

<b>Address:</b>	222 Euston Road London NW1 2DA		<b>6</b>
<b>Application Number(s):</b>	2023/4544/P	<b>Officer:</b> Edward Hodgson	
<b>Ward:</b>	Regents Park		
<b>Date Received:</b>	23/10/2023		
<b>Proposal:</b>	Temporary change of use for a period of up to 5 years for flexible office (Class E(g)) and education use (Class F1 (a))		
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
Existing and Proposed drawings: Site Location Plan 220592(SW23)-1100 P1, 150 - 01 – 3, 150 - 01 – 5, 150 - 01 – 6, 150 - 01 – 7, 150 - 01 – 1, 150 - 01 – 2, 150 - 01 – 4.			
Documents: Covering Letter (Gerald Eve dated 16/10/2023), Planning Statement (Gerald Eve dated September 2023)			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement</b>			
<b>Applicant:</b>	<b>Agent:</b>		
University College London (UCL)	Gerald Eve One Fitzroy 6 Mortimer Street London W1T 3JJ		

## ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
E	Office	1081.91	1081.91	0
F1 (a)	Educational teaching space	240.9	240.9	0

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	2	2	0
Disabled Car	1	1	0
Cycle	26	26	0

## EXECUTIVE SUMMARY

- i) The application site comprises the whole building at 222 Euston Road, the lawful use of which is office (Class E), but is currently occupied by UCL for a mixed use of administrative (Class E office) and education (Class F1(a)) facilities. Temporary permission was granted for this mixed use in 2013 giving flexibility throughout the building, it expired in December 2023 after this application had been made. The proposed temporary change of use is required to continue to provide some flexibility to use part of the building for both office and education floorspace for UCL whilst work continues on their new Strategic Plan. The Strategic Plan will seek to address current issues such as the shortfall of teaching and learning spaces and 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 can be developed to deliver the required teaching space.
- ii) The proposed site location within the Knowledge Quarter is considered suitable for the proposed uses and there would be no impact on existing businesses and occupiers as UCL already occupy the entire building. The 5 year permission sought would not result in the permanent loss of business use and the applicant has agreed to an employment and training package to compensate for the temporary loss of employment floorspace which would be in line with the development plan and supporting Camden Planning Guidance. A clause would be contained in the Section 106 legal agreement to cap the amount of flexible space to 240.9sqm, the remaining space would be solely for office use. This is essentially how the building ended up being used by UCL under the 2013 permission and they only seek to retain that flexibility at present. Should the applicant wish to increase the amount of flexible space to have more teaching space the cap could be varied, but the Council would expect to secure further mitigation in the form of an enhanced employment and training package to offset the increased loss of office space. Currently, the proposed employment and training package would not be sufficient to mitigate against the loss of all the office floorspace which is the justification for the cap. An unrestricted flexible consent is bestowed rights under the GPDO for the incumbent use to default as the permanent lawful use after a 10 year period, however, the conditions recommended provide for a short period of flexibility and for the whole building to revert back to its pre-existing office use at the end of the 5 year period. Consequently, the temporary loss of five years of the office use is considered acceptable subject to the clause in the Section 106 that the site reverts back to its lawful office use.
- iii) There are no external or internal alterations proposed, and as such, the proposals would not impact on the appearance of the building.
- iv) Given that the proposal is similar in nature to the existing office use, there would be no harm to the amenity of nearby neighbouring residents nor to the local transport network.
- v) Overall, the proposal complies with the development plan as a whole. As such, it is recommended that temporary conditional planning permission is granted subject to a section 106 legal agreement.



