

<b>Address:</b>	<b>105 Judd Street London WC1H 9NE</b>		<b>1.</b>
<b>Application Number(s):</b>	2021/3922/P	<b>Officer: Laura Dorbeck</b>	
<b>Ward:</b>	Kings Cross		
<b>Date Received:</b>	<b>12/08/2021</b>		
<b>Proposal: Temporary change of use of the Second and Third Floors of 105 Judd Street from Offices (Class E) to Education (Class F1) up until 31 January 2023.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>  Drawings titled 'Site Plan', 'Second Floor Existing Use – Offices', 'Third Floor Existing Use – Offices', 'Second Floor Proposed Use – Educational', 'Third Floor Proposed Use – Educational', Design and Access Statement dated 11/08/2021, and cover letter dated 11/08/2021.			
<b>Recommendation Summary: Grant conditional planning permission.</b>			
<b>Applicant:</b>		<b>Agent:</b>	
University College London (UCL)		Gerald Eve 72 Welbeck Street London W1G 0AY	

## Analysis Information

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing	<i>Office (Class E)</i>		2,600
Proposed	<i>Education (Class F1)</i>		2,600

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

## **OFFICERS' REPORT**

**Reason for Referral to Committee: Major development where this involves the construction, extension or conversion of floorspace for 10 or more new dwellings or more than 1000 sq. mtrs of non-residential floorspace; [clause 3(i)].**

### **Executive Summary**

- i. The application site comprises the second and third floors of 105 Judd Street which is currently in office use (Class E) and previously occupied by the Royal National Institute of Blind People (RNIB) who have since vacated these floors as part of a consolidation of their offices. The proposed temporary change of use is required to provide teaching space for the UCL Slade School of Fine Art whilst work is undertaken to the existing building on Gower Street, and also to accommodate an unexpected increase in student numbers this year.
- ii. The proposed site location within the Knowledge Quarter is considered a suitable location for the temporary education use, there would be no impact on existing businesses or occupiers and there would be no long term loss of business use. As such, the temporary loss of the office use is considered acceptable subject to the condition that the site reverts back to its lawful use on or before 31 January 2023.
- iii. There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, nor the significance of the Bloomsbury Conservation Area.
- iv. Given that the proposal is similar in nature to the existing office use and the applicant is prepared to accept an hours of use condition, there would be no harm to the amenity of nearby neighbouring residents, or any likely impacts on the local transport network.
- v. As such, it is recommended that temporary conditional planning permission is granted.

## Site

- 1.1 The application site comprises the second and third floors of 105 Judd Street, bounded by Hastings Street to the North, Judd Street to the east and Thanet Street to the west. The site covers an area of approximately 0.15 hectares (1516sqm). The site is not statutory listed, although it is located in the Bloomsbury Conservation Area.
- 1.2 The lawful use of the site is as offices (Class E) and was previously occupied by the Royal National Institute of Blind People (RNIB) who have now vacated the second and third floors. Prior to Covid-19 they had already vacated parts of the building due to a reduced need for the space, which has further reduced following a prolonged period of working remotely. RNIB are in the process of consolidating their offices into the areas they retain on ground and lower ground levels whilst relocating some functions to Peterborough, as well as continuing to work remotely.
- 1.3 The site is located in a mixed use area, surrounded by commercial, office, residential and education uses.



*Figure 1 – Site location outlined in red.*

- 1.4 The site has a Public Transport Accessibility Level (PTAL) of 6b (the best). The nearest London Underground Stations are Euston, Kings Cross & St Pancras and Russell Square which are all a short walk away. There are also numerous bus services from Euston Road, Woburn Place and Grays Inn Road.

## **2 The Proposal**

- 2.1 Planning permission is sought for the temporary change of use of the second and third floors of 105 Judd Street from office use (Class E) to education use (Class F1) until 31 January 2023.
- 2.2 Temporary permission is sought to provide teaching space for the UCL Slade School of Fine Art whilst work is undertaken to the existing building on Gower Street, and also to accommodate an unexpected increase in student numbers this year.
- 2.3 The proposals relate only to the temporary change of use of the internal floor area, and there are no external alterations proposed.
- 2.4 UCL will also occupy for the first floor for office and administrative functions, but given this falls within Class E use, planning permission is not required.

## **3 Relevant history**

- 3.1 None relevant.

## **4 Consultation Summary**

### **Adjoining Occupiers**

- 4.1 Site notices were displayed on 18<sup>th</sup> August 2021 on Judd Street, Hastings Street and Thanet Street, and a press advert was placed in the Camden New Journal on 19<sup>th</sup> August 2021.
- 4.2 No responses were received from neighbouring residents.
- 4.3 The Bloomsbury CAAC confirmed they have no comments, and suggested the change of use should be made permanent.

