

Address:	Page House 39-41 Parker Street London WC2B 5PQ		3
Application Number(s):	2023/3308/P	Officer: Christopher Smith	
Ward:	Holborn and Covent Garden		
Date Received:	10/08/2023		
Proposal:	Change of use of part of the first floor and the second and third floors from office use (Class E) to a mixed education and office use (Sui Generis), together with incidental uses and associated works; and the change of use of part of the ground floor from office use to a mixed office and cinema/education use (Sui Generis).		
Background Papers, Supporting Documents and Drawing Numbers:			
Existing Drawings: PAR_DR_0100, 0104 & 0105 (all Rev. P2); 8192-ID-PS-01-DR-I-0101 (Rev. P03), 8192-ID-PS-02-DR-I-0101 (Rev. P02), 8192-ID-PS-03-DR-I-0101 (Rev. P02).			
Proposed Drawings: PAR_DR_0200, 0204, 0205 (all Rev. P2); 8192-ID-PS-01-DR-I-1002, 8192-ID-PS-02-DR-I-1002, 8192-ID-PS-03-DR-I-1002 (all Rev. P2).			
Documents: Operational Management Plan (October 2023), Travel Plan (July 2023), Transport Statement (July 2023), Noise Impact Assessment (July 2023), Planning Statement (August 2023), Design and Access Statement Revision A (July 2023), Draft Employment and Training Strategy (July 2023).			
RECOMMENDATION SUMMARY:			
Grant conditional planning permission subject to a Section 106 Legal Agreement			
Applicant:	Agent:		
London Film School c/o Agent	DP9 100 Pall Mall London SW1Y 5NQ		

ANALYSIS INFORMATION

Land use details			
<i>Existing Use Class</i>	<i>Location</i>	<i>GIA (sqm)</i>	<i>Proposed Use Class</i>
Class E(g)(i)	Ground floor	68.9	Sui Generis (Office/Education/Cinema)
Class E(g)(i)	First Floor	409.7	Sui Generis (Office/Education)
Class E(g)(i)	Second Floor	632	Sui Generis (Office/Education)
Class E(g)(i)	Third Floor	611	Sui Generis (Office/Education)
Total		1,721.6	(see above)

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0
Cycle	0	0	0

EXECUTIVE SUMMARY

- i) The proposed development is for a change of use and minor associated works from office (Class E) to a mixed use 'sui-generis' comprising office/education and cinema. It relates to the internal areas of this non-listed building only.
- ii) The development would enable internationally-renowned film education activities to relocate to the site which would have multiple benefits for the borough including making use of underutilised and currently vacant floor space, contributing significantly to the development of the creative and cultural economy sectors in the borough, providing substantial education, training and employment opportunities including a rolling programme of local apprenticeships, and providing discounted access to specialist film-making facilities outside of term time for local people and community groups.
- iii) The amenity of local residents and businesses would not be adversely affected by the proposal as the development has been sensitively designed with noise mitigation in mind and would be sensitively managed through conditions.
- iv) No external changes are proposed and as such there would not be any negative heritage or design impacts. The internal nature of the works offers limited scope for sustainability benefits. Improvements would be made in terms of enhanced building insulation, secondary glazing, and passive cooling strategies, amongst other carbon-saving methodologies.

- v) No car parking is proposed, and the number of vehicle movements associated with the site would not increase as the development would be secured as car-free. Financial contributions would be secured towards on-street cycle parking and a travel plan plus related monitoring.
- vi) The proposal is therefore considered to be a favourable sustainable development that is in accordance with relevant National and Regional Policy, the Camden Local Plan, Camden Planning Guidance and other supporting policy guidance for the reasons noted above.
- vii) As such, it is recommended that planning permission is granted subject to conditions and a Section 106 legal agreement.

OFFICER REPORT

Reason for Referral to Committee:

Minor development where this involves a change of use resulting in provision of more than 1,000sqm of non-residential floor-space (Clause 3(ii)).

1. SITE AND BACKGROUND

Location

- 1.1 The site is located at the junction of Parker Street and Newton Street and covers an area of 735sqm.



Figure 1 – The existing site

- 1.2 The building is five storeys in height. It has a cinema at ground and lower ground level and offices on the ground floor and upper floors. This application relates to office premises on the ground, first, second and third floors. The fourth floor office area would not change as part of this application. The surrounding area is highly urbanised and contains a mix of uses including residential accommodation, a hotel, a school and a range of business uses.
- 1.3 The site is located within the Seven Dials Conservation Area. The building makes a positive contribution to the CA. It is not listed or locally listed and there are no other heritage designations immediately adjacent to the site.
- 1.4 The site is also located within the Central London Area commercial district.
- 1.5 The site has a Public Transport Accessibility Level (PTAL) rating of 6b, which is the highest possible rating. It is near to several Underground stations including Holborn, Covent Garden and Tottenham Court Road.

2. THE PROPOSAL

- 2.1 The proposed development is for the change of use of part of the ground floor from office use (Class E) to a mixed office and cinema/education use (Sui Generis), and part of the first floor, second and third floors from office use (Class E) to a mixed education and office use (Sui Generis), together with ancillary activities and associated works.
- 2.2 The development would result in the change of use of 1,721.6sqm (GIA) of floor space over four floors of the existing building.
- 2.3 No changes are proposed to the external appearance of the existing building. The core of the building would be retained as a communal area and circulation space featuring shared access, bathroom and breakout facilities.
- 2.4 The basement and fourth floors of the existing building would not change as part of this application.