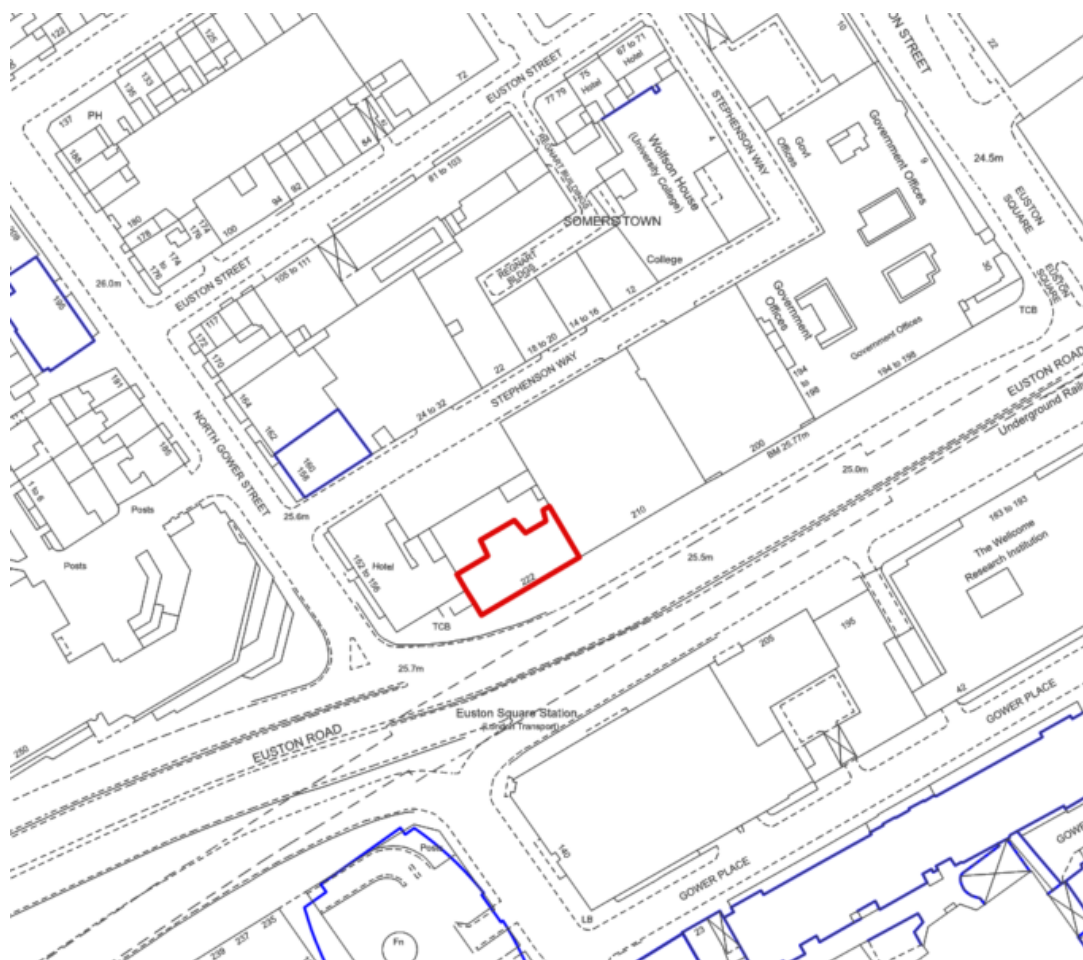
## OFFICER REPORT

**Reason for Referral to Committee: Non-residential development including a change of use resulting in provision of more than 1,000sqm of non-residential floorspace [clause 3(ii)]**

### 1. SITE AND BACKGROUND

#### Location

- 1.1 The site is on the north side of Euston Road, close to the junction with North Gower Street and Euston Square Underground Station.



*Figure 1 – The existing site outlined in red*

- 1.2 The site comprises an existing five storey building which is currently occupied by UCL and is used as a mix of office and teaching space (its lawful use is as offices). The building is lower in height compared to adjoining neighbours to the east, and the building line along this part of Euston Road steps down to the junction with North Gower Street to the west. The surrounding buildings consist of a mixture of office and educational uses, and University College London Hospital is located on the opposite side of Euston

Road. The adjoining neighbour immediately to the west, 152-156 North Gower Street is in use as a hotel.

- 1.3 The application site is neither statutorily listed nor located within a conservation area.
- 1.4 The site has a Public Transport Accessibility Level (PTAL) rating of 6b, which is considered to be excellent. The nearest underground station is Euston Square, while Euston (including National Rail) and Warren Street are within a short walk of the site. The nearest bus stops are located on Euston Road from which numerous bus services are available.

## **2. THE PROPOSAL**

- 2.1 The proposal is for the temporary change of use from office space to a flexible mix of office space and educational teaching space. The applicant only seeks flexibility over part of the building. The proposed use would predominantly consist of office space (approx. 62.7%), with teaching space (and flexibility to revert to offices) comprising around 13.9% of the floorspace. The remaining 24.4% would comprise ancillary space including circulation, toilets, shower rooms and plant rooms. This would be in line with the existing use and layouts of the building. The teaching space would continue to be contained at lower ground and ground floors, with office space predominantly on the first, second, third and fourth floors.
- 2.2 A 10 year temporary planning permission granted in 2013 gave flexibility to use the whole building as offices or educational space and that resulted in current arrangement. That permission expired in December 2023 and the lawful use reverted to offices. This application has been made for a further temporary permission for 5 years to use the building in the manner which it is described above, with flexibility to use a proportion of the floorspace as educational or offices (please see relevant history).

## **3. RELEVANT HISTORY**

### **The site**

- 3.1 **2013/5523/P** - Change of use of lower ground to fourth floor from offices (Class B1) to dual use education (Class D1) and office (Class B1) for a temporary period of 10 years. **Granted subject to a s106 legal agreement –expired 03/12/2023**
- 3.2 **1-19 Torrington Place**  
**2022/3535/P** - 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). **Granted subject to a s106 legal agreement – 10/11/2022**

#### **4. CONSULTATION**

##### **Adjoining occupiers**

- 4.1 Two site notices were displayed, one to the front of the site on Euston Road and one to the rear on Stephenson Way. The notices were displayed on 01/11/2023 until 25/11/2023 and the application was advertised in the local paper on 02/11/2023 (expiring 26/11/2023).
- 4.2 No comments were received.

#### **5. POLICY**

##### ***National and regional policy and guidance***

[National Planning Policy Framework 2023 \(NPPF\)](#)  
[National Planning Practice Guidance \(NPPG\)](#)  
[London Plan 2021 \(LP\)](#)  
[London Plan Guidance](#)

##### ***Local policy and guidance***

[Camden Local Plan \(2017\) \(CLP\)](#)  
[Policy G1 Delivery and location of growth](#)  
[Policy E1 Economic development](#)  
[Policy E2 Employment premises and sites](#)  
[Policy A1 Managing the impact of development](#)  
[Policy D1 Design](#)  
[Policy C2 Community Facilities](#)  
[Policy T1 Prioritising walking, cycling and public transport](#)  
[Policy T2 Parking and car-free development](#)  
[Policy DM1 Delivery and monitoring](#)

On 17<sup>th</sup> January 2024, the Council published a new Draft Local Plan for consultation. Very limited weight can be afforded to it at the moment, however, more weight will be given as it nears adoption towards 2025.

##### **Supplementary Planning Documents and Guidance**

##### ***Most relevant Camden Planning Guidance (CPGs):***

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

## 6. ASSESSMENT

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

6	Land use
7	Design
8	Impact on Neighbouring Amenity
9	Transport
10	Employment and Training Opportunities
11	Planning Obligations
12	Community Infrastructure Levy

## 7. LAND USE

- 7.1 Temporary permission is sought for UCL to use the application site for both office (Class E) and education use (Class F1) for a five year period. The lawful use is office, but an earlier permission granted in 2013 gave flexibility across the whole building till December 2023 shortly after this application was made and essentially what the applicant is seeking is to retain that flexibility. The current split of uses that exist on the site is 1081.91sqm of office space and 240.9sqm of educational space. The applicant wants the flexibility across the whole building, but currently only intends to use 240.9sqm of floorspace for teaching. Although there is no objection to the whole building benefitting from the flexibility as per the 2013 consent, at this stage the employment and training package offered would not be commensurable with the change of use of the whole building to teaching. The applicant has been unwilling to commit to a larger package at this stage because the whole building may never be used entirely as teaching space, they just want it as an option. As such, whilst the flexible change of use applies to the whole building, it is considered reasonable to cap the amount of flexible teaching space at this time. The cap could be amended in the future to increase the amount of flexible teaching space and this would enabling the Council to secure an enhanced training package should this come forward.
- 7.2 Both the London Plan and the 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, 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 in more detail below:

Temporary Loss of Office Space:

7.6 Policy E2 of the Camden Local Plan seeks to protect premises that are suitable for continued business use. The Council will resist development of business sites for non-business use unless it is demonstrated that the site is no longer suitable for its existing business use, and the possibility of retaining the site for an alternative type and size of business use has been fully explored over an appropriate period of time. It should also be demonstrated to the Council's satisfaction that there is no realistic proposed demand to use the site for an employment use, which involves the submission of two years' worth of marketing evidence.

7.7 In this case, the application site has not been used exclusively for office use for at least a 10-year period. The building has been used flexibly for both office and education use during this time, and currently provides approx. 62.7% office space. Educational space amounts to approx. 13.9% of the floorspace, which is largely located at lower ground and ground. The office space is used for desk-based activities for various UCL departments including for research purposes. In addition, as part of the 2013 application, it was demonstrated that the building had been vacant for approximately 2 years prior to the submission of that application.

7.8 The previous permission for the 10 year change of use expired in December 2023, and UCL have a lease on the building until 2028, and as such, an extension to the permission is sought for a further 5 years so that it aligns with the length of the lease. In addition, there is a continued need for flexible office and educational floorspace which derives from the continued growth of the university. There is a requirement to add further office and education space as the number of students continues to increase. The number of students increased 75% between 2009 and 2019, which was followed by a 'student bulge' during the COVID-19 pandemic which resulted in a further 23% increase in numbers. UCL have stated that there are 44,461 students and this is forecasted to increase by 2% in 2024/25 and by 5% by 2025/2026.



As such, there is high demand and pressure for further teaching and office space to accommodate this. To address this, UCL is working on a medium to long term strategic plan to accommodate more students. In the meantime, the application site remains an important building within 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 space. A further 5 year period is sought to allow for the development and implementation of the Strategic Plan and Estates Strategy, and to focus more on freeholds and long leaseholds that UCL hold.

- 7.9 In terms of addressing Policy E2, because the site has been occupied by UCL for the last 10 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 would be given over to teaching and learning activities, 62.7% of the site is currently used for office purposes and this split of uses is expected to be retained.
- 7.10 In addition, 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 for 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.
- 7.11 The proposed uses would continue to employ staff, bringing similar benefits to Camden to those provided by an office building and therefore helping 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 a temporary exception from the normal application of Policies E1 and E2 is considered justified in this case.
- 7.12 Furthermore, in order to offset the temporary loss of office space, the Council is seeking a training and employment package in line with the Council's

Employment Sites and Business Premises CPG. The previous 2013 application did not secure any package to offset the 10-year loss of office space. The package of employment and training is discussed further in section 11 of the report.

- 7.13 The GPDO makes provision for flexible consents to operate such that the alternative uses are allowed to switch multiple times for a ten-year period without the need to make separate planning applications each time a change of use is proposed. In effect without any restrictions this would allow the entire building to be used as teaching space (Class F1(a)) without the need for a new planning application (this was the case in 2013). In this case we are advised that flexibility is only needed on 240.9sqm of the space and as such the mitigation offered through the employment and training package is on this basis. Where greater flexibility is required then the employment and training package requested would have been more extensive. In view of this, a clause would be contained in the Section 106 legal agreement to formally cap the amount of space that benefits from the flexible use (240.9sqm).
- 7.14 Overall, given the site has been occupied by UCL for the past 10 years, there would be no displacement of existing occupiers or business, and a clause in the section 106 would be included requiring the site to revert back to the lawful use as offices before the end of 5 years, 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. Further, the development would still continue to provide employment opportunities, and would support a key education provider to continue to function and provide services.

## **8. DESIGN**

- 8.1 Policy D1 of the Local Plan seeks to secure high quality design in all development. 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, or the setting of nearby listed buildings. The proposals are therefore acceptable in this instance.

## **9. IMPACT ON NEIGHBOURING AMENITY**

- 9.1 Camden Local Plan 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. Impact from construction works is also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and proposed occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

- 9.2 The application site has been in operation as a mixed office and educational use since 2013. The area around the site is largely commercial in nature, with the nearest residential properties being located on North Gower Street which are some distance away from the site. The building is proposed to be operated in the same way as it currently is, and the applicant has confirmed that there have been no noise or other complaints since occupying the building. The proposal would not change the number of people coming and going from the site and it is not considered that it would cause disturbance to its neighbours.
- 9.3 The proposed opening hours would remain as standard office working hours, and the majority of trips are expected to be between the normal teaching hours of 9:00am to 5:30pm, Monday to Friday. Under the previous 2013 permission, it was considered that a condition to limit the hours of opening was not necessary and this remains to be the case. 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.
- 9.4 Given the proposal does not involve any physical changes to the building, 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 three car parking spaces provided at lower ground floor level in the rear service yard. Of these, two are operational spaces 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. It is considered unnecessary to secure the proposal as on-street Business parking permit (car) free given the existence of the rear parking spaces.