## **5 Policies & Guidance**

### **5.1 National Planning Policy Framework 2021**

### **5.2 NPPG**

### **5.3 London Plan 2021**

### **5.4 Mayor's Supplementary Planning Guidance**

### **5.5 Camden Local Plan (2017)**

G1	Delivery and location of growth
C5	Safety and security
C6	Access for all
E1	Economic development
E2	Employment premises and sites
A1	Managing the impact of development
D1	Design
D2	Heritage
T1	Prioritising walking, cycling and car-free development
T2	Parking and car-free development
DM1	Delivery and monitoring

## 5.6 Supplementary Planning Policies

Camden Planning Guidance

Access for All CPG 2019

Amenity CPG 2021

Design CPG 2021

Employment sites and business premises 2021

Transport CPG 2021

## 6 Assessment

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	<b>Land use principles</b>
8	<b>Design</b>
9	<b>Impact on neighbouring amenity</b>
10	<b>Transport</b>
11	<b>Community Infrastructure Levy (CIL)</b>
12	<b>Conclusion</b>
13	<b>Recommendations</b>
14	<b>Legal comments</b>
15	<b>Conditions</b>
16	<b>Informatives</b>

## 7 Land use principles

- 7.1 Temporary permission is sought for the change of use of the second and third floors of 105 Judd Street from office use (Class E) to education use (Class F1) to provide teaching space. Additional floorspace is required to accommodate the UCL Slade School of Fine Art whose existing building is undergoing renovations, and to accommodate this year's additional student numbers following this year's exceptional A-Level results. Permission is sought until 31 January 2023.

- 7.2 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 the site for an alternative type of business use has been fully explored.
- 7.3 In this instance, the application is for a temporary change of use of from offices to an educational use for less than 18 months to provide additional teaching space. Although the application will lead to a loss of office floorspace, this will only be for a temporary period and it would then revert back to an office use.
- 7.4 The previous occupier of these floors was the Royal National Institute of Blind People (RNIB), and the applicant has provided details confirming that prior to the Covid-19 pandemic they had a reduced need for the space and had already vacated parts of the floors. Their need for office space has only reduced further following a prolonged period of working remotely and RNIB will be consolidating their offices into the areas they retain on the ground and lower ground floors of the building, whilst also relocating some functions to Peterborough.
- 7.5 As such, the development would not result in the displacement of existing occupiers or businesses. Subject to a condition requiring the site to revert back to the lawful office use on or before 31<sup>st</sup> January 2023 which would ensure there would be no long term loss of business / employment use, the temporary loss of office use is considered acceptable.
- 7.6 The proposed temporary use is for educational purposes to provide additional teaching space. Policy C2 sets out how the Council will ensure that there is provision of community facilities to meet the needs of a growing population. 'Community facilities' includes childcare, education, adult learning and training, healthcare, police stations, libraries, public houses, etc., which form a vital part of local neighbourhoods. Policy S3 of the London Plan also sets out that proposals should ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.
- 7.7 The site is located in the Central London Area within the Local Plan Knowledge Quarter and the proposals would assist the university in meeting the needs of its students. As such, the proposed site is considered a suitable location for the proposed temporary educational use, in accordance with policy C2 of the Local Plan and Policy S3 of the London Plan.

## **8 Design**

- 8.1 Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Camden's Local Plan is supported by CPG (Design).

- 8.2 The proposal is for the temporary change of use to an existing building and does not involve any external alterations which would affect the appearance of the building or the significance of the Bloomsbury Conservation Area.

## **9 Impact on neighbouring amenity**

- 9.1 Camden Local Plan policy A1 and the Amenity CPG are relevant with regards to the impact on the amenity of residential properties in the area.
- 9.2 The nearest residential dwellings are located at Jessel House on the opposite side of Judd Street, 103 Judd Street and 17 Thanet Street to the south of the site and Thanet House on the opposite side of Thanet Street.
- 9.3 The proposed temporary use to provide teaching space would be similar in nature to the existing office use in terms of numbers of visitors and potential disturbance. Opening hours would be Monday to Friday only, from 08:00 to 20:00, which would be secured by condition. As such, it is not considered that there would be any harm to neighbouring amenity by way of loss of privacy or disturbance.

## **10 Transport**

### Car Parking

- 10.1 Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The existing building does not include any car parking spaces, and none are proposed. All visitors to the building would need to travel to the site via sustainable modes of transport.

### Cycle Parking

- 10.2 It is understood that the floors currently accommodate approximately 240 desks. The proposal seeks a temporary change of use to provide teaching facilities which involve both desk-based and workshop-type activities accommodating approximately 200 students and staff from the Slade School of Fine Art. Therefore, the proposed use is likely to lead to a reduced number of persons using the space, compared to the potential capacity of the existing office use.
- 10.3 The London Plan sets minimum cycle parking standards of 1 long stay space per 75sqm and 1 short stay space per 500sqm, equating to a requirement of 35 long stay spaces and 5 short stay spaces for the existing office use (a total of 40 spaces).
- 10.4 For university and college education use, it requires 1 long stay space per 4 full time staff, 1 long stay space per 20 full time students and 1 short stay space per 7 full time students. The applicant advises there is likely to be 200 students and staff on site at any one time with a ratio of 75 to 25%, equating to a

requirement of 20 long stay spaces and 21 short stay spaces for the proposed use (a total of 41 spaces).

- 10.5 The existing site benefits from 15 informal cycle parking spaces within the existing building which falls below the current requirement of 35 long stay and 5 short stay spaces for office use. These would remain available for the temporary education use, but would also fall below the requirement of 20 long stay spaces and 21 short stay spaces for the proposed use. When queried whether there was scope to provide any additional cycle parking spaces, the applicant advised that there is the ability for additional cycle spaces to be provided within the informal areas currently used for parking, and highlighted that there are existing UCL cycle parking facilities nearby, for example at Bidborough House. Given the temporary change of use, and the fact that the building will revert back to its original use with no material alterations or long term change of use, it was not considered appropriate to provide additional cycle parking on site, although the applicant noted that UCL are currently preparing a cycle strategy for the wider campus which aims to increase and improve cycle parking across the campus as a whole.
- 10.6 Although officers would have preferred to see additional cycle parking spaces provided, given the proposed change of use is temporary and the building would revert back to its original use within 15 months, the non-provision of cycle parking is not considered sufficient reason to refuse the application on this ground alone. A condition shall restrict the total capacity to 200 students and staff members to ensure there would not be an increased demand for cycle parking compared to the existing situation.

#### Access

- 10.7 There are no proposed changes to the methods of access. Existing access arrangements will be retained via the DDA compliant ramp and stairs to the main building entrance on Judd Street. A secondary fire exit will also be retained on Thanet Street. Within the building there is stair and lift access to all floors from the Judd Street entrance, and access to all floors via a lift and stair which lead onto Thanet Street.

#### Refuse and recycling

- 10.8 Servicing and waste storage will remain the same as existing. Given the capacity of the building will be reduced, this is considered acceptable.

### **11 Community Infrastructure Levy (CIL)**

- 11.1 The proposal would not be liable for the Mayor of London's CIL2 (MCIL2) or Camden's CIL as there is no uplift in floorspace.

### **12 Conclusion**

- 12.1 The proposed temporary change of use is required to assist UCL in providing required teaching space near to the main Bloomsbury campus.



- 12.2 The existing occupier would not be compromised by the change of use, as they have already vacated the site as part of a consolidation of their offices. The proposals would not result in a long term loss of office use, and the proposed site location within the Knowledge Quarter is considered a suitable location for the temporary education use.
- 12.3 There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, nor the significance of the Bloomsbury Conservation Area.
- 12.4 Given that the proposal is similar in nature to the existing office use and the applicant is prepared to accept an hours of use condition, there would be no harm to the amenity of nearby neighbouring residents, or any likely impacts on the local transport network.
- 12.5 As such, the proposed development is considered acceptable subject to the recommended conditions, including the condition requiring the site to revert back to its lawful office use on or before 31<sup>st</sup> January 2023 and would be in accordance with the Camden Local Plan 2017 and London Plan 2021.

### **13 Recommendation**

- 13.1 Planning Permission is recommended subject to conditions.

### **14 Legal Comments**

- 14.1 Members are referred to the note from the Legal Division at the start of the Agenda.

### **15 Planning Conditions**

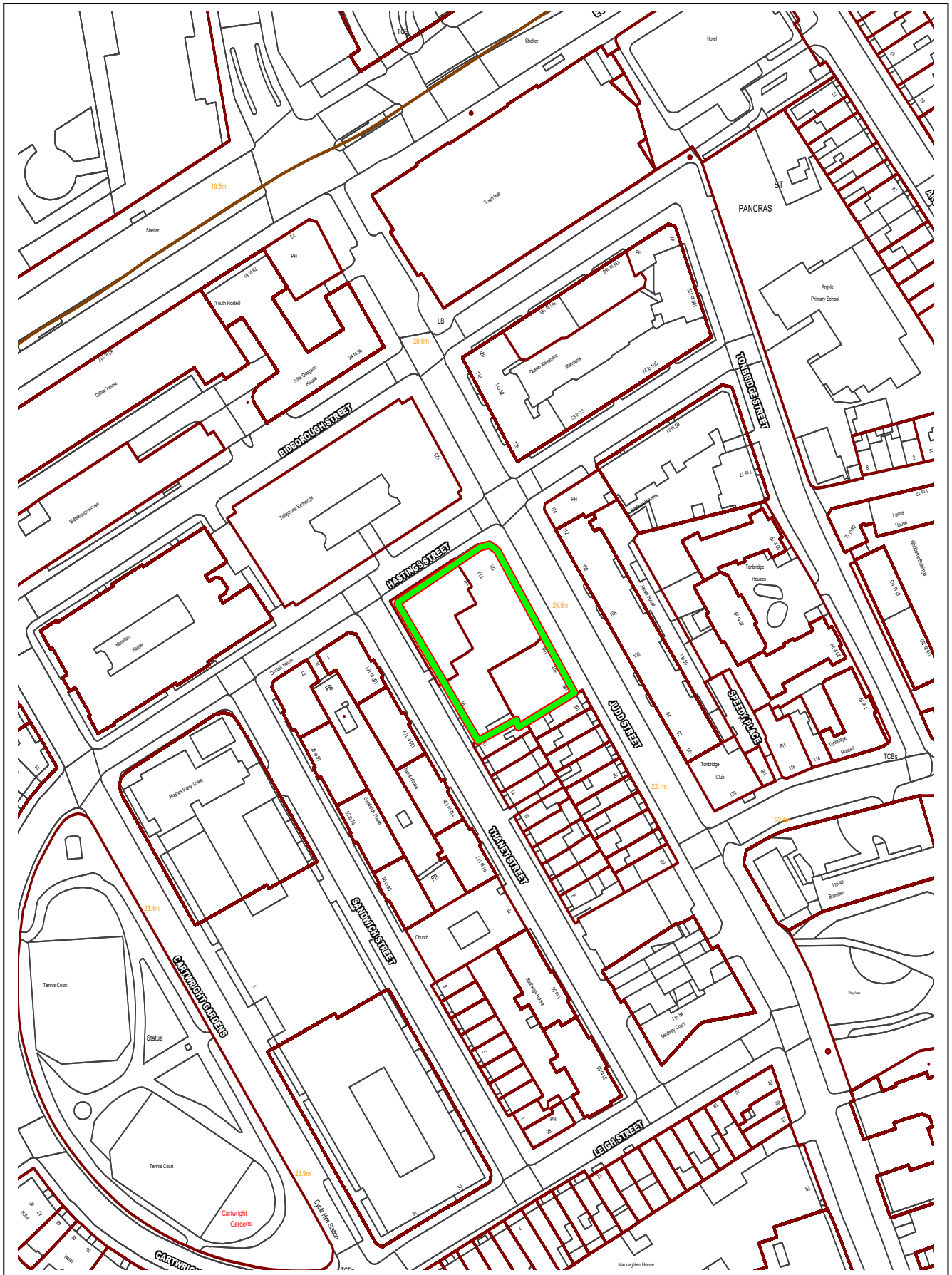
1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings titled 'Site Plan', 'Second Floor Existing Use – Offices', 'Third Floor Existing Use – Offices', 'Second Floor Proposed Use – Educational', 'Third Floor Proposed Use – Educational', Design and Access Statement dated 11/08/2021, and cover letter dated 11/08/2021.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

3	<p>Temporary consent</p> <p>The use hereby permitted is for a temporary period only and shall cease on or before 31<sup>st</sup> January 2023, at which time the premises shall revert to their former lawful use which is offices (Class E).</p> <p>Reason: In order to protect the existing business use and so that the long term use of the site may be properly considered in accordance with policies DM1 and E2 of the London Borough of Camden Local Plan 2017.</p>
4	<p>Hours of use</p> <p>The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 20:00 on Mondays to Fridays.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
5	<p>Capacity</p> <p>Student and staff numbers shall not exceed 200 people on site at any one time.</p> <p>Reason: To ensure there would not be increased pressure on the existing cycle parking facilities in accordance with policy T1 of the London Borough of Camden Local Plan 2017.</p>

## 16 Planning Informatives

1	<p>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).</p>
2	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <a href="https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319">https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319</a> 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)</p>

	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.
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 London Borough of Camden 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.



**Application No: 2021/3922/P**  
**105 Judd Street**  
**London**  
**WC1H 9NE**

**Scale:**  
**1:1527**  
**Date: 28-Sep-21**



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# Planning Committee

7<sup>th</sup> October 2021

2021/3922/P

105 Judd Street,  
London,  
WC1H 9NE