3. RELEVANT HISTORY

The site

- 3.1 **2021/1927/P.** Change of use of part of the ground floor from office (Class E(g)) to theatrical performance space (Sui Generis). Application withdrawn.
- 3.2 **2019/1455/A.** Display of 1x halo illuminated fascia sign and 1x internally illuminated projecting sign to front elevation of cinema. Consent granted 22nd May 2019.
- 3.3 **2018/5477/P.** Insertion of two aluminium framed sash windows to the second floor of the northeast elevation. Permission granted 5th April 2019.
- 3.4 **2013/3792/P.** Change of use of basement and part ground floor from office (Class B1) to mixed use primarily office (Class B1) with cinema (Class D2) from 1800hours to 2330hours Monday to Sunday with ancillary cafe/bar. Alterations to shopfront including creation of new access on Parker Street. Permission granted 21st January 2014.

The area

- 3.5 None that are relevant to this specific application.

4. CONSULTATION

Statutory consultees

- 4.1 None.

Local groups

Bloomsbury/Charlotte Street CAAC

4.2 Confirmed that they have no comments to make on this application.

Seven Dials CAAC

4.3 No comments received.

Seven Dials Trust

4.4 No comments received.

Covent Garden Community Association

4.5 No comments received.

Adjoining occupiers

4.6 Two site notices were displayed, one on Parker Street to the front of the property and one on Newton Street. The notices were displayed on 23rd August 2023 until 16th September 2023 and the application was advertised in the local paper on 24th August 2023 (expiring 17th September 2023).

4.7 No objections were received.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2023 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[Written Ministerial Statement on First Homes \(May 2021\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy G1 Delivery and location of growth](#)

[Policy C2 Community facilities](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC4 Air quality](#)

[Policy CC5 Waste](#)

[Policy T1 Prioritising walking, cycling and public transport](#)
[Policy T2 Parking and car-free development](#)
[Policy T3 Transport infrastructure](#)
[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Access for All CPG - March 2019](#)
[Air Quality - January 2021](#)
[Amenity - January 2021](#)
[Design - January 2021](#)
[Developer Contribution CPG - March 2019](#)
[Employment sites and business premises - January 2021](#)
[Transport - January 2021](#)

Other guidance:

[Seven Dials Conservation Area Statement\(s\) \(1998\)](#)

6. ASSESSMENT

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

7	Land use
8	Impact on neighbouring amenity
9	Heritage and design
10	Sustainability and energy
11	Transport
12	Heads of terms
13	CIL

7. LAND USE

Loss of office space

7.1 The proposal would result in the loss of office space on the ground to third floors, to be replaced with new education premises for the London Film School. Policy E2 of the Local Plan states that the development of business sites for non-business uses will be resisted unless it is demonstrated to the Council's satisfaction that the building is no longer suitable for its existing business use and that the re-use of the site/building for similar activities is no longer appropriate.

- 7.2 To demonstrate that the site is no longer suitable for business activities the applicant has undertaken a marketing exercise for the former office floorspace that is the subject of this application. The supporting information with the application also confirms that the floor space has been vacant since 2018.. The marketing evidence (provided in Appendix D of the Planning Statement) indicates that the local market for office space is currently showing an abundance of availability. It is understood that demand from businesses is currently primarily focussed on securing high-quality 'Category A' office accommodation and the vacant floor space within the host building is not of a sufficient quality to attract businesses given current market conditions. The marketing evidence also highlights that the availability of office space in the Covent Garden area is currently at its highest level since 2008, with office vacancy levels currently considered to be high at a level of 8% compared to the average in recent years of 5%.
- 7.3 It is acknowledged that the marketing evidence submitted does not strictly comply with the requirements as described in the supporting text to Policy E2 which requires continuous marketing information for the relevant floor areas over a period of two years. The Council's Employment Sites and Business Premises (ESBP) CPG states that if premises have been vacant for three years or more then it will be reasonable to consider a shorter period of marketing evidence. However, a market survey has been provided, rather than marketing evidence gathered over an extended period of time, which fails to meet the ESBP SPG requirements. This evidence must therefore be interpreted as a 'snapshot' of the current office market rather than a demonstration of a clear lack of demand for office floor space such as that which forms part of the application site. The marketing evidence does align with the Council's understanding of the local office market conditions, and the Council's Planning Policy Officer has reviewed the evidence and raised no queries with or objections to it. However, as the submitted marketing evidence fails to meet the policy thresholds described above it must be considered as inconclusive for the purposes of demonstrating that there is no realistic prospect of demand to use the site for employment purposes.

Assessment of proposed uses

- 7.4 Policy E1 of the Local Plan states that the Council will support businesses of all sizes, will encourage creative and cultural businesses in the borough, will support the development of the education sector in the borough, and will support local enterprise development that provides employment and training opportunities for borough residents.
- 7.5 Policy E2 of the Local Plan states that the Council will support proposals for higher density employment uses where the relocation of an existing business would not adversely impact on the Central London economy or other functions, where the level of employment floorspace is maintained or increased, where affordable workspace is provided (where viable), and

where employment opportunities for residents (including training/apprenticeships) would increase.

- 7.6 Policy C2 of the Local Plan states that the Council will support the investment plans of educational bodies to enhance and expand their operations, and shall balance the impact proposals may have on residential amenity and transport infrastructure.
- 7.7 The proposal would replace the existing office space with hybrid education and office floor space including the provision of a bespoke cinema screen facility on the ground floor. The floors of the building which are the subject of this application would be refurbished to provide this unique premises which would subsequently be occupied by the London Film School (LFS).
- 7.8 LFS is a world-leading specialist film school that offers a range of courses including post-graduate and short skills-based courses and which already has an established community and schools outreach programme locally. It is an historic institution that has deep ties to the film industry at a local, national and international level. It is currently located on Shelton Street, within the City of Westminster, which is a ten-minute walk from the application site. The existing LFS premises is ageing and is not fit for purpose and as such the school has a desire to move to modernised premises on Parker Street that would be facilitated by this application.
- 7.9 The school currently employs over 60 full time staff in addition to more than 150 visiting education professionals. It is anticipated that the school would use the move to new premises as an opportunity to expand their operations. The school is well-placed to support and build on the fast-growing UK film sector through developing and training local talent.
- 7.10 Policy E1 of the Local Plan aims to encourage creative and cultural businesses, the development of the education sector, and local enterprise development. On the basis that the applicant is a local education provider for the creative and cultural sector that wishes to relocate into bespoke and upgraded facilities, the provision of the proposed use in this location can be supported in principle.
- 7.11 Policy E2 of the Local Plan requires new businesses to respect the Central London economy and functions, maintain the level of employment floorspace, provide employment, training and apprenticeship opportunities for local residents, and also provide affordable workspace.
- 7.12 There would be no loss of floor area as part of this application and as such the level of employment floorspace would be retained albeit in a Sui Generis rather than E-class business use (noting that Sui Generis uses are also considered to be business and employment uses where they are of a similar nature to E-class uses, as stated in the supporting text to Policy E1).

