

Application ref: 2021/2463/P
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Date: 1 September 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Maddox and Associates Ltd
68 Hanbury Street
London
E1 5JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**19 Bloomsbury Square
London
WC1A 2NS**

Proposal:

Change of use of whole building from flexible office/educational use (Class E/F.1) to flexible office/medical use (Class E)

Drawing Nos: Location Plan; Existing Lower Ground Floor Plan, Existing Ground Floor Plan, Existing First Floor Plan, Existing Second Floor Plan, Existing Third Floor Plan; Proposed Lower Ground Floor Plan, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Second Floor Plan, Proposed Third Floor Plan; Covering Letter (Maddox Planning 18/05/2021); Bicycle Store Location; Bicycle Store Details:
<https://www.brightonbikesheds.co.uk/product/classic-bike-shed/>

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 drawings:
Proposed Lower Ground Floor Plan, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Second Floor Plan, Proposed Third Floor Plan;
Bicycle Store Location; Bicycle Store Details:
<https://www.brightonbikesheds.co.uk/product/classic-bike-shed/>

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country (General Permitted Development) Order, the application premises shall be only used for the provision of medical or health services under part (e) or offices under part (g)(i) of Class E of Part A of Schedule 2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and for no other purposes under Class E of the Regulations.

Reason: To ensure that an appropriate use is provided in the Central London Area and to enable the Local Planning Authority to assess any amenity or transport impacts of any other change of use within Class E of the Use Classes Order, in accordance with the requirements of policies A1, T1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 4 The cycle storage area in the rear yard hereby approved shall be provided in its entirety within one month's date of this decision and shall be 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.

Informative(s):

- 1 Reasons for granting permission-

The lawful uses of the building are education use at basement and ground floors (unrestricted Class F.1) and flexible office / education use (Class E and Class F.1) restricted to office and educational use only. The site is located in the Central London Area and the Council's policies and guidance on its centres (policy TC2) and town centre uses (policy TC4) are appropriate.

Both policies state the need to protect and uphold the character, vitality and viability of the Council's centres and town centres. Policy TC4 is supported by the Council's Town Centre and Retail CPG which aims to promote a successful Central London Area including a range of economic and social uses to meet residents' community needs. The proposal would retain employment generating uses at the site and it would support the economy and social needs of the community.

The proposed use (for a flexible office/medical use for a practice offering

therapies to children and adults) would also represent a community use which would not result in the loss of any community floorspace. Policy C2 of the LB Camden Local Plan indicates (para 4.21) that healthcare is a community use and the proposed use of the entire building for providing therapies would not result in the loss of a community use.

Under the Town and Country Planning (Use Classes) Order 2020, the provision of medical or health services falls within Class E (Class E(e)) and a flexible use as offices would not therefore need planning permission.

The change to a medical use is therefore acceptable under policy C2 of the Local Plan and any further use of the premises purely as offices would be acceptable under the Use Classes Order 2020.

There are no physical changes proposed to the building and there would be no physical changes to the Listed Building. There would therefore be no material impact upon the character or appearance of the Conservation Area or the architectural or historic merits of the Listed Building.

The site has no parking spaces and none will be introduced as part of the change of use. It would therefore accord with the Council's policies for promoting the use of sustainable transport (T1 and T2) and mitigating against climate change (CC1).

The proposed use would require the provision of cycle parking facilities in accordance with the cycle parking standards in the London Plan 2021. The applicant has indicated the provision of 3 onsite long term cycle parking spaces in the courtyard to the rear of the site and it is proposed to meet the need for 2 short term offsite spaces by way of a contribution of £765 to be secured through a Legal Agreement. As such the proposal would meet the cycle parking requirement indicated in the London Plan.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, C1, C2, D1, D2, CC1, TC4, T1 and T2 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 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Daniel Pope
Chief Planning Officer