

Application ref: 2021/4639/P  
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Date: 1 November 2021

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://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:

**97 Tottenham Court Road  
London  
W1T 4TP**

Proposal:

Temporary change of use of first and second floors from offices (Class E) to Education (Class F1) until 24 June 2022.

Drawing Nos: 356-01-1B, 356-01-1C, 356-01-3, 356-01-4, 356-01-3A, 356-01-4A,  
Design and Access Statement, cover letter dated 20/09/2021.

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: 356-01-1B, 356-01-1C, 356-01-3, 356-01-4, 356-01-3A, 356-01-4A.

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

- 3 The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 22:00 on Mondays to Fridays.

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.

- 4 The use hereby permitted is for a temporary period only and shall cease on or before 24 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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed temporary change of use is required to provide temporary teaching space for the UCL Bartlett School of Architecture to accommodate the increase in student numbers following the revision of A-Level results last year. The site is in office use, although was recently the subject of a planning application recommended for approval (awaiting final decision) for the redevelopment of the site. Temporary permission is sought until 24 June 2022.

The proposed site location is considered a suitable location for the temporary education use, there would be no impact on existing businesses or occupiers and there would be no long term loss of business use. Given the temporary use, the proposals would not impact the long term redevelopment of the site. As such, the temporary loss of the office use is considered acceptable subject to the condition that the education use ceases on or before 24 June 2022.

There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, nor the setting of the nearby Bloomsbury Conservation Area.

The existing site accommodates approximately 100 staff. The education use would provide desk-based and workshop type activities for approximately 110 students and staff. The proposed use will be similar in terms of trip generation and the number of visitors to the site, and as such, would not result in greater impacts to the amenity of nearby neighbouring residents or the local transport network compared to the existing situation. Servicing and waste storage would remain the same as existing. There are no existing car parking spaces and none are proposed, and although there are no cycle parking spaces, the applicant has confirmed students and staff would be able to use other UCL cycle parking facilities in the vicinity of the site, whilst the stands on Tottenham Court Road could be used for short stay cycle parking.

No objections were received following consultation, and the planning history of the site has been taken into account prior to determination.

As such, the proposed development is in general accordance with policies D1, D2, E1, E2, T1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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](http://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.

- 4 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.

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 2021.

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.

Daniel Pope  
Chief Planning Officer