- 7.13 The site is particularly suitable for a film school given that the existing Garden Cinema is located on the lower floors which provides the opportunity for a mutually beneficial relationship through the sharing of facilities (including the proposed cinema screen) between the school and the cinema. There would be no negative impact on the Central London economy or functions as a result (potential impacts from noise/disturbance and other matters are considered in the relevant sections below) as the operations of other businesses in the area would not be negatively impacted. The proposals would result in vastly improved premises for LFS in an appropriate location that would enable a symbiotic working relationship with the adjoining cinema. As such, subject to the amenity and transport impact of the development (discussed in the relevant sections below) the proposals would also meet the requirements of Policy C2.
- 7.14 LFS has committed to working with Camden to provide employment, training and apprenticeship opportunities for local residents, including through further developing the education and training initiatives that are already in place. For example, the applicant participates in the Council's STEAM programme, which will continue. LFS also hosts an extensive programme of workshops for local primary and secondary schools, amongst other initiatives, which would also continue. Access to industry apprenticeships, intensive film-making short courses and post-graduate courses will be available to Camden residents, and relevant bursaries and scholarships would also be made available. There would be a rolling programme of 10 apprentices which is strongly supported. A full list of the employment, training and apprenticeship initiatives is provided in the *Heads of terms* section below, and these will be secured through legal agreement.
- 7.15 The layout and operations of the proposed high-density education use would not lend itself to external lettings as affordable workspace. Sharing spaces with students and staff would pose management and safeguarding issues, for example. Many parts of the proposed facilities have specialist uses, such as teaching rooms, editing suites and sound studios which are not suitable for use as generic 'drop down' workspaces for people not directly involved with the school's operations. The applicant has instead offered to make studio and post-production facilities available outside of term-time (i.e. for the 12 weeks of the year when students are not on site) at a discount rate for local residents and groups and this is welcomed. Details of how access to these facilities would be managed and the level of discount available are not yet known and can be secured by legal agreement.

7.16

Land Use - Conclusion

- 7.17 The loss of the office space would enable a high-density employment-generating activity to use this floor space that would otherwise be sitting vacant.
- 7.18 The provision of an internationally renowned film education facility on this site would have multiple benefits for the borough including making use of an underutilised and currently vacant building, contributing significantly to the development of the creative and cultural economy sectors in the borough, providing education, training and employment opportunities to local people, and provision of access to specialist facilities for the local community. Although the loss of office space has not been justified through the usually required 2 year period of marketing, in this case it is considered that the strong social value offered by the applicant, the anticipated improvements to the borough's educational offering and cultural economy and the re-use of the site for employment-type activities, is considered to provide sufficient benefits that would outweigh the negatives associated with a loss of business space in this case.
- 7.19 Therefore, it is considered that the loss of this vacant office space can be supported in this location given its replacement with a high-density mixed office, education and cinema use that would build on and develop the creative and cultural sectors in the local area and wider borough, that would not adversely affect the function of the central London economy, and that would provide significant employment, training and apprenticeship benefits for local residents, as well as discounted access to specialist equipment and facilities.

8. IMPACT ON NEIGHBOURING AMENITY

- 8.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impacts from construction works are also relevant and these will be dealt with in the 'Transport' section below. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 8.2 The proposal relates to a change of use only across four floors of the existing building, from office space to a mixed office, education and cinema use. There are no external alterations proposed to the building. As such, there would be no negative impact from a loss of day/sunlight or outlook as there are extensions proposed to the host building that would impact on neighbouring light levels. There are also no new windows that would lead to increased overlooking. The impact from the development on residential

amenity is therefore primarily concerned with the potential noise impact from activities associated with the proposed change of use.

- 8.3 The film school would mostly operate between the hours of 9.30am and 5.30pm. Similarly, as with many other education facilities, additional activities can also occur outside of these core hours, including workshops, training events and film screenings. These may continue until the later time of 8pm. Students would also be able to access the building for private study at any time between 8am and 11pm from Monday to Sunday, which are the school's full opening hours. These hours are not considered excessive given the office floor space at the site could have been accessed over 24 hours. Controls regarding the hours of use of the building can be secured by condition (Condition 3).
- 8.4 The maximum possible occupancy of the proposed school space would be 300 persons, although typical capacity is expected to be much lower at approximately 175 persons. There would be no students on site outside of term time (which is for 39 weeks of the year). This level of occupancy is considered not to be materially different to that of a potential office use on the same floors and as such would not create such a degree of noise and disturbance that would be objectionable in planning terms. The premises would be carefully managed to minimise noise and disturbance by LFS as described in the submitted Operational Management Plan (OMP). The occupation of the premises in accordance with the OMP would be secured by condition (Condition 6).
- 8.5 No new plant equipment is proposed as air conditioning of the building would occur through existing equipment. If any further plant is required at a later date, noise and vibration emissions would be managed through the imposition of noise conditions (Conditions 4 & 5). Noise associated with the additional cinema screen would be limited through the use of 'box-in-box' construction methodology which would minimise vibrations to adjacent premises. The existing cinema is not known to disturb local residents or businesses and an additional screen would not be expected to significantly increase levels of disturbance. The proposals are expected to comply with the relevant environmental noise criteria at the nearest sensitive receptors (i.e. local residential properties). A Noise Impact Assessment has been submitted with the application, which the Council's Environmental Health Officer (EHO) has reviewed. The EHO raises no objections to the proposal subject to conditions.
- 8.6 In terms of air quality there would be no additional vehicle movements associated with the development proposal and no new plant is proposed that would create fumes or smells to disturb local residents and businesses in terms of a reduction in air quality.
- 8.7 Therefore, the proposal would be acceptable in terms of its amenity impact.

