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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="165"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Lilian Baylis House"/>
Address line 1	<input type="text" value="Broadhurst Gardens"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 3AX"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="525572"/>
Northing (y)	<input type="text" value="184584"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Cognita Schools Ltd"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="41-42 Eastcastle Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="W1W 8DY"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Neil"/>
Surname	<input type="text" value="Macdonald"/>
Company name	<input type="text" value="Macdonald Planning Consultancy"/>
Address line 1	<input type="text" value="Kintail"/>
Address line 2	<input type="text" value="Coylumbridge"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Aviemore"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="PH22 1QU"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? Yes No

Does the proposal consist of, or include, a change of use of the land or building(s)? Yes No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

North Bridge House School comprises a series of buildings providing education from nursery years to sixth form.

The Senior School is housed at 65 Rosslyn Hill, Hampstead in the London Borough of Camden and at Canonbury in the London Borough of Islington.

The school thrives and provides high quality education for the pupils.

There is a need to provide for more pupil places to meet demand, particularly year 9 to 11 (senior school) and 12 and 13 (sixth form), and with the constraints on the existing sites, the best way to meet this demand is through the expansion of the school by finding an additional site, within the core market area for the school, but taking into account Policy C2 of the Camden Local Plan on siting in relation to Hampstead and Belsize Park.

The proposal is to transform the existing three / four storey building at 165 Broadhurst Gardens, West Hampstead, London NW6 3AX into a new dedicated senior school and sixth form at the site for 300 pupils of 13 years to 18 years of age.

This use falls within Use Class F1 of the Use Classes order, as amended.

4. Description of Proposal

As both the existing and proposed use fall within Class F1 we do not consider planning permission is required for the school to use the premises.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The Property was formerly known as Decca Studios and was a recording facility controlled by Decca Records up to 1980. It was acquired the following year by the English National Opera, which had outgrown its coliseum home near Trafalgar Square. The links below set out the history of the Property. As far as we are aware, the Property has never been used for performances open to members of the public. The information from the links set out below, confirms that the Property has been used primarily for rehearsals and practice space by English National Opera ('ENO') as an educational training centre.

The existing floorplans of the Property are attached.

The vast majority of the space on the lower ground floor is made up of two studios rooms with the rest of the space on this floor comprising various storage areas for clothes, costumes, hangers, shoes and technical equipment and a music store. There is also an intake room as well as a restroom, catering and kitchen facilities ancillary to the main educational training centre use.

Most of the upper ground floor is made up of studio areas as well as three coaching rooms. There are also two fitting rooms, a sample room and some administration space.

There is additional studio space at first floor level as well as various storage areas, a meeting room and some further administration space.

All of the information that has been obtained in respect of the Property shows that it has been used as an educational production and training centre for the ENO during its ownership since the early 1980s. This use falls within F1 of the UCO and therefore the continued use of the Property for the provision of education falling within Class F1 of the UCO would be lawful in respect of planning.

Has the proposal been started?

Yes No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The Property was formerly known as Decca Studios and was a recording facility controlled by Decca Records up to 1980. It was acquired the following year by the English National Opera, which had outgrown its coliseum home near Trafalgar Square. The links below set out the history of the Property. As far as we are aware, the Property has never been used for performances open to members of the public. The information from the links set out below, confirms that the Property has been used primarily for rehearsals and practice space by English National Opera ('ENO') as an educational training centre.

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Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Existing floor plans
Legal statement from EWM Law

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

F1 - Learning and non-residential institutions

Information about the proposed use(s)

5. Grounds for Application

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

F1 - Learning and non-residential institutions

Is the proposed operation or use

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The uses both fall within Class F1 (a) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The premises are due for sale, as ENO is moving out of them, and unconditional bids for the premises are due in September 2021. Certainty of use would allow our client/the school to try and secure the premises through an unconditional bid, if the use is deemed to be within the same use class.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

Unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

7. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Cycle Spaces	0	30	30

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

9. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Have they been informed of the application?

Yes No

13. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

04/08/2021