

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2022/0118/P
<b>Officer</b>		<b>Expiry date</b>	
Fast Track JL		16/05/2022	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
22 Bedford Square London WC1B 3HH			
<b>Conservation Area</b>		<b>Article 4</b>	
Bloomsbury		Basements	
<b>Proposal</b>			
Use of the premises as offices (Class E)			
<b>Recommendation:</b>	Grant certificate of lawful development.		
<b>Application Type:</b>	Certificate of Lawfulness (Proposed)		

## Site Description

Bedford Square, 1775- 86, is the most complete and most important Georgian square in London. The Square including the railings, lamp standards, and private gardens in the middle of the square is a townscape set piece. No 22 is part of the Listed Grade I Georgian terrace forming the north side of Bedford Square. It is 3 storeys high on a basement floor, with an attic floor over. Each elevation to the Square was designed as a 'palace' elevation with a central stuccoed pediment on pilasters, flanked by the brickwork façade of the terrace. Bedford Square lies within Bloomsbury Conservation Area.

## Relevant History

The site has an extensive planning history, of particular relevance is:

**2019/3444/P & 2019/3534/L:** External and internal alterations including enlargement of existing mansard roof of rear mews building, enlargement of toilet block to rear lightwell, installation of mechanical plant to roof of toilet block and installation of AC units in rear lightwell. **Granted conditional planning permission and listed building consent 04/10/2019.**

**2019/3857/P& 2019/4271/L:** Demolition of existing link extension and erection of new link extension between main building and existing mews building to the rear (and associated internal alterations). **Granted conditional planning permission and listed building consent 27/09/2019.**

**2009/1816/P:** Change of use from offices (Class B1) to dual use as offices (Class B1) or educational use (Class D1). **Granted 17/08/2009.**

## Relevant legislation

**Town and Country Planning Act 1990**

**Town and Country Planning (Use Classes Order) 2015**

**The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020**

## Assessment

A certificate of lawfulness for proposed development has been submitted to establish whether the proposed office use of the premises by Chief (a private network designed specifically for women leaders) would be lawful within use Class E.

In order to grant this certificate the applicant must demonstrate that:

- a) the lawful use of the premises is Class E for Commercial, Business and Service use; and
- b) the operation of the premises by the organisation Chief falls within Class E.

### **a) Lawful use of premises as Class E**

Planning permission reference: 2009/1816/P granted a change of use from offices (Class B1) to dual use as offices (Class B1) or educational use (Class D1). The premises were then occupied from September 2009 until August 2019 by World Cancer Research Fund International, a membership organisation for researchers in the cancer field. This use of the premises was as offices use (Class B1). Therefore, following the flexible use permission the lawful use would be for offices.

On 1 September 2020, the Town and Country Planning (Use Classes Order) 2015 was amended and introduced new use classes. Office use was previously in use Class B1.

Class B1 has been revoked and a new Class E was introduced on 1 September 2020. Schedule 2, Part A, of the amended use classes order has resulted in the uses previously falling with the following classes: A1, A2, A3, B1 along with some D1 and D2 uses, being under the same use class, Class E (commercial, business and service use).

The planning history at the application site does not include any conditions restricting the use class of the premises. The site's planning history and the applicant's evidence of the use of the premises since 2009 demonstrate that the lawful use of the premises is for Commercial, Business and Service use under Class E.

### **b) Operation of the premises by the organisation Chief within Class E.**

What now must be determined is whether the proposed use by Chief falls within an office use under Class E. During the course of the application the case officer has sought further information on the proposed use.

Chief are a private network for women leaders. They already have premises in New York, Los Angeles, Chicago and San Francisco. Their proposed operation at the application site would be Chief's first UK premises.

The applicant has confirmed that there would be approximately 10 Chief employees working full time at the premises. There would also be up to 50 members at any one time. Opening hours would be 08:00 to 20:00, however there would be occasional evening function as often as two times per month.

The floors are laid out as open plan office space, a number of smaller call rooms, 6 meeting rooms and a multipurpose / bar area at ground floor. There are also tea points on each floor.

Although the use would include some evening functions the primary use would be an office use. There are no dedicated lounges, bar or restaurants and no provision for primary cooking which would be indicative of a sui generis 'private members club' use. The proposed use is clearly different from a private members club use and would align with a modern office use.

Therefore, it is considered that the use of the premises by Chief would be a class E office use.

**Recommendation: Grant Certificate of Lawful development.**