9. HERITAGE AND DESIGN

Heritage

- 9.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.
- 9.2 The site is located within the Seven Dials Conservation Area. The host building makes a positive contribution to the CA. The Kingsway Conservation Area is approximately 40 metres to the east and the Bloomsbury Conservation Area is approximately 65 metres to the north. The nearest listed building (Grade II) is 60 Parker Street, which is 50 metres to the east of the site. There are no other listed buildings on Parker Street, although there are others within the vicinity of the site to the rear on Macklin Street, including nos. 23-25 and no. 17A St Giles Almshouses (all Grade II).
- 9.3 The buildings on the northern side of Parker Street (between Drury Lane and Newton Street) are all positive contributors to the conservation area. There are no locally listed buildings on the street.
- 9.4 The development does not propose any external alterations to the existing building and, although the building is a positive contributor to the conservation area, it is not listed and therefore the proposed internal changes do not require listed building consent. As such, it is considered there would be no harm to any designated or non-designated heritage assets or their setting as the result of this application.

Design

- 9.5 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 9.6 Policy C5 of the Local Plan expects developments to contribute to community safety and security. Policy C6 of the Local Plan expects buildings to be of the highest practicable standards of accessible and inclusive design.
- 9.7 As all proposed works are internal there is no design impact from the development. Staff and students would be able to gain access to the LFS floors via a secure access card reader system. There is lift access to all floors

from street level via the cinema if required. An access strategy to the development shall be secured by condition (Condition 7).

9.8 The Council's Community Safety Officer has commented on the application, noting that scaffolding in the area can be subject to anti-social behaviour. The applicant has confirmed that no scaffolding would be required as part of the construction works related to this application.

9.9 Therefore, the proposed application is acceptable in heritage and design terms.

10. SUSTAINABILITY AND ENERGY

10.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.

10.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

Energy and carbon reductions

10.3 Local Plan policy CC2 expects non-residential development, and encourages residential development arising from conversion, extension or change of use, to meet BREEAM Excellent.

10.4 All materials, finishes and equipment would meet the BREEAM 'very good' rating, which falls short of the requirement for BREEAM 'excellent' as stated in policy CC2. The development is a partial internal refurbishment of an existing building and relies on the landlord's service arrangements as it would be only one of several tenants in the building. As such the opportunities available for significant energy and sustainability improvements to the existing building are limited.

10.5 The applicant has shown a commitment to installing sustainable materials where possible including enhanced insulation, secondary glazing, compartmentalisation of learning and workspaces, energy efficient water and light fittings, ventilation heat recovery units and energy monitoring facilities. The site would employ passive cooling strategies, including installing blinds and utilising night-time cooling arrangements, to minimise air conditioning use. The cinema will be managed in a low-waste manner including zero use of plastics and electronic ticketing. There would be some planting at roof level, and the harvesting of rainwater for use within the building.

- 10.6 CLP policy CC3 seeks to ensure development does not increase flood risk. The development would not create additional hard surfacing at the site and therefore would not lead to an increase in flood risk.
- 10.7 The Council's Sustainability Officer has been consulted on this application and raises no objections to this proposal, given the limited scope for improvements as part of the proposed works.
- 10.8 As such, the proposed development is considered acceptable in sustainability and energy terms.

11. **TRANSPORT**

- 11.1 The main site entrance is at the corner of Parker Street and Newton Street. This provides direct access to the ground and upper floors for pedestrians. There is a secondary pedestrian entrance on Parker Street which provides access to the Garden Cinema and level access to the upper floors of the building.
- 11.2 A further shuttered access point is located on Parker Street which allows access to the basement. However, the proposed activities would not utilise this basement area as it is used primarily by the building's landlord. The narrow width of the access is also prohibitive to access by modern vehicles.
- Trip Generation***
- 11.3 On-site occupancy would typically be at around 175 persons, with 40 of these being staff, 125 students and an anticipated average of 10 visitors.
- 11.4 The Transport Statement submitted with the application includes a trip generation assessment of the existing office use compared to the proposed mixed education, office and cinema use proposed by LFS. An existing office use on the floors which are the subject of this application is capable of being occupied by 205 employees, and thus the proposed daily levels of 175 occupiers expected by the LFS staff, students and visitors is significantly lower than is possible under the existing permitted uses.
- 11.5 The TS establishes that there would be an increase in activity at the site during the morning (9am-10am) and evening peak hours (5pm-6pm) as LFS students and staff arrive at and leave the premises. Nevertheless, this increase is expected to be relatively small and thus would have a negligible impact on local public transport capacity, particularly during the morning peak hour which is slightly later than the typical office morning peak hour of 8am-9am.
- 11.6 The Council's Transport Officer has reviewed the Transport Statement and agrees with its findings. It is recommended that a travel plan and related

monitoring and measures contribution of £5,196 is secured through legal agreement.

Car and Cycle Parking

11.7 There is no access to car parking for the current occupiers of the ground to third floors of the site this situation would continue as part of this application. The Council supports the provision of car free development in this location which is close to several London Underground stations. Car free development would be secured through legal agreement.

11.8 The lack of private external space within the demise of the site means that there isn't space for secure and sheltered cycle parking. The development therefore falls short of the Council's cycle parking requirements. The limited space for cycle parking means that most users of the site would be likely to travel using other means, such as by foot, bus or London Underground, given the site's excellent public transport connections. However, given that the Transport Statement indicates that 95 of staff and students could be expected to travel by bicycle, it is also considered appropriate that local cycle parking capacity is improved through the provision of a financial contribution towards cycle parking infrastructure in the local area. The applicant has agreed to provide £10,000 towards a cycle parking bay on Parker Street and this shall be secured by legal agreement.

Operational Requirements

11.9 Deliveries would occur from surrounding streets as is currently the case for the existing office use. 30 deliveries a week are expected, and these will be managed through the ground floor reception area at the corner with Parker Street and Newton Street.

11.10 Waste would be stored in the basement area with collections arranged through a private contractor. This reflects existing commercial waste collection arrangements and is therefore considered acceptable.

Construction Management

11.11 The proposed works are internal to the existing building and therefore are relatively limited in scope. There would be limited impact on surrounding streets and nearby residents and businesses. No scaffolding would be required. The Transport Officer has stated that no construction management plan is necessary for this application.

12. PLANNING OBLIGATIONS

12.1 The following contributions are required to mitigate the impact of the development upon the local area. These heads of terms will mitigate any impact of the proposal on the infrastructure of the surrounding area.

Obligation	Contribution (£)
<p>Employment and training measures (to be secured as part of an Employment and Training Strategy), including:</p> <ul style="list-style-type: none"> • Provision of scholarships and bursaries with a focus on disadvantaged Camden residents (exact details and funding arrangements to be confirmed) • Camden STEAM employer with nominated STEAM ambassadors • Work experience opportunities provided (10 young people for five days a year) • Work placement for a disabled Camden resident (six months) • Commitment to recruit locally through Good Work Camden • Attendance at careers fairs • Delivery of National Saturday Club film programmes (up to 20 people per programme) • School film-making workshops provided in the borough • Professional short course training with priority places offered to Camden residents • Community cinema programming • Recent graduates to work with Camden's Arts and Events team on relevant film/video projects • Various other initiatives 	N/A
<p>Apprenticeships (to be secured as part of an Employment and Training Strategy)</p>	N/A

<ul style="list-style-type: none"> Rolling programme of apprenticeship recruitment (10 to be employed at all times) 	
<p>Affordable workspace</p> <ul style="list-style-type: none"> Studio and post-production facilities to be available to local groups/community outside of term time at an affordable rate 	
Car Free Development	N/A
Cycle Parking Contribution	£10,000
Workplace travel plan and associated monitoring and measures contribution	£5,196

13. **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

13.1 No new floorspace is proposed at this stage so it will not be CIL liable. The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. This includes bringing vacant buildings back into use. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule.

14. **CONCLUSION**

14.1 The proposed development is a well-considered scheme which would be in accordance with local and national policies.

14.2 The development would enable internationally-renowned film education activities to relocate to the site which would have multiple benefits for the borough including making use of underutilised and currently vacant floor space, contributing significantly to the development of the creative and cultural economy sectors in the borough, providing substantial education, training and employment opportunities including a rolling programme of local apprenticeships, and providing discounted access to specialist film-making facilities outside of term time for local people and community groups.

14.3 The amenity of local residents and businesses would not be adversely affected by the proposal as the development has been sensitively designed

with noise mitigation in mind and would be sensitively managed through an operational management plan which is secured by condition.

- 14.4 The proposed development relates to the internal areas of this non-listed building only. No external changes are proposed and as such there would not be any negative heritage or design impacts.
- 14.5 The internal nature of the works offers limited scope for sustainability benefits. Improvements would be made in terms of enhanced building insulation, secondary glazing, and passive cooling strategies, amongst other carbon-saving methodologies.
- 14.6 No car parking is proposed, and the number of vehicle movements associated with the site would not increase as the development would be secured as car-free. Financial contributions would be secured towards on-street cycle parking and a travel plan plus related monitoring.
- 14.7 Paragraph 10 of the NPPF states that there is a presumption in favour of sustainable development, which should be a golden thread running through decision making. The dimensions of sustainable development are economic, social and environmental which should be sought jointly. The proposed development would result in benefits through all three of these strands of sustainable development without any adverse impacts significantly or demonstrably outweighing them. The proposal is therefore considered to be a favourable sustainable development that is in accordance with relevant National and Regional Policy, the Camden Local Plan, Camden Planning Guidance and other supporting policy guidance for the reasons noted above.

15. RECOMMENDATION

- 15.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:
- Employment and training measures, including:
 - Provision of scholarships and bursaries with a focus on disadvantaged Camden residents
 - Camden STEAM employer with nominated STEAM ambassadors
 - Work experience opportunities provided (10 young people for five days a year)
 - Work placement for a disabled Camden resident (six months)
 - Commitment to recruit locally through Good Work Camden
 - Attendance at careers fairs
 - Delivery of National Saturday Club film programmes (up to 20 people per programme)
 - School film-making workshops provided in the borough
 - Professional short course training with priority places offered to Camden residents

- Community cinema programming
- Recent graduates to work with Camden's Arts and Events team on relevant film/video projects
- Various other initiatives
- Apprenticeships
 - Rolling programme of apprenticeship recruitment (10 to be employed at all times)
- Affordable workspace
 - Studio and post-production facilities to be available to local groups/community outside of term time at an affordable rate
- Car Free Development
 - Restrictions on access to parking permits
- Cycle Parking Contribution (£10,000)
- Workplace travel plan and associated monitoring and measures contribution (£5,196)

