

Application ref: 2021/5145/P
Contact: Josh Lawlor
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Date: 18 May 2022

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Pick Everard
Pick Everard
322 High Holborn
London
WC1V 7PB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Dilke House
1 Malet Street
London
WC1E 7JN

Proposal:

Change of use from business (Class E) to an alternative use of either offices (Class E(g)(i)) or education provision (Class F.1(a)) on the ground, first, second and third floors.
Drawing Nos: 1240 Rev. P03, 1241 Rev. P02, 1242 Rev. P02, 1243 Rev. P03, 1244 Rev. P03, 1245 Rev. P03, 1246 Rev. P03

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- 1240 Rev. P03, 1241 Rev. P02, 1242 Rev. P02,

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

- 3 The lower ground, fourth and fifth floors shall continue to be only used as Class E(g)(i) Office and shall not be used for any other purposes without planning permission from the Local Planning Authority.

Reason: To protect premises that are suitable for continued business/office use in accordance with policy E2 of the Camden Local Plan 2017.

- 4 The ground, first, second and third floors shall only be used as Class F.1(a) Education and shall not be used for any other purposes within Class F1 without planning permission from the Local Planning Authority.

Reason: To prevent the loss of education premises and to avoid potential harm to neighbouring amenities in accordance with policies C2 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application is for the flexible use of either office (Class E.g.i) or education (Class F.1.a) with a total of 701 sqm of flexible office or educational use floorspace, plus the remaining 502 sqm retained as office floorspace. The proposed flexible use is carried out under the Town and Country (General Permitted Development) Order 2015 Schedule 2 Part 3 Class V, which allows development consisting of a change of use of a building or other land from a use permitted by planning permission granted on an application to another use which that permission would have specifically authorised when it was granted.

The application site was previously occupied by the University of London (the freeholder) and other tenants, both as offices and for university and education purposes. The building was originally constructed as an office building. However, it has been used by a variety of tenants both as offices and for university and education purposes as a result of its location within the Bloomsbury Campus area. Dilke House is in the Bloomsbury Campus Area (SALP) or University Area (CPG). SALP designates the whole of South Camden as the Knowledge Quarter Innovation District. There is also the designation of an academic cluster in this area by the London Plan.

Policy E2 (Employment premises) of the Camden Local Plan 2017 seeks to protect premises that are suitable for continued business use. However the Council acknowledges that new business lettings have declined in the short-term as a consequence of the Covid-19 pandemic, and that Dilke House falls within the borough's designated University Area and Knowledge Quarter. Consequently the approach to alternative uses provided by Class V of Part 3 in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) provides an appropriate mechanism to secure a suitable alternative use for the property whilst allowing

for a return to business use in the event that either no educational use is implemented or any educational use ceases within 10 years. The proposed educational use within Class F.1 is considered acceptable and complies with policy C2 (Community facilities).

There are no external alterations proposed, and as such, the proposals would not impact upon the character and appearance of the building and the Bloomsbury Conservation Area.

Given that the proposed educational use is similar in nature to the existing office use, there would be no harm to the amenity of nearby neighbouring residents or to the local transport network.

No objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, E2 and C2 of the Camden Local Plan 2017. It 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 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.
- 4 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) 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.

- 5 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer