



GERALDEVE

Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Laura Hazleton

19 November 2021

Our ref: LOL/NFD/SNE/AJA/U0017935

Your Ref: PP-10345684

Dear Sir/Madam

**Ground Floor and Lower Ground Floor, 77 Wicklow Street, London, WC1X 9JY
Temporary Change of Use to Accommodate UCL Teaching Spaces
Town and Country Planning Act (as amended) 1990**

We write on behalf of our client, University College London ('UCL'), to submit a planning application for the temporary change of use of the Ground Floor and Lower Ground Floor, 77 Wicklow Street from Offices (Class E) to Education (Class F1) for a 10-year period, to assist in providing appropriate teaching space for the Bartlett School of Architecture.

A personal permission for UCL is sought which would have a reversionary personable condition to be included in the decision notice setting out the requirement to revert back to an office use upon the cessation of the planning permission, or upon the time at which UCL vacate the premises, whichever is sooner.

As such, planning permission is sought for:

“Temporary change of use of the Ground Floor and Lower Ground Floor of 77 Wicklow Street to Education (Class F1) for the University College London until 30 June 2032.”

Application Documents

In addition to this letter, we submit the following information in support of this application:

- Completed application form;
- CIL Form;
- Site Location Plan, prepared by UCL;
- Existing and Proposed Plans, prepared by UCL; and
- Design and Access Statement, prepared by Gerald Eve.

The payment of £462 for the application fee has been made via planning portal. This application has been submitted via Planning Portal Reference PP-10345684.

Site and Background

This application relates solely to the Ground Floor and Lower Ground Floor of 77 Wicklow Street. This building is located on Wicklow Street, with Britannia Street to the South, St Chad's Place to the North and Grays Inn Road to the East. The building is not statutory listed but is located within the Kings Cross St Pancras Conservation Area.

Relevant Planning History

From a review of the Council's online planning register, there is no relevant planning history related to the Site.

University College London

UCL was founded in 1826 in the heart of London. UCL is London's leading multidisciplinary university, with more than 13,000 staff and 42,000 students from 150 different countries.

UCL occupies a number of sites across London providing educational and administrative services, with its main campus situated in the heart of Bloomsbury.

Following the national revision of A-Level results in August 2020 and 2021, a number of universities have seen an unexpected increase in the number of students joining this year and in the previous academic year. UCL is one of the university's that has seen a notable increase in the number of students joining this academic year. This has created an additional pressure on UCL to accommodate students across the campus. UCL expects this pressure on academic teaching space to continue for several years and therefore they are proposing to temporarily increase the amount of space they have to teach in.

The UCL Bartlett Faculty of the Built Environment is currently located at 22 Gordon Street. Due to the increase in student numbers, there is a requirement for the provision of temporary floorspace to accommodate teaching facilities for the additional students of the Bartlett School. UCL has undertaken a review of its existing portfolio to determine where it may be possible to accommodate the additional teaching space for a temporary period, however no appropriate spaces have been found. Therefore, 77 Wicklow Street has been identified as the most appropriate temporary solution in this instance, where UCL would take a short lease.

The Proposal

Planning permission is sought for the temporary change of use of the ground and lower ground floor of 77 Wicklow Street from Use Class E (Offices) to Use Class F1 (Learning and Non-Residential Institutions) for a 10-year period. The proposals seek permission for 10 years to allow UCL to implement their short-term and medium-term estate strategies.

In the short-term, the temporary change of use will allow UCL to manage the student bulge that is expected to last for the next 3 to 4 years, by providing appropriate teaching facilities for the Bartlett School to accommodate the recent increase in student numbers. The change of use of the Site to educational purposes will also allow UCL to eventually remove the current temporary teaching space structures which are erected at the Main Quad and South Quad.

Beyond this, in the medium term, UCL is looking to bring forward another building on its estate for redevelopment. This will intensify its use and provide more teaching accommodation to meet UCL's medium term growth needs. To allow for this building to be brought forward for redevelopment the students and staff that occupy the building will need to be decanted to another building. The 10-year temporary change of use at 77 Wicklow Street will be used for this purpose in the longer term,

once the short-term student bulge has been addressed. It is likely that it will take up to 10 years before the other building is redeveloped due to the timescale it would take to obtain appropriate funding, undertake extensive consultation with the local planning authority and community, and also undertake the proposed redevelopment works.

For the current application, there are no proposed changes to the methods of access. Existing access arrangements will be retained via the stairs of the main building entrance on Wicklow Street. Within the building there is stair and lift access to all floors from the Wicklow Street entrance.

The proposal only relates to the change of use of the internal floor area. No external works are proposed as part of the application.

UCL would operate the teaching spaces under the following operating hours:

- Monday – Friday: 08:00 – 22:00
- Weekends: Closed
- Holidays Periods: Closed

The Development Plan

The statutory development plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises:

- a) The London Plan (2021); and
- b) Camden's Local Plan (2017)

In terms of planning policy designations, the Site falls within the following designations:

- Kings Cross St Pancras Conservation Area; and
- Viewing Corridor.

The NPPF (2021) is also a material consideration.

Planning Considerations

Temporary Loss of Office Use

Policy E2 of the Local Plan sets out that the Council will seek to resist the development of business premises for non-business uses unless the building is no longer suitable for the existing business use, and the possibility of retaining for an alternative type of business use has been fully explored.