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

16. CONDITIONS

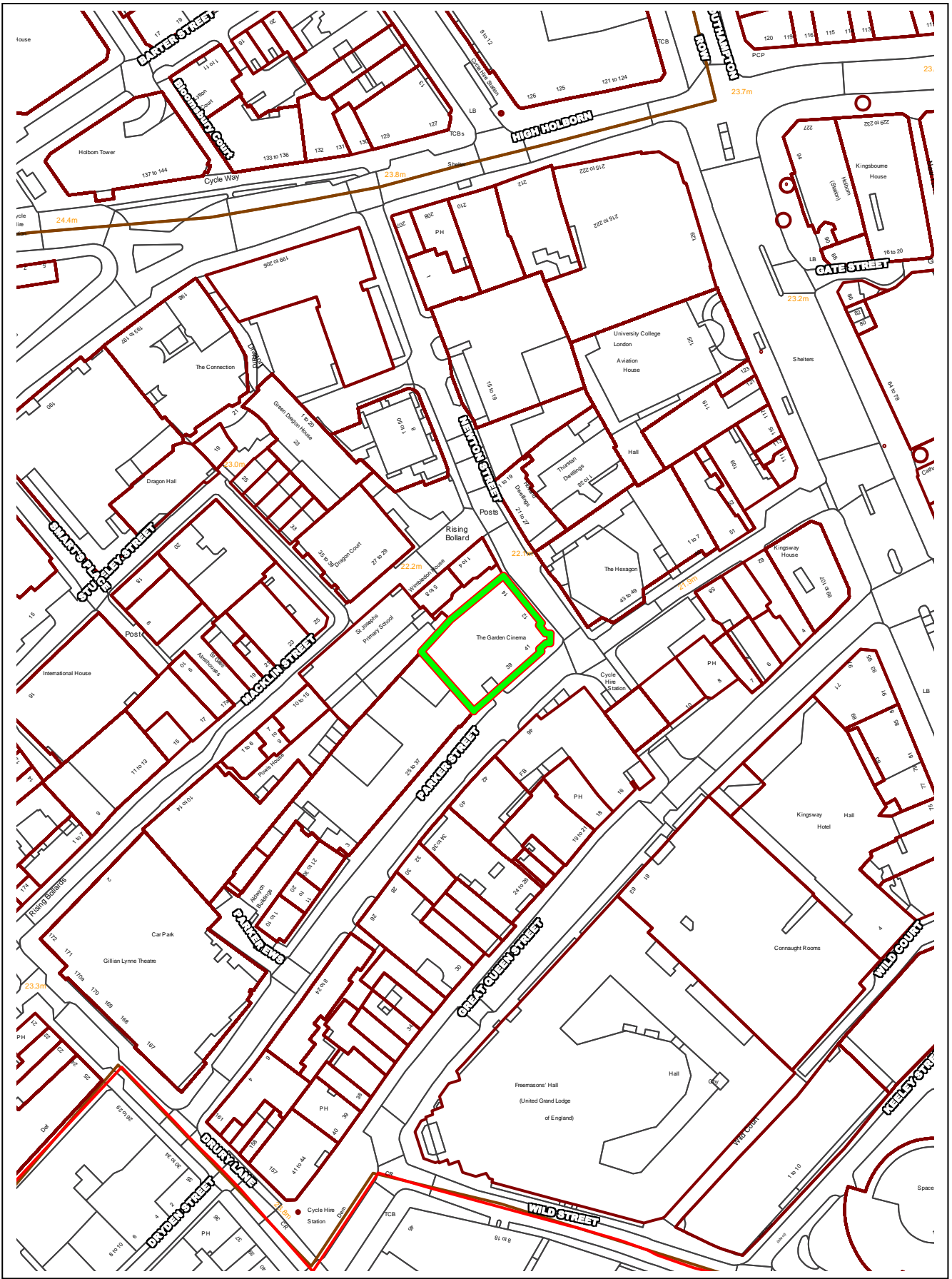
1	<p>Three years from the date of this permission This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Existing Drawings: PAR_DR_0100, 0104 & 0105 (all Rev. P2); 8192-ID-PS-01-DR-I-0101 (Rev. P03), 8192-ID-PS-02-DR-I-0101 (Rev. P02), 8192-ID-PS-03-DR-I-0101 (Rev. P02).</p> <p>Proposed Drawings: PAR_DR_0200, 0204, 0205 (all Rev. P2); 8192-ID-PS-01-DR-I-1002, 8192-ID-PS-02-DR-I-1002, 8192-ID-PS-03-DR-I-1002 (all Rev. P2).</p> <p>Documents: Operational Management Plan (October 2023), Travel Plan (July 2023), Transport Statement (July 2023), Noise Impact Assessment (July 2023), Planning Statement (August 2023), Design and Access Statement Revision A (July 2023), Draft Employment and Training Strategy (July 2023).</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Use times (hours of operation) The use of the premises hereby permitted shall not operate other than within the following times:</p> <p>08:00 Hours to 23:00 Hours – Monday to Friday 08:00 Hours to 23:00 Hours – Saturdays 08:00 Hours to 23:00 Hours – Sundays, Bank Holidays and Public Holidays.</p> <p>Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
4	<p>Plant noise standards</p> <p>The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary, and as agreed in writing in advance by the Local Planning Authority. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.</p>

	Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.
5	<p>Anti-vibration measures</p> <p>Prior to use, any machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.</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>
6	<p>Operational management plan</p> <p>The development hereby approved shall be carried out in accordance with the Operational Management Plan (October 2023) submitted with the application unless otherwise agreed in advance in writing by the Local Planning Authority.</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>
7	<p>Access arrangements plan</p> <p>Prior to the first occupation of the use(s) hereby approved an Access Arrangements Plan, which shall include details of access arrangements to the proposed uses for mobility impaired users, shall be submitted to and approved in writing the Local Planning Authority. Once approved the development shall be occupied in accordance with the agreed documentation.</p> <p>Reason: To ensure fair access for all in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.</p>

17. INFORMATIVES

1	<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>
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2	<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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
3	<p>Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.</p>
4	<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>
5	<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>



Application No: 2023/3308/P

39-41 Page House, Parker Street, London, WC2B 5PQ

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**Date:
7-Nov-23**

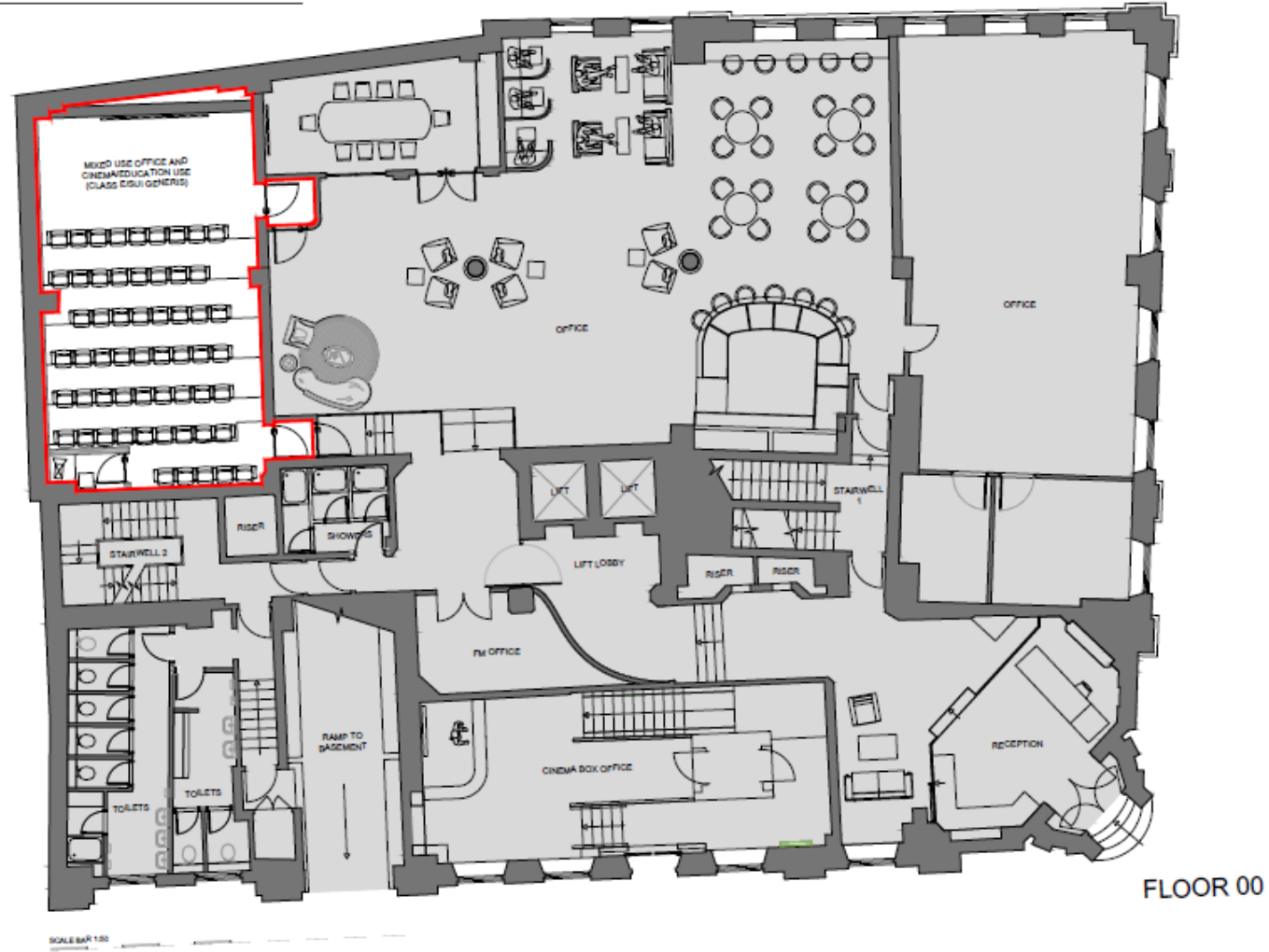


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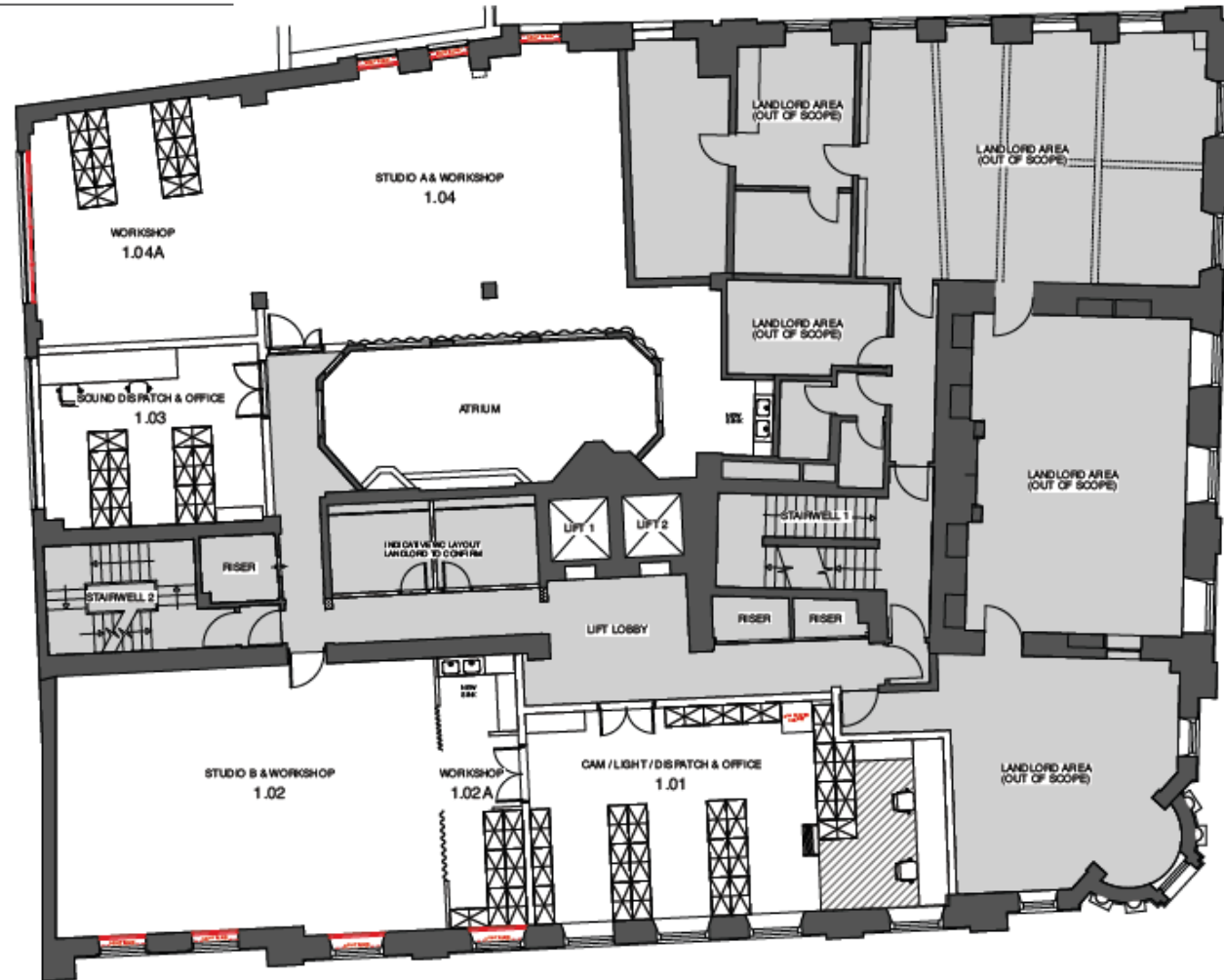


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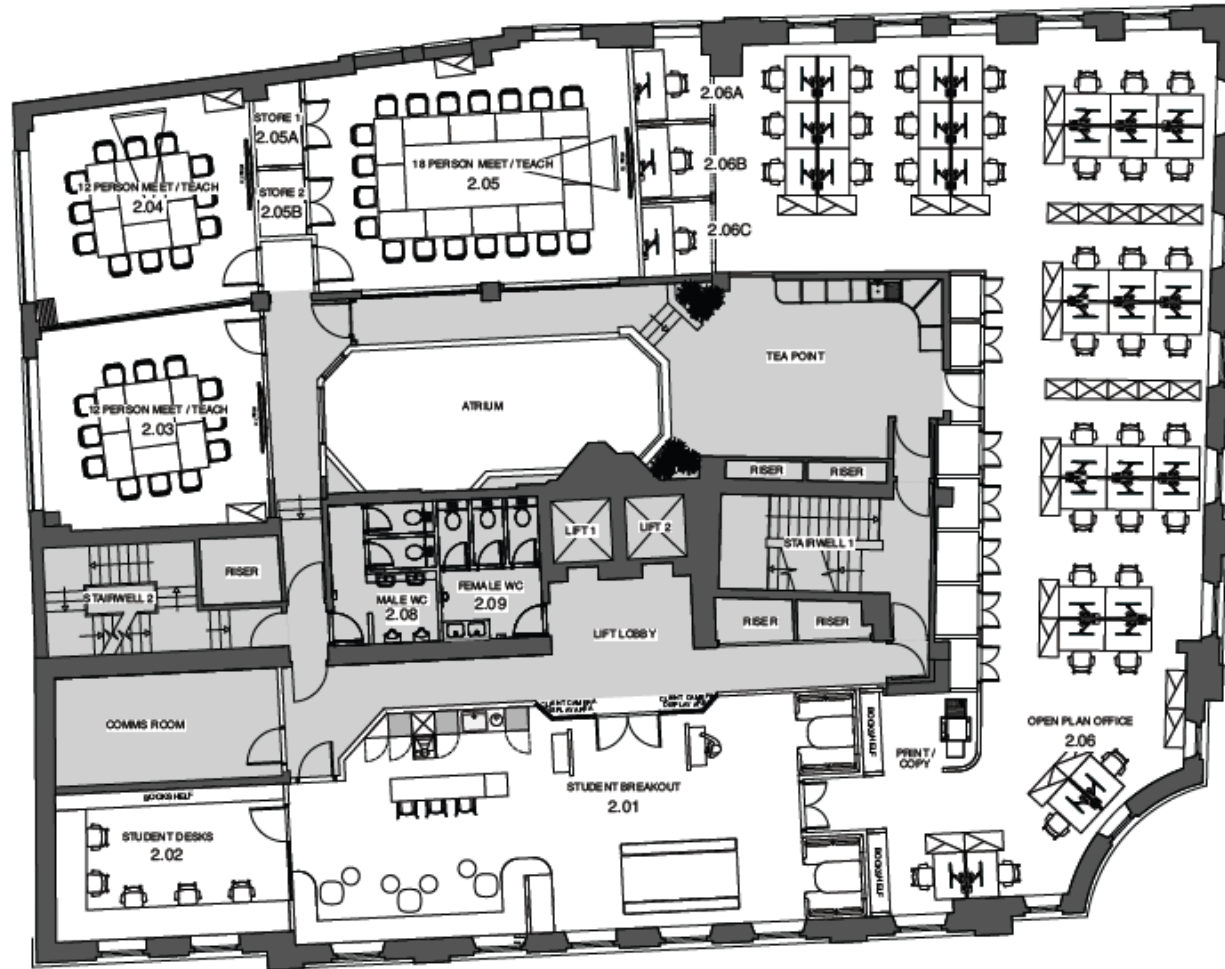


FLOOR 00

PROPOSED 1F



PROPOSED 2F



PROPOSED 3F

