

Application ref: 2021/1298/P
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Date: 7 July 2021

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

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Simply Planning Ltd
Lower Ground Floor
24 Charlotte Street
London
W1T 2ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Great Turnstile
London
WC1V 7JU

Proposal:

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

Drawing Nos: 10115548_B1, 10115548_B4, cover letter from Simply Planning dated 12.3.21.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 10115548_B1, 10115548_B4, cover letter from Simply Planning dated 12.3.21.

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

Informative(s):

1 Reasons for granting permission.

No. 10 Great Turnstile is a 5 storey commercial building split between Class E office use and F1 educational use. This planning application relates only to the use of the lower ground floor (LGF) and second floor. On 24/06/2019 planning permission was granted for the change of use of third floor from education use to a flexible education & medical and office use (Ref. 2019/1059/P).

The building has been used by a charity to provide adult education and free legal services, together with office support functions. The services are currently delivered from three sites- 10 Great Turnstile, 42 Queen Square WC1, and 1 Rushworth Street SE1- as well as online. The charity has been restructured and is relocating out of the borough. Camden Local Plan policy C2 seeks to preserve community uses unless either a replacement facility of a similar nature is provided that meets the needs of the local population or its current or intended users or 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.

The lawful use of the LGF is a mixed-use of 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. The LGF is currently being used by Mary Ward primarily as a dance studio and education space, but with some ancillary office floorspace. The proposed change of use from a mixed-use to an unrestricted Class E (commercial, business and services) use 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 in future if and when the charity vacate the premises.

The existing charity occupant would continue to provide for the needs of Camden residents although operating from a location in East London. The ability for Camden residents to access the charity services elsewhere was a reason for the approval of planning permission ref. 2019/1059/P relating to the 3rd floor here.

The lawful use of the second floor (totalling 203sqm) is 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. The proposed change of use of the second floor would enable the floorspace to be marketed to both prospective office and education tenants, should the existing occupier (National Youth Orchestra) choose to vacate at the end of their lease. The proposed office use would support the local economy and jobs in accordance with policy E2.

It is considered that the Class E use is unlikely to result in significantly more noise, traffic congestion or parking stress than the existing arrangements and therefore the nature of the proposed uses is acceptable.

No physical changes are proposed by this application, and given the existing building is commercial in nature, there would be no significant impact on neighbour amenity.

Overall, it is considered that the requirements and objectives of Local Plan policy C2 on community facilities have been addressed.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

As such, the proposal is in general accordance with policies A1, C2 and E2 of the London Borough of Camden Local Plan 2017 and with the policies of the London Plan 2021 and National Planning Policy Framework 2019.

- 2 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).
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer