on 01/09/2020. Schedule 2, Part A, of the amended use classes order has resulted in the uses e.g., offices, dry cleaners and restaurant now being under the same use class E, and as such there would be no material change of use from offices. The change of use to other uses under Class E would not constitute development.

Having checked Council Tax records, it appears that the property has been in use as offices since at least 2010, therefore the B1 use has been established.

The current use is Class E and to change to another use within the same use class Class E is permitted under current legislation and therefore does not constitute development.

Recommendation: Approve