

Application ref: 2022/4982/P
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Date: 20 December 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**77 Wicklow Street
London
WC1X 9JY**

Proposal:

Variation of condition 4 (hours of use) of planning permission reference 2021/5733/P granted 21/01/2022 for the 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.

Drawing Nos: (EX)001 rev A and letter dated 10 November 2022.

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 the original permission 2021/5733/P granted 21/01/2022.

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: (EX)001 rev A, (EX)099 rev A, (EX)100 rev A, (PL)100, (PL)099, (PL)100 rev D.

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

- 3 The use hereby permitted is for a temporary period only and shall cease on 30th June 2027, or at such time as University College London (UCL) vacate the premises, whichever is the sooner, at which time the premises shall revert to their former lawful use which is offices (Class E).

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.

- 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 to 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.

- 5 Cycle parking storage for 25 bicycles shall be made available for the proposed temporary use as shown on the approved plans prior to occupation and retained for such use throughout UCL's occupation of the site.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

Permission was previously granted for a temporary change of use of the ground floor and lower ground floor from office to education use for use by University College London (UCL). Permission was granted subject to a condition controlling the hours of use from 08:00 to 22:00 on Mondays to Fridays.

UCL are now seeking permission to vary the condition to allow use of the site on Saturdays and Sundays; however, unlike the approved 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 reason for the condition was to safeguard the amenity of the adjoining premises and the area generally, and it is considered that limited weekend use for study space would not introduce any new amenity concerns or undue

disturbance to neighbouring residents.

No other amendments are proposed and there would therefore be no impact on the character and appearance of the building or the streetscene.

No objections were received prior to the determination of this application. 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 D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the Publication London Plan 2021 and the National Planning Policy Framework 2021.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer