

Application ref: 2020/5133/P
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Date: 26 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bidborough House
38-50 Bidborough Street
London
WC1H 9BT

Proposal: Temporary change of use of the Ground to Fourth Floor of Bidborough House from Offices (Class E) to Education (Class F1) comprising of student study space and associated works for a period of two years until 30th June 2022 (academic years 2020/2021 and 2021/2022).

Drawing Nos: 400-SLP, 400-E-G, 400-E-01, 400-E-02, 400-E-03, 400-E-04, 400-P-G, 400-P-01, 400-P-02, 400-P-03, 400-P-04, letter dated 6 November 2020 and Design and Access Statement dated 6 November 2020.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 400-SLP, 400-E-G, 400-E-01, 400-E-02, 400-E-03, 400-E-04, 400-P-G, 400-P-01, 400-P-02, 400-P-03, 400-P-04, letter dated 6 November 2020 and Design and Access Statement dated 6 November 2020.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The use hereby permitted is for a temporary period only and shall cease on or before 30th June 2022, at which time the premises shall revert to their former lawful use which is offices (Class E).

Reason: In order to protect the existing business use and so that the long term use of the site may be properly considered in accordance with policies DM1 and E2 of the London Borough of Camden Local Plan 2017.

- 3 Occupancy of the building for the use hereby approved shall not be greater than 240 desk spaces.

Reason: In order to prevent disturbance and protect the amenity of neighbouring residents in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 4 The temporary use hereby permitted shall not be carried out outside the following times: 09:00 to 21:00 Monday to Friday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer