



Camden Council  
Planning Services  
5 Pancreas Square  
London N1C 4AG

12 March 2021

Dear Sir/Madam,

**Application for planning permission. Town & Country Planning Act 1990.  
10 Great Turnstile, London WC1V 7JU.**

Simply Planning Limited are instructed on behalf of our client, Meraki Holdings Limited, to submit the enclosed planning application for the change of use of the lower ground floor and second floor of 10 Great Turnstile, London WC1V 7JU. The proposed description of development is as follows:

*'Change of use of lower ground floor from mixed-use to Use Class E and second floor from Use Class F1 to flexible Use Class E(g)(i) (offices) and Use Class F1.'*

In addition to this covering letter, the planning application comprises the following:

- Planning application form and Certificate A;
- Site Location Plan;
- Lower ground floor plan (drawing no. 10115548\_B1); and
- Second floor plan (drawing no. 10115548\_B4).

This planning application relates only to the use of the lower ground floor (LGF) and second floor of No.10 Great Turnstile (10 GT), a five-storey building originally built in the late 1980s. No change of use is proposed to ground, first or third floor and there would be no external alterations to the property.

**Background to planning application.**

Meraki Holdings Limited own the freehold of 10 GT, with the Mary Ward Settlement holding a headlease which expires on 31 July 2022. The existing configuration of uses and tenants across the building is set out in the schedule below.

Floor	Floorspace (sqm)	Lawful Use	Current tenant/use
Lower Ground	187	Mixed Use (Class E & F1)	Mary Ward Centre Dance studio, education/offices.
Ground Floor	178	Class E	Mary Ward Centre Reception, offices.
First Floor	195	Class E	Mary Ward Centre Offices.
Second Floor	203	Class F1	National Youth Orchestra GB





Floor	Floorspace (sqm)	Lawful Use	Current tenant/use
			[sublet; lease expiry 30 June 2022] Education/offices.
Third Floor	203	Flexible (Class E & F1)	St George Holdings Limited [sublet; lease expiry 30 June 2022] Education.

The Mary Ward Centre (part of the Mary Ward Settlement) is a registered charity that provides a range of adult education services and free legal advice ([www.marywardcentre.ac.uk](http://www.marywardcentre.ac.uk)). The services are currently delivered from three sites: 10 GT; 42 Queen Square, WC1; and 1 Rushworth Street, SE1, as well as online. Mary Ward owned the freehold of 10 GT until 2018, but now leaseback the building with the intention that they will relocate in 2022 (or earlier if an early exit can be agreed) to a property that they have acquired in Stratford.

As the above schedule shows, Mary Ward have already begun to rationalise their operation at 10 GT with the second and third floors sublet to the National Youth Orchestra and St George Holdings. The leases for these sub tenants expire in June 2022.

#### Application proposal

This planning application seeks to provide some flexibility in the permitted uses at LGF and second floor to provide the best opportunity for a relet once Mary Ward vacate in 2022 and to avoid any prolonged periods of vacancy within the building. This is critical given the uncertainties regarding the short and medium-term demand for floorspace (for all uses) within such a central London location due to changing work practices and lifestyles as a result of Covid-19.

The lawful use of the LGF is a mixed-use of Use Class E and Class F1 totalling 187sqm of floorspace. The space at LGF is constrained, as it does not benefit from good levels of natural light or ventilation (there is a lightwell only on the GTS elevation) and this has an impact on its useability and therein attractiveness to prospective occupiers. The LGF is currently being used by Mary Ward primarily as a dance studio and education space, but with some limited office floorspace. Planning permission is sought for the change of use from a mixed-use to an open (unrestricted) Class E (commercial, business and services) use. This would enable the existing use as a dance studio (or Pilates/yoga space) to continue, but also provide flexibility in terms of enabling occupation for a range of uses.

The lawful use of the second floor (totalling 203sqm) is Use Class F1 and planning permission is sought for the change of use to a flexible use of Class E(g)(i) (offices) and Class F1.

#### Planning history

There is some planning history to 10 GT relevant to the use of the building. First, in October 2010 planning permission was granted for the 'change of use of part lower ground floor and second and third floors from office (Class B1a) to education use (Class D1)' (ref. 2010/4976/P). This change of use was associated with Mary Ward's continued occupation of the building (justifying the loss of office floorspace) and confirms the lawful uses (as described above) of the LGF and second floor.



In June 2019, planning permission was granted for the change of use of the third floor from Class D1 (education) to flexible Class D1 (education/medical) and Class B1(a) (office) use (ref. 2019/1059/P). The information submitted by agents Savills, on behalf of Mary Ward, demonstrated the challenges associated with attracting tenants or sub-tenants for the floorspace at 10 GT because of the restrictive nature of the use. The consent establishes the acceptability of a flexible approach to the permitted uses at 10 GT.

#### ***Policy Context***

The 2019 application was assessed against Policy C2 of the Camden Local Plan (2017). This relates to '*community facilities*' which are defined as a wide range of social infrastructure providing a service to the community, including education, adult learning and training. Policy C2 seeks to develop and modernise community facilities, so that they meet the needs of the community and reflect new approaches to the delivery of services. The policy seeks to retain existing community facilities unless:

- 1) a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended users;
- 2) the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area.

As explained above, Mary Ward's headlease for 10 GTS ends in 2022 and it has always been their intention to vacate at this time and relocate to a building acquired in Stratford following their merger with the Blackfriars Settlement in May 2018. This decision was made to lower occupation costs generally associated with a central London location and to concentrate the community services delivered by Mary Ward to those areas identified as in most need, notably East London and particularly LB Newham. Since 2019, Mary Ward have begun to vacate and rationalise their floorspace at GT sub-letting the second and third floors. Therefore, whilst it is acknowledged that Mary Ward fall within the scope of a '*community facility*' for the purposes of Policy CP2 that use has already been largely lost in this location and will cease entirely by the summer of 2022.

The proposed change of use of the second floor would not result in the loss of the educational use but would enable the floorspace to be marketed to both prospective office and education tenants should the National Youth Orchestra choose to vacate at the end of their lease. The Local Plan has a policy to protect '*business*' or '*employment*' uses (Policy E2) and given the historical office use and the existing office use on ground, first and third floor, it is proposed to restrict the use of the second floor to Class E(g)(i) (offices).

The LGF is already in a mixed-use and further flexibility is sought to enable the dance/fitness studio use to continue, but also, given the constraints of the floorspace identified above, to allow any use within Use Class E. This could potentially include an office use providing suitable space for start-up and/or small and medium sized businesses.

On balance, therefore, allowing greater flexibility in use of the lower ground and second floor would be a positive approach that would not conflict with the Local Plan.



We trust that you have all the information needed to validate the planning application and we look forward to discussing the application further with your officers. In the meantime, should you require anything further then please do not hesitate to contact me.

Yours faithfully,



Rachel Gravett

Director