The application is for a temporary change of use of from Offices (Class E) to an educational use (Class F1) for a 10-year period to assist with providing suitable teaching facilities in the short term for the students of the Bartlett School to accommodate the temporary increase in student numbers following the national revision of A-level results in recent years. In the medium/long term, it will help to accommodate decanted students from another UCL building whilst this is redeveloped to meet longer teaching needs.

The floors to which this application relates have been vacant since June 2021 and were previously occupied by an architectural firm.

Although the application will lead to a loss of office floorspace, this will only be for a temporary period, and it will then revert back to an office use. We would be happy for a reversionary personable condition to be included in a decision notice to cover this requirement to revert back to an office use upon the cessation of the planning permission, or upon the time at which UCL vacate the premises, whichever is sooner. We would propose the wording of such a condition would be as follows:

“The use hereby permitted is for a temporary period only and shall cease on 30 June 2032, or upon the time at which UCL vacate the premises, whichever is sooner. At which time the premises shall revert to their former lawful use which is offices.”

The proposals seek permission for ten years to allow UCL to implement their short-term and medium-term estate strategies. This will allow UCL to manage the student bulge and bring forward another building on its estate for redevelopment to meet medium term growth needs. Without the change of use of the Site, UCL's short-term and medium-term estate strategies cannot be progressed.

On the basis that the office use will be re-instated following the temporary change of use to an educational use, it is considered that the proposal retains the office use for the long term and therefore does not conflict with Policy E2.

Community Use

The proposed use is for educational purposes and is therefore defined as a community use in the Local Plan. Policy C2 of the Local Plan states that the Council will seek to ensure community facilities and services are developed to meet the changing needs of the community and reflect new approaches to the delivery of services.

Policy S3 of the London Plan sets out that proposals should ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.

Consideration should also be given to Paragraph 96 of the NPPF which sets out that to ensure faster delivery of other public service infrastructure such as further education colleges, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

Due to the increase in student numbers, there is a requirement for a provision of temporary floorspace to accommodate the teaching facilities for the students of the Bartlett School. This temporary change of use will assist in providing appropriate teaching facilities for the Bartlett School and therefore aid the university in meeting the needs of its students during this temporary period.

As such, the proposal complies with the requirements of Local Plan Policy C2 and London Plan Policy S3.

Design

The proposal is for the temporary change of use to an existing building and does not involve any external alterations which would affect the design or appearance of the building.

Transport and Servicing

Policy T1 of the Local Plan states that the Council will promote sustainable transport by prioritising walking, cycling and public transport.

Policy T4 of the London Plan sets out that developments should not increase road danger and be assessed to determine if schemes would have an adverse impact on transport systems.

Policy CC5 of the Local Plan sets out that the Council will aim to make sure that developments include facilities for the storage and collection of waste and recycling.

The existing use of the Site is for office purposes. The proposal seeks a temporary change of use to provide teaching facilities which involve both desk-based and workshop-type activities accommodating approximately 120 students and staff from the Bartlett School. The proposed use will lead to a similar number of persons using the space as the existing, meaning there will be a negligible change in overall footfall and occupancy levels within the building. Therefore, the proposal will not have an adverse impact on the transport network.

In terms of modes of transport, the existing building does not include any car parking spaces, therefore all prospective occupiers of the building would need to travel to the Site via a sustainable mode of transport. In addition, UCL promotes students and staff using sustainable modes of transport when travelling to and from university.

With regards to cycle parking, consideration has been given to providing appropriate cycle parking spaces on the site to accommodate the students/staff within the building. All cycle parking will be provided within the lower ground level of the building where an existing 20 spaces are situated.

The cycle parking requirements below have been calculated on what is considered a worst-case scenario based on the total number of students and staff that may occupy the building, albeit not at one time.

UCL consider that a total number of persons using the two floors for education purposes would be 120 persons. On the basis that 10% would be staff, this provides a breakdown of 108 students and 12 staff. Based on this split, the London Plan cycle space requirements would be as per the table below.

| Cycle Parking Types | Long Stay | Short Stay |
|----------------------------|------------------|-------------------|
| Student | 5 | 15 |
| Staff | 3 | N/A |
| Totals | 8 | 15 |

The table sets out a total of 23 cycle spaces would be required against the worst-case scenario, although the actual requirement figures would be notably lower based on the number of persons who will occupy the building at any one time. Therefore, the existing 20 cycle spaces provided on site are considered sufficient in this instance for the temporary change of use.

In terms of servicing and waste storage, this will remain as existing.

Therefore, the proposal complies with Policy T1 and CC5 of the Local Plan, and Policy T4 of the London Plan.

Summary

The scheme is being brought forward to assist UCL in providing appropriate teaching facilities for the Bartlett School due an increase in student numbers and to assist in providing appropriate teaching facilities during the progression of the medium-term estate strategy.

The proposal is for a temporary period and will allow the conversion of the floor area back to an office use upon the cessation of the agreed time period. Therefore, the proposal is in accordance with the development plan.

We trust that you have all the necessary information to validate this application and we look forward to confirmation of this shortly. If you have any queries, please contact Sam Neal (sneal@geraldeve.com / 020 3486 3312) or Andrew Jackson (ajackson@geraldeve.com / 020 3486 3734) of this office.

Yours faithfully



Gerald Eve LLP