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Our ref: LEO/PIR/U0020932

Your Ref: PP-11578444

10 November 2022

Dear Sirs

**Ground Floor and Lower Ground Floor, 77 Wicklow Street, London, WC1X 9JY
Application for a Minor Material Amendment to Planning Permission 2021/5733/P
Town and Country Planning Act 1990 (as amended)**

We write on behalf of our client, University College London ('UCL') to submit a planning application for a minor material amendment to planning permission ref. 2021/5733/P to allow the use of the premises on Saturdays and Sundays at 77 Wicklow Street, London, WC1X 9JY ('The Site')

Planning permission is therefore sought for:

"Variation of condition 4 (hours of operation) to extend the hours of operation to include Saturdays and Sundays between the hours of 9am and 6pm"

Site and Surroundings

This application relates solely to the Ground Floor and Lower Ground Floor of 77 Wicklow Street. This building is located on Wicklow Street, with Britannia Street to the South, St Chad's Place to the North and Gray's Inn Road to the East.

The building is not statutory listed but is located within the Kings Cross St Pancras Conservation Area.

Relevant Planning History

From a review of the Council's online planning register, we have provided a summary of the relevant planning applications relating to the Site. These are set out below:

On 21 September 2022, planning permission (ref. 2022/3574/P) was granted for **"Removal and replacement of a louvred enclosure on the lower roof level of 77 Wicklow Street."**

On 21 January 2022, planning permission (ref. 2021/5733/P) was granted for **“Temporary change of use of the Ground Floor and Lower Ground Floor from Office (Class E) to Education (Class F1) for the University College London until 30 June 2027 (amended description).”**

On 27 September 2012, planning permission (ref. 2010/4206/P) was granted for **“Retention of canopy over existing chiller plant exhaust vents on flat roof area at rear first floor level to existing office building (Class B1) and installation of associated works including louvre panels on east elevation.”**

The Proposal

As above, a temporary change of use of the ground and lower ground floor from Office (Class E) to Education (Class F1) was granted in January 2022. This permission was subject to a number of conditions, including condition 4, which restricts the hours of use to weekdays only. The full wording of condition 4 is as follows:

“The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 22:00 on Mondays to Fridays”

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.”

There is now a requirement for UCL to use the premises on weekends. Unlike weekday use, there would be no formal teaching on Saturdays and Sundays, rather the weekend use would allow for access to the workshops and for students to use the premises for study space. UCL have estimated that the premises would be used by between 20-80 students over the entire weekend, and that this would vary throughout the year depending on project submission deadlines.

The following wording is therefore requested for Condition 4:

“The temporary use hereby permitted shall be carried out only during the hours of 08:00 to 22:00 on Mondays to Fridays and 09:00 and 18:00 on Saturdays and Sundays.”

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.”

The proposal only relates to the hours of use and no other amendments to the approved permission are sought under this application.

Local Development Framework

The London Borough of Camden’s Local Development Framework comprises of the following planning policy documents: The London Plan (2021) and the Camden Local Plan (2017).

In addition, the National Planning Policy Framework (2021) is a material consideration.

Camden also has several adopted Planning Guidance documents which are also a material consideration.

Planning Assessment

Amenity

Given the nature of the proposal, the main matter for consideration is the impact of the weekend use on surrounding amenity.

Policy A1 (Managing the Impacts of Development) and Policy A4 (Noise and Vibration) seeks to ensure that the amenity of communities, occupiers and neighbours is protected from new development.

The permission to which the condition relates was considered on the basis of 120 people using the premises per day, comprising 108 students and 12 staff. In this case, UCL have estimated that the premises would be used by between 20-80 students over the entire weekend, with this number fluctuating throughout the academic year and peaking during the period of project submission deadlines. The number of students accessing the space during the weekends would therefore be far reduced from the weekday figures.

In addition to the reduced number of students accessing the Site, there would be no formal teaching during the weekend hours. The nature of the weekend function would be less noise sensitive as it would be used primarily for study space and workshop access. The lack of formal teaching on Saturdays and Sundays, would also allow for arrival and departure times to be more dispersed throughout the day.

Furthermore, consideration should also be given to the location of the Site in a busy Central London area, where a certain degree of noise associated with people moving through the city is expected.

Given the above, the proposal is therefore considered to comply with Policies A1 and A4 of the Camden Local Plan.

Summary

The proposed variation of condition 4 (hours of use) of planning permission 2021/5733/P is sought in order to allow UCL to provide its students with adequate study space and workshop access during the weekends.

Given the absence of formal teaching during the weekend opening hours, the reduced number of visitors, the nature of the weekend use and the location of the Site in a busy Central London area, it is not considered that there would be any harm to surrounding amenity by way of any undue noise disturbance. The proposed minor material amendment would therefore comply with Policies A1 and A4 of the Camden Local Plan.

Application Documents

Please find enclosed the following documents in support of this application:

- Cover Letter, prepared by Gerald Eve;
- Application Form, prepared by Gerald Eve; and
- Location Plan (ref. (EX)001 B).

A Planning Application fee of £266.20 (included £32.20 Planning Portal service charge) has been paid via Planning Portal.

We look forward to your confirmation of the validation of this application. In the meantime, please contact Paige Ireland (pireland@geraldev.com / 07557 178128) of this office should you have any questions.

Yours faithfully

Gerald Eve LLP

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