

Application ref: 2020/2226/P  
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Date: 17 March 2022

**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)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Boston House**  
**36-38 Fitzroy Square**  
**London**  
**W1T 6EY**

Proposal:

Change of use of from office (Class E) to a non-residential education institution (Class F1).

Drawing Nos: Drawing Numbers: BH S.0100, BH.B.0900, BH.00.0200, BH.01.0100, BH.02.0200, BH.03.1300, BH.B.1900, BH.00.1200, BH.01.1100, BH.02.1200, BH.03.2300

Background Papers and Supporting Documents: Cover letter dated 03/02/2021, SMPLanning Planning Statement Rev B - 05/02/2021, SMPlanning Draft Operational Management Plan, The Lorenz Consultancy Market Review Report (including appendix 1-4), RIB Marketing Letter 07/08/2020, Boston House Viewings Schedule, Transport Assessment PB9504-RHD-ZZ-XX-RP-Z-0001, RIB Marketing Review and Report 19th May 2020, Air Quality Assessment May 2020, Heritage Impact Appraisal July 2019, Energy Statement 19-E069-006, Sustainability Statement 19-E069-005, Travel Plan T&PPB6768R001D0.1, Draft Construction Management Plan 02.08.2019, KANDA Statement of Community Involvement May 2020, and Ensphere Thermal Comfort Analysis 19-E069-007

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: Drawing Numbers: BH S.0100, BH.B.0900, BH.00.0200, BH.01.0100, BH.02.0200, BH.03.1300, BH.B.1900, BH.00.1200, BH.01.1100, BH.02.1200, BH.03.2300

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- 3 Before the development commences, details of a secure and covered cycle storage area for 21 long stay and 24 short stay cycle parking spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to occupation of the site, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 5 Notwithstanding the provisions of Class F1 of the Schedule of the Town and Country Planning (Use Classes) Order, 2020, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any purposes other than a non-residential educational institution.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of the approved development a feasibility assessment by a suitably qualified professional for green or green-blue roofs should be submitted to the local planning authority and approved in writing.

If considered feasible, details should be submitted to the local authority and approved in writing, to include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green or green-blue roof; any proposed blue roof outlets, flow controls, storage capacity and discharge rates; as well as details of the lifetime maintenance programme to include safe access arrangements. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan policies.

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, 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 (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.

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- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 You are reminded that any works of alteration, internal or external, are likely to require listed building consent and planning permission.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer