

Address:	1-19 Torrington Place London WC1E 7HB		1
Application Number(s):	2022/3535/P	Officer: Laura Dorbeck	
Ward:	Bloomsbury		
Date Received:	17/08/2022		
Proposal: Temporary change of use for a period of up to 10 years for flexible office E(g)(i) and education F1(a) (excluding retail and other commercial units on Tottenham Court Road frontage, the data centre at basement and part ground floor levels and the UKPN substation).			
Background Papers, Supporting Documents and Drawing Numbers:			
086-08-01, 086-01-1, 086-01-2, 086-01-3, 086-01-4, 086-01-5, 086-01-6, 086-01-7, 086-01-8, 086-01-9, 086-01-10, 086-01-11, 086-01-12, 086-01-13, 086-01-14, 086-01-15, letter dated 11 August 2022, and Town Planning Statement dated 11 August 2022.			
Recommendation Summary: Grant conditional planning permission subject to section 106 agreement			
Applicant:		Agent:	
University College London (UCL)		Gerald Eve One Fitzroy 6 Mortimer Street London W1T 3JJ	

Analysis Information

Land Use Details:			
	Use Class	Use Description	Floorspace – Gross Internal Area (GIA) (sqm)
Existing	<i>Office (Class E)</i>		10,189
	<i>Learning and non-residential institutions (Class F1)</i>		3,507
	Total		13,696
Proposed	<i>Office (Class E)</i>		10,189
	<i>Learning and non-residential institutions (Class F1)</i>		3,507
	Total (flexible Class E/F1)		13,696

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	5	1
Proposed	5	1

OFFICERS' REPORT

Reason for Referral to Committee: Non-residential development involving a change of use of more than 1,000sqm of non-residential floor-space [clause 3(ii)].

Executive Summary

- i. The application site comprises the whole building at 1-19 Torrington Place, the last permanent lawful use of which is as offices (Class E), but which is currently occupied by UCL for a 10 year temporary period as mixed office (Class E(g)(i)) and education (Class F1(a)) use. The current application seeks a further 10 years as a mixed use. The proposed temporary change of use is required to continue to provide flexible office and education floor space for UCL whilst work continues on their new Strategic Plan. The Strategic Plan will set out plans to address the current issue with a shortfall of teaching and learning spaces as well as how the University will accommodate future growth. In due course, the Strategic Plan will inform a new estates strategy which will examine how best to utilise UCL's portfolio of buildings and, importantly, which existing UCL properties might be redeveloped to deliver the required increased teaching space.
- ii. The proposed site location within the Knowledge Quarter is considered suitable for the proposed uses. There would be no impact on existing businesses or occupiers. The 10 year permission sought would not result in permanent loss of business use and the applicant has agreed to an employment and training package and financial contribution to compensate for the temporary loss of employment floorspace which would be in line with the development plan and CPG. As such, in this instance, the temporary loss of the office use is considered acceptable subject to the condition that the site reverts back to its lawful office use at the end of the 10 year period.
- iii. There are no internal or external alterations proposed, and as such, the proposals would not impact on the appearance of the building, nor the significance of the Bloomsbury Conservation Area.
- iv. Given that the proposal is similar in nature to the lawful use as offices and taking account of the location of the building, there would be no harm to the amenity of nearby neighbouring residents nor to the local transport network from the flexible office and education use proposed.
- v. As such, it is recommended that temporary conditional planning permission is granted subject to section 106 agreement.

1 Site

- 1.1 The application site comprises a part 2, part 6 and part 11 storey building on the corner of Torrington Place and Tottenham Court Road, covering an area of 0.18 hectares (1,811sqm). The site is currently occupied by various UCL academic departments, professional services and teaching and learning spaces, as well as a data centre at sub-basement level and retail at ground floor fronting Tottenham Court Road. The data centre and retail units are outside of the scope of this application.
- 1.2 The site is not statutorily listed, but it is located within the Bloomsbury Conservation Area and the Fitzrovia Area Action Plan area. The closest listed building is the Grade II* Heals Building at 193-199 Tottenham Court Road / 18-26 Torrington Place on the opposite (south) side of Torrington Place.
- 1.3 The lawful use of the building is office use (Class E); however, the site has benefitted from a series of temporary permissions for a mixture of office and education use since 1992, with the most recent consent granted in 2012 due to expire in December 2022 upon which the site is required to return to its lawful office use.
- 1.4 The site sits within an area characterised by a mixture of uses, including university and hospital buildings to the north and east, commercial and retail premises to the west of the site and along Tottenham Court Road. The site is also located within the Central London Area and the Local Plan Knowledge Quarter.
- 1.5 The nearest residential properties are within Gordon Mansions adjacent to the site to the north east, on the corner of Torrington Place and Huntley Street.

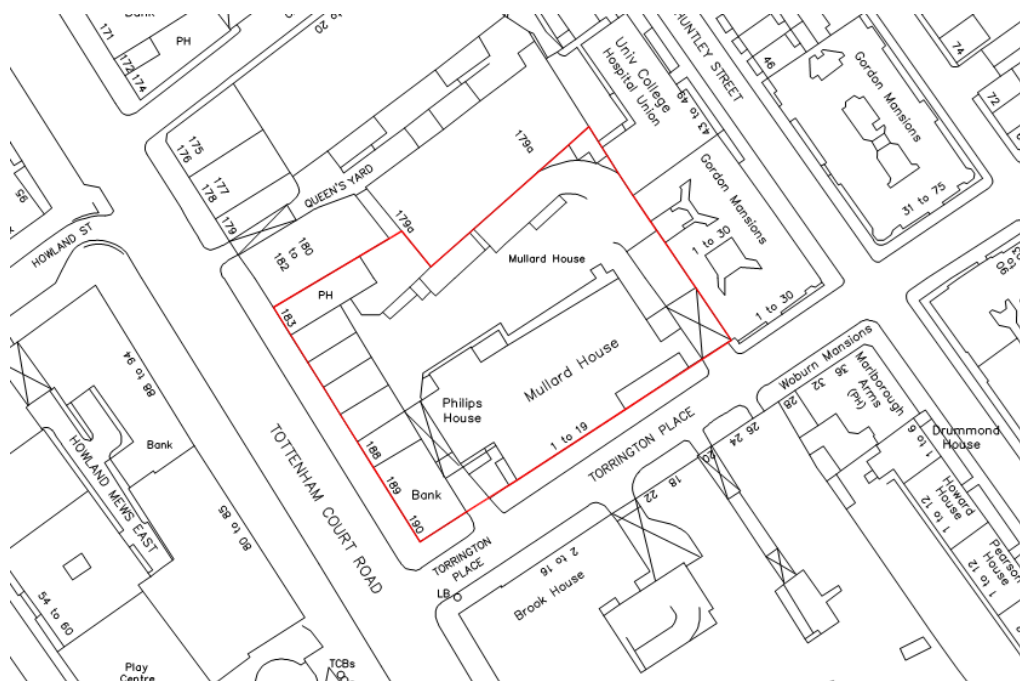


Figure 1 – Site location outlined in red.

- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 6b which is the best. The nearest London Underground Stations are Goodge Street, Tottenham Court Road, Euston Square, Russell Square and Warren Street which are all a short walk away. There are also numerous bus services in close proximity.

2 Background and Proposal

- 2.1 UCL has occupied the application site since 1992, benefitting from a number of temporary permissions for a mixture of office and education use at the site. A planning permission obtained in 1992 (ref. 9200984) allowed an educational use on the second to fifth floors for a temporary period of 10 years. A subsequent application was then submitted the following year (9300837) increasing the consent for an additional ten years until 1 December 2013. Owing to continued need and increased demand, a third application was then submitted in 1994, which allowed the university to occupy the basement, ground floor and second to fifth floor as educational floorspace. This consent expired on the 1 October 2013.
- 2.2 In 2012, prior to the expiration of the temporary permission an application was submitted and granted for the temporary change of use for a period of 10 years for the entire building to office and educational use. This change of use was necessary at that time because UCL were in the process of finalising the Bloomsbury Masterplan, and Torrington Place was viewed as an ideal building to function as 'swing space' and accommodate the academic and administrative moves associated with the implementation of the masterplan.
- 2.3 Planning permission is now sought to allow UCL to continue to use the building for the same flexible office (Class E) and education (Class F1(a)) uses as they currently do. Flexible permission is being sought to allow UCL to respond to future changes in demand for education or office floorspace during this period.
- 2.4 The proposals relate only to the temporary change of use of the internal floor area, and there are no external alterations proposed.

3 Relevant history

- 3.1 **9200983** - Change of use of second to fifth floors inclusive of west wing facing Tottenham Court Road from Class B1 (office) use to Class D1 (educational) within the meaning of the Town and Country Planning (Use Classes) Order 1987. Granted 12/11/1992 subject to a condition limiting the approval until 01/10/2003.
- 3.2 **9300837** - Extension of temporary D1 Education use over second to fifth floors for a further period. Granted 04/11/1993 subject to a condition limiting the approval until 01/12/2013.
- 3.3 **9400749** - Change of use for a limited period of part of basement, ground floor and second to fifth floors including east wing from office use with Class B1 to

education use within Class D1. Granted 25/05/1994 subject to a condition limiting the approval until 01/10/2013.

- 3.4 **2012/4608/P** - 'Change of use from offices (Class B1a) to dual use as offices (Class B1a) and educational use (Class D1) for a temporary period of 10 years (excluding retail and other commercial units on Tottenham Court Road). Granted 03/12/2012 subject to a condition limiting the approval until 03/12/2022.
- 3.5 **2013/6364/P** - 'Installation of enclosed plant/equipment in rear basement car park (Class D1). Granted 24/12/2013.
- 3.6 **2014/7526/P** - Installation of plant, in association with the ancillary data storage at sub- basement level, comprising enclosure for the 6 chiller units, transformers, emergency generators (with brown roof), acoustic screening and cycle parking all in the rear yard, following demolition of existing plant enclosure and sub-basement wall. Granted 02/02/2015.

4 Consultation Summary

Adjoining Occupiers

- 4.1 Site notices were displayed on 24/08/2022 until 17/09/2022 and a press notice was placed on 25/08/2022 which expired on 18/09/2022.
- 4.2 No responses were received.

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
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- CC5 Waste
- 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

Developer Contributions CPG 2019

6 Assessment

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

7	Land use
8	Design
9	Impact on neighbouring amenity
10	Transport
11	Employment and training opportunities
12	Planning obligations
13	Community Infrastructure Levy (CIL)
14	Conclusion
15	Recommendations
16	Legal comments
17	Conditions
18	Informatives

7 Land use

Land use principles

- 7.1 Temporary permission is sought to allow UCL to continue to use the application site for flexible office (Class E(g)(i)) and education use (Class F1(a)) for an additional ten years. The lawful use is as offices, and the current split of uses which would be retained includes 10,189sqm of office functions, with 3,507sqm of teaching space. The data centre and plant at basement level are ancillary to the use of the building and benefit from a separate permission, likewise the ground floor retail units, and these are outside of the scope of the current application. The proposals would therefore result in the temporary loss of 3,507sqm of office use. However, it must be noted that because flexible permission is sought, the proportion of office to educational floorspace could change in the future.
- 7.2 Both the London Plan and Camden Local Plan seek to retain office floorspace where there is the opportunity for such a use to continue. They also acknowledge that demand and provision is expected to rise (although that forecasted trend was made prior to COVID pandemic), and advise under what circumstances a change of use may be acceptable.
- 7.3 The main factors determining whether such a change of use is acceptable are whether the premises are suitable for a continued business use, whether the applicant has carried out the required marketing, and whether the proposed use is appropriate.
- 7.4 Policy C2 Community facilities states that the Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services. The Local Plan supports the investment plans of

educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK.

- 7.5 An assessment of the temporary loss of office floorspace and the proposed education use is set out below.

Temporary loss of office space

- 7.6 Policy E2 of the Camden Local Plan 2017 seeks to protect premises that are suitable for continued business use. The policy notes that the Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:
- a. the site or building is no longer suitable for its existing business use; and
 - b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
- 7.7 In addition to the considerations above, where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least 2 years.
- 7.8 In this instance, the application site has not been used exclusively for office use for 30 years. The building has been used flexibly for both office and education use during this time, and currently provides approximately 60% office use and 21% teaching use. The remaining floor space is in use for the data centre/plant and retail units. The teaching floor space is generally provided on the lower levels, with the upper floors (5th – 9th) wholly laid out as offices and used for desk-based activities by UCL service departments or by academics and researchers requiring office space.
- 7.9 Although the previous temporary permission is coming to an end, there is a continued need for flexible office and education floorspace driven by the pressure UCL is facing in respect of teaching space. This is the result of significant expansion of a number of departments, faculties, and other academic units with an accompanying growth in students and staff. Student numbers increased 75% between 2009 and 2019. In addition, the growth in student numbers in the last few years has been fuelled even further by the 'student bulge' (the significant increase in student intake for academic years 20/21 and 21/22 that arose due to changes in the awarding of A level grades during the Covid 19 pandemic, which increased undergraduate student numbers by 23%).
- 7.10 Given this significant growth and the pressure to find suitable teaching, study and office accommodation, UCL are currently reviewing their medium and long term academic plan and estate strategy as part of a new strategic plan for

2022-2027. This will be a significant piece of work, and although in its early stages it is evident that the existing campus will be unable to accommodate the anticipated growth in student numbers. There is therefore an ongoing need for teaching and learning space, particularly in the central Bloomsbury campus area if the university is to accommodate future demand. The Strategic Plan is seeking to address this and in due course will inform a new estates strategy examining how best to utilise UCL's portfolio of buildings and, importantly, which existing UCL properties might be redeveloped to deliver increased teaching space.

- 7.11 In the meantime, the application site remains central to UCL's teaching needs and they are seeking to retain the existing flexibility to use part of the building for teaching as well as office uses. A further ten year period is sought to allow for the development and implementation of the Strategic Plan and associated Estates Strategy, as well as to allow time to give up externally rented spaces and to focus more on freeholds and long leaseholds.
- 7.12 As to the assessment against Policy E2, because the site has been occupied by UCL for the last 30 years, it has not sat vacant, there has been no search for alternative office occupiers or business uses, and there has been no marketing exercise to address the policy requirements of Policy E2. As such, the proposals would not comply with Policy E2 in this regard. However, consideration must also be given to the fact that the change of use is sought on a temporary basis only, and the proposals would not result in the total loss of the office use. Since UCL have occupied the building, there has always been a need for a certain amount of office floorspace, and this need is expected to continue. Whilst a proportion of floorspace is given over to teaching and learning activities (the amount of which could alter over the period of the proposed temporary permission), 60% of the site is currently used for office purposes and this split of uses is expected to be retained in the short to medium term.
- 7.13 Further, Policy E1 recognises that there are other employment generating uses besides office use, and that jobs are also provided by many other types of uses including knowledge-based sectors such as health and education. The site is located within the Central London Area and falls within the borough's designated Knowledge Quarter where the Council takes a supportive approach to educational uses in line with Policy E1. It is also within the academic cluster designation area (labelled University College London / University of London) within the London Plan. The proposed flexible use would therefore contribute towards a 'successful and inclusive economy' as sought by Policy E1 and would assist in the ongoing operation and growth of UCL, one of the borough's most important stakeholders and higher-education providers.
- 7.14 It is recognised that the proposal would extend the temporary loss of office floorspace at this site; however, it would be occupied by UCL, which is a significant educational provider and stakeholder in the borough. The proposed uses would continue to employ staff, bringing similar benefits to Camden to those provided by an office building and therefore help to meet the economic objectives and growth strategy of the Local Plan. It is the Council's intention to

continually review the demand for office premises over the next 5 years following the change in working practices after the Covid 19 pandemic, and hence this approach is considered as being in line with other similar consents in this area granted as a temporary exception from the normal application of policies E1 and E2.

- 7.15 Whilst the Council has recently granted temporary changes of use from business premises to education use on other sites in the area for 5 year periods without requiring mitigation in the form of training and employment support, it is considered reasonable to take a different approach in the case of this being a 10 year consent. This was the approach taken on a recent application at 1 and 1a Montague Street (reference 2021/5586/P), for a ten year temporary change of use from office to education use for the Architectural Association. In that instance, to offset the ten year loss of 1,359.7sqm office floorspace, an employment and training package including one scholarship and a financial contribution of approximately £63,000 were secured.
- 7.16 In order to mitigate the extended period in which the existing floorspace would be lost to education use, it is appropriate to seek a training and employment package in line with the Council's Employment Sites and Business Premises CPG. The applicant has therefore agreed to enter into a s106 legal agreement to provide a package of benefits and financial contribution should the 10 year permission be granted.
- 7.17 The CPG calculates a monetary contribution to mitigate loss of employment floorspace based on the extent of employment floorspace lost, the potential number of jobs lost and the cost of re-training each employee. In this case a full policy compliant contribution based on a loss of 3,507sqm employment floorspace and considering the employment generation of the education use (22 staff) would be £226,726.24. Should the entirety of the floorspace (13,696sqm) be used as education use, the required contribution would be somewhere in the region of £888,582.00 (assuming the same staff numbers per square metre as existing).
- 7.18 The applicant has agreed to provide an employment and training contribution, alongside an additional employment and training package of four apprenticeships and one scholarship ringfenced for Camden residents. Given the proposals do not involve a permanent loss of employment floorspace, and the additional apprenticeships and scholarship offered, officers have agreed a reduced financial contribution which factors in the cost and benefits provided by the apprenticeship package. The value of one scholarship over a ten year period would be £92,500 (£9,250 per annum), and the cost of four apprentices over ten years would be £949,080 (based on an annual average salary of £23,727). Given the value of this package of benefits (£1,041,580), a reduced financial contribution of 30% of the full policy compliant contribution based on a loss of 3,507sqm of employment floorspace has been agreed at £68,017.87.
- 7.19 However, officers are cognisant of the fact that UCL have 85 years remaining on their lease and have already made significant investments in the building and as such, would likely wish to remain in the building long term, whether this

is for education or administrative / office functions. In the event that the applicant does submit another planning application for the permanent loss of employment use, that would be assessed on its own merits, and should it be considered acceptable, a full policy-compliant contribution would likely be sought. The financial contribution secured as part of the current application would form a material consideration in the assessment of any future application for a permanent loss of employment floorspace.

- 7.20 In conclusion, given the site has been occupied by UCL for the past 30 years, there would be no displacement of existing occupiers or business, and a condition would be attached requiring the site to revert back to the lawful use before the end of ten years (condition 1), the proposed temporary change of use is considered acceptable. Due to the nature of the proposed use and the fact that there would be no internal or external alterations proposed, the building is readily reversible back to office use in the future. Furthermore, the development would still continue to provide employment opportunities, and would support a key educational provider to continue to function and provide services within their central Bloomsbury campus.

Proposed education use

- 7.21 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 and public houses 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 the demand and offer educational choice.
- 7.22 Policy C2 sets out how the Council will ensure that there is provision of community facilities to meet the needs of a growing population. As already noted, the site is located within the Central London Area and falls within the borough's designated Knowledge Quarter. Bloomsbury has long been recognised for having a strong educational provision amongst its variety of uses, with the UCL central campus being a key part of this. As such, the continued use of this site to provide teaching space for UCL is considered appropriate and would assist UCL in meeting the needs of its students. The Council takes a supportive approach towards the provision of educational uses around the Knowledge Quarter and within an area identified in the London Plan as an academic cluster. As such, the site is considered a suitable location for the proposed 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. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and

diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG (Design).

- 8.2 The proposal is for the change of use to an existing building and does not involve any external alterations which would affect the appearance of the building, the character and appearance of the Bloomsbury Conservation Area or the setting of nearby listed buildings. The proposals are therefore acceptable in this regard.

9 Impact on neighbouring amenity

- 9.1 Camden Local Plan policies A1 and A4 and the Amenity CPG are relevant with regards to the impact on the amenity of residential properties in the area. These policies seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and does not harm the amenity of neighbouring residents. This includes daylight/sunlight, privacy, outlook and noise disturbance.
- 9.2 The nearest residential dwellings are located within Gordon Mansions on the corner of Torrington Place and Huntley Street to the north east of the site. Gordon Mansions adjoins the projecting two storey frontage of the application site, but is set back by approximately 12m from the 11 storey bulk of the application building. There are no windows to the south west elevation of Gordon Mansions which faces the site.
- 9.3 The current application proposes to operate the building in the same way as it is currently used, and there are no changes proposed to the proportion of office floorspace and education floorspace. As part of the officer assessment of the previous application (2012/4608/P), it was noted that given the site's location on the busy Torrington Place, there would likely be a number of pedestrians at or in the vicinity of the site, and the proposed use would not likely significantly increase the number of people entering and leaving the site compared to the previous office use. It was further noted that the lower floors with larger floor plates were more suitable for lecture theatres (and had been used for that purpose since the 1994 permission); however, the upper floors had a much narrower footprint, which would not be suitable for lecture theatre use, but instead lend themselves to lower intensity office use and smaller teaching areas. Therefore, the use of a greater proportion of the building for education as opposed to office use would not be likely to result in greater influxes of students coming and going.
- 9.4 The applicant has also confirmed that since the approval of application reference 2012/4608/P, UCL has received no complaints regarding the operation of the building. Only one complaint has been received during this time which related to noise during the construction of the data centre (which was part of a separate planning application).
- 9.5 It is acknowledged that this permission seeks added flexibility across the entire building, and that the proportion of office to education floorspace could change in the future; however, as discussed above, it is only the lower floors which

provide space for large floorplate teaching (i.e. lecture theatres). If a greater proportion of the building is used for educational use, this will be to the upper levels which are more suitable for smaller teaching/seminar and study spaces and therefore would not result in large numbers of students entering and leaving the building at the same times.

- 9.6 With regards to hours of opening, the original office use was not controlled by condition, and the previous 2012 approval for the dual use as education and office did not consider it necessary to impose new controls. Although it is acknowledged that some learning and non-residential institution (Class F1) uses could be disruptive, in this instance, for the reasons identified above, the proposed uses are not considered to unduly impact neighbouring amenity by way of excessive noise or disturbance, and as such, it is not considered necessary to control the hours of use. However, in recognition of the fact that other Class F1 uses could potentially cause disturbance to residents, a condition will be attached to any permission to restrict the proposed F1 use to education use only in order to protect the amenity of adjoining occupiers and the transport network (condition 4).
- 9.7 Given there are no windows to the flank elevation of Gordon Mansions which directly overlook the site, the proposals would not impact neighbouring privacy, and given there are no external alterations, there would be no loss of outlook or daylight/sunlight. As such, the proposals would preserve the amenity of neighbouring residents, and would be in accordance with policies A1 and A4 of the Camden Local Plan 2017.

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 benefits from six car parking spaces within the rear yard at basement level. Of these, five are for operational UCL vehicles (for servicing and deliveries) and one is for disabled parking. This level of provision is considered acceptable and meets the requirements of Camden Local Plan Policy T2 which states that only operational and disabled car parking is permitted.

Cycle Parking

- 10.2 Local Plan Policy T1 (Prioritising walking, cycling and public transport) seeks to promote sustainable transport modes in the borough. In particular, in relation to cycling the policy seeks to ensure that development provides for accessible, secure cycle parking facilities. As a minimum the Council will expect developments to provide the number of spaces set out in the London Plan.
- 10.3 The site currently benefits from 90 on-site cycle parking spaces. The current cycle parking provision was established when the planning permission for the data centre works was granted in 2015 (2014/7526/P). The parking was

provided in the form of Josta two tier stands. These are provided at basement level within the rear yard and are accessed via a ramp from Torrington Place.

- 10.4 Prior to the data centre works taking place there were 72 cycle parking spaces on site, so that development secured an uplift of 18 spaces which at the time exceeded the Council's cycle parking requirement of 1 space per 250sqm.
- 10.5 Since then, the London Plan has been adopted which sets minimum cycle parking standards for office use of 1 long stay space per 75sqm and 1 short stay space per 500sqm. 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.
- 10.6 The requirement based on the current split of office and educational uses would be 293 spaces (178 long stay and 115 short stay). This is made up of 136 long stay and 11 short stay spaces for the office and 42 long stay (based on 22 staff and 729 students) and 104 short stay spaces for the education use. If the whole building (excluding the data centre and plant) was in office use, the requirement would be 195 spaces (183 long stay spaces and 12 short stay spaces).
- 10.7 The applicant has confirmed that there is no scope to provide any further cycle parking spaces on site as all of the basement and ground floor areas are in use for the data centre, teaching or reception areas. However, details have been provided of alternative cycle parking within the UCL campus in the nearby area which includes 306 parking spaces within a 300m radius, and 478 spaces within a 500m radius.
- 10.8 The Transport Officer acknowledges the lack of room for additional cycle parking at the site and has confirmed that given the proposals involve the continued use of the building as per the previous approval, the fact that there will be no increase in occupancy, the existing parking provision is sufficient. Its retention and the continued provision of at least 90 parking spaces shall be secured by condition (condition 3).

Access

- 10.9 There are no proposed changes to the methods of access. Existing access arrangements will be retained via the existing stair and platform lift to the main access from Torrington Place. There is also stair and ramp access to the staff entrance from Torrington Place, and stair and ramp access from Tottenham Court Road. Within the building there is stair and lift access to all floors.

Refuse and recycling

- 10.10 Servicing and waste arrangements will remain the same as existing, with all deliveries taking place from within the rear basement service yard. Conditions 6 and 7 of planning permission reference 2012/4608/P required the submission of comprehensive details in relation to both servicing and waste and these were subsequently discharged under application ref. 2015/4769/P. The site will

continue to operate under the existing, agreed measures, and it is recommended that this be secured by condition (5 and 6).

10.11 Given that there is no overall change of use at the site, it is considered that there will not be a material change in the number of deliveries taking place on a daily or weekly basis. As such, it is considered that a Servicing Management Plan is unnecessary.

11 Employment and training opportunities

11.1 Policies E1 and E2 of the Camden Local Plan and Employment sites and business premises CPG state that the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services. The nature of the proposed use is welcomed as it will ensure the continued use of the existing building for employment generating and educational use for the next 10 years; however, this comes at the loss of a certain amount of employment floorspace.

11.2 In line with the Employment sites and business premises CPG, where the loss of employment use can be expected to result in a reduction of potential job opportunities for Camden residents, the Council will seek a financial contribution from developers towards measures which create or promote opportunities for employment or training of local people. A contribution will only be sought in cases where the net loss of employment space is 500sq m (GIA) or more. These monies will be held by the Council and used to support activities that create or promote opportunities for employment or training, which could include supporting the provision of affordable employment space in the borough.

11.3 A reduced financial contribution of £68,017.87 (30% of the full requirement) has been agreed in combination with an additional package of training and employment benefits being provided to help local people gain access to education / employment opportunities from the proposed education. The value of this package is £1,041,580. The package of recruitment and apprenticeship measures and the financial contribution will be secured by s106 legal agreement in liaison with Camden's Inclusive Economy Team and will include:

- 1 local scholarship opportunity for Camden student(s) to be in place at all times during the 10 year period, recruited in partnership with the Council's Inclusive Economy team.
- 4 end use apprenticeships for Camden residents, recruited in liaison with the Council's Inclusive Economy team.
- Employment and training contribution of £68,017.87.

11.4 These measures are welcomed and would be in addition to UCL's existing in-house apprenticeship programme which typically provides for 8-12 early career apprenticeships at any one time.

11.5 As such, the proposed package of benefits would ensure the proposals are in accordance with the guidance set out in Employment sites and business premises CPG and policies E1 and E2 of the Camden Local Plan and are acceptable in this regard.

12 Planning obligations

12.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services.

Contribution	Amount (£)
Employment and training contribution	£68,017.87.
TOTAL	£68,017.87.

13 Community Infrastructure Levy (CIL)

13.1 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.

14 Conclusion

14.1 The proposed temporary change of use is required to assist UCL in providing essential teaching and office space near to the main Bloomsbury campus while work continues on their ongoing Strategic Plan.

14.2 The proposals are for a temporary 10 year consent which would not result in a permanent loss of employment floorspace. Likewise, there would be no loss of existing businesses or occupiers as the site is currently occupied by UCL. The proposed site location within the Knowledge Quarter is considered a suitable location for the flexible office and education use.

14.3 There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, nor the setting or significance of the adjacent listed buildings and Bloomsbury Conservation Area.

14.4 The proposals would not harm the amenity of nearby neighbouring residents or the local transport network.

14.5 An employment and training package including a financial contribution would mitigate the temporary loss of employment space and job opportunities and will be secured by S106 legal agreement to help local people gain access to education / employment opportunities.

14.6 As such, the proposed development is considered acceptable subject to the recommended conditions, and would be in accordance with the Camden Local Plan 2017 and London Plan 2021.

15 Recommendation

15.1 Planning Permission is recommended subject to conditions.

16 Legal Comments

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

17 Planning Conditions

1	<p>Temporary consent</p> <p>The use hereby permitted is for a temporary period only and shall cease on or before 10 years from the date of this letter, 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>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans: 086-08-01, 086-01-1, 086-01-2, 086-01-3, 086-01-4, 086-01-5, 086-01-6, 086-01-7, 086-01-8, 086-01-9, 086-01-10, 086-01-11, 086-01-12, 086-01-13, 086-01-14, 086-01-15, letter dated 11 August 2022, and Town Planning Statement dated 11 August 2022.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Cycle parking</p> <p>The cycle parking storage for at least 90 bicycles shall be retained as existing throughout UCL's occupation of the site.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.</p>
4	<p>F1 education use</p> <p>Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the F1 use shall</p>


	<p>only be used for educational purposes and for no other purposes whatsoever.</p> <p>Reason: To safeguard the amenity of the adjoining premises and the highway network, in accordance with policies A1, A4 and T3 of the Camden Local Plan 2017.</p>
5	<p>Servicing</p> <p>Servicing arrangements including delivery and loading shall be carried out in accordance with the details approved under reference 2015/4769/P dated 27/10/2015.</p> <p>Reason: In order to ensure there are no adverse impacts on the local transport network, highways, pedestrian safety or residential amenity in accordance with policies A1, T1 and T4 of the Camden Local Plan 2017.</p>
6	<p>Waste</p> <p>The waste storage and removal facilities shall be retained and operated in accordance with the details approved under reference 2015/4769/P dated 27/10/2015.</p> <p>Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.</p>

18 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 https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 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> <p>Noise from demolition and construction works is subject to control</p>

	<p>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.</p>
3	<p>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.</p>
4	<p>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.</p>



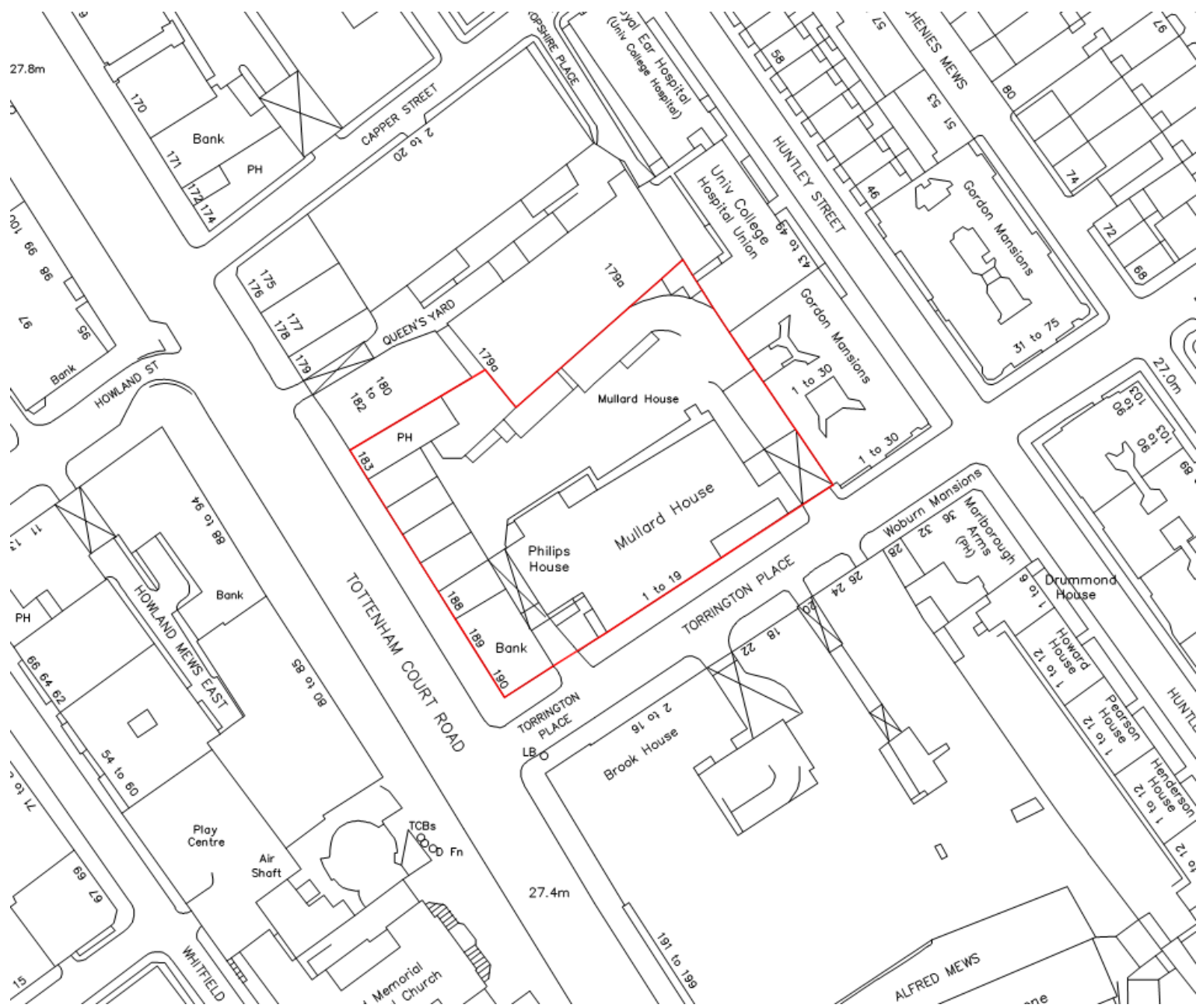
	<p>Application No: 2022/3535/P</p> <p>1-19 Torrington Place</p> <p>London</p> <p>WC1E 7HB</p>	<p>Scale: 1:1527</p> <p>Date: 19-Oct-22</p>	<p>N</p> 
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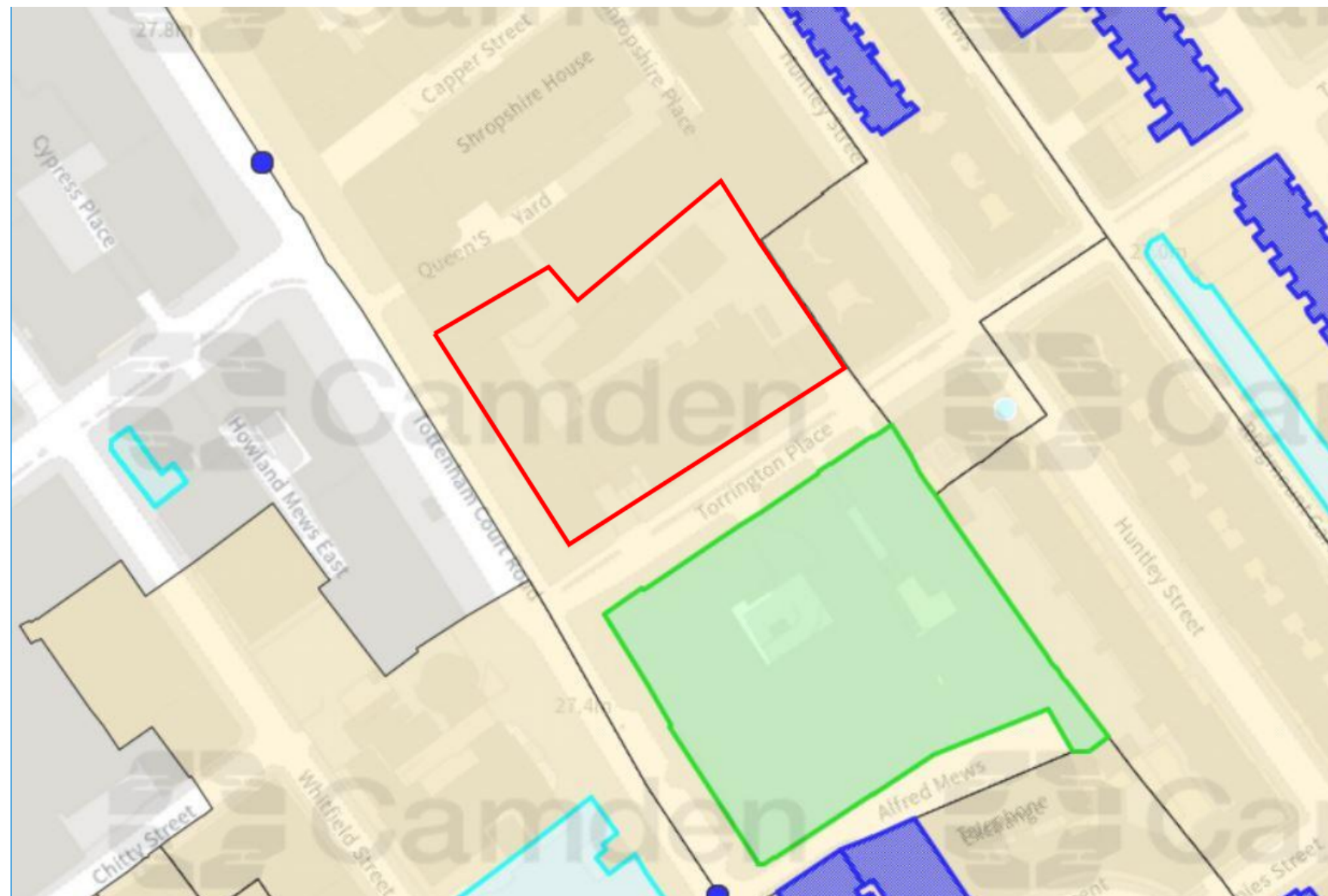
Planning Committee

10th November 2022

2022/3535/P

1-19 Torrington Place,
London,
WC1E 7HB





⊖ Listed Building

● I

● II

● II*

■ Conservation Area