### 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. For universities, the requirement is for 1 space per 4 staff plus 1 space per 20 students for long stay use and 1 space per 7 students for short stay use.
- 10.3 At present, cycle parking is provided at lower ground floor level in the rear service yard, accessed from Stephenson Way, with 26 spaces provided using Sheffield stands. Whilst this falls below the London Plan standard, as this is the continuation of an existing use its provision is considered sufficient, following advice from the Council's Transport Officer. The continuing provision of these 26 cycle parking spaces is secured by condition. Additional cycle parking is also available elsewhere within close proximity in the UCL estate.

Servicing and Waste:

- 10.4 Servicing and waste arrangements will remain the same as existing, from the rear lower ground floor service yard. Condition 4 of the 2013 permission required the submission of details of all servicing arrangements, which was approved. The site will continue to operate under the existing, agreed measures.
- 10.5 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.

Access:

- 10.6 There are no proposed changes to the methods of access. Existing access arrangements will be retained via the existing main entrance doors on Euston Road. Internally, all floors are accessed via stairs and a lift.

CMP:

- 10.7 As no external or internal works are proposed, it is considered that a Construction Management Plan is unnecessary for this development.

**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 5 years; however, this comes at the loss of a certain amount of employment floorspace.

- 11.2 In line with 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 contribution from developers towards the measures which create and promote opportunities for employment or training of local people. A financial contribution will only be sought in cases where the net loss of employment space is 500sqm GIA or more. As such, no financial contribution is sought in this case as the net loss of employment space is less than 500sqm (240.9sqm). However the proposed loss for 5 years has still not been fully justified in policy E2 terms through marketing evidence and this loss is to be considered as cumulative in relation to the 10 year permission already enjoyed by UCL. Therefore it is considered appropriate to secure an employment package in this instance in the form of 1 apprenticeship. This end use apprenticeship would be for Camden residents and recruited in liaison with the Council's Inclusive Economy Team. This would be secured through section 106 legal agreement. This offer is considered appropriate to the amount of capped office floorspace lost, and should the applicant wish to expand the teaching space then further mitigation in the form of an enhanced employment package would be secured.
- 11.3 These measures are welcomed and would be in addition to UCL's existing in-house apprenticeship programme which typically provides 8-12 early career apprenticeships at any one time.
- 11.4 Given the scale of the proposal, namely the amount of office floorspace that is being lost and the timeframe for the loss being 5 years, the proposed package is considered to be appropriate in this instance.
- 11.5 As such, the proposed package of benefits would ensure that the proposals are in accordance with the guidance set out in Employment Sites and Business Premises CPG and Policies E1 and E2 of the 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 local services:
- 1 end use apprenticeship

### **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 5-year consent which would not result in a long-term or 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.
- 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 would be secured by S106 legal agreement to help local people gain access to education / employment opportunities. This is considered to appropriately mitigate the loss of 240.9sqm of office floorspace for the 5 year period.
- 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 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:
- Floorspace cap of 240.9sqm to be used as office or education.
  - Employment and Training Package

### **16. LEGAL COMMENTS**

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

## 17. CONDITIONS

1	<p><b>Temporary consent</b></p> <p>The use hereby permitted is for a temporary period only and shall cease on or before 5 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><b>Approved drawings</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Site Location Plan 220592(SW23)-1100 P1, 150 - 01 – 3, 150 - 01 – 5, 150 - 01 – 6, 150 - 01 – 7, 150 - 01 – 1, 150 - 01 – 2, 150 - 01 – 4, Covering Letter (Gerald Eve dated 16/10/2023), Planning Statement (Gerald Eve dated September 2023)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p><b>Cycle Parking</b></p> <p>The cycle parking storage for at least 26 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><b>F1 Educational Use</b></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 only be used for educational purposes and for no other purposes whatsoever.</p>

	Reason: To safeguard the amenity of the adjoining premises and the highway network, in accordance with policies A1, A4 and T1 of the Camden Local Plan 2017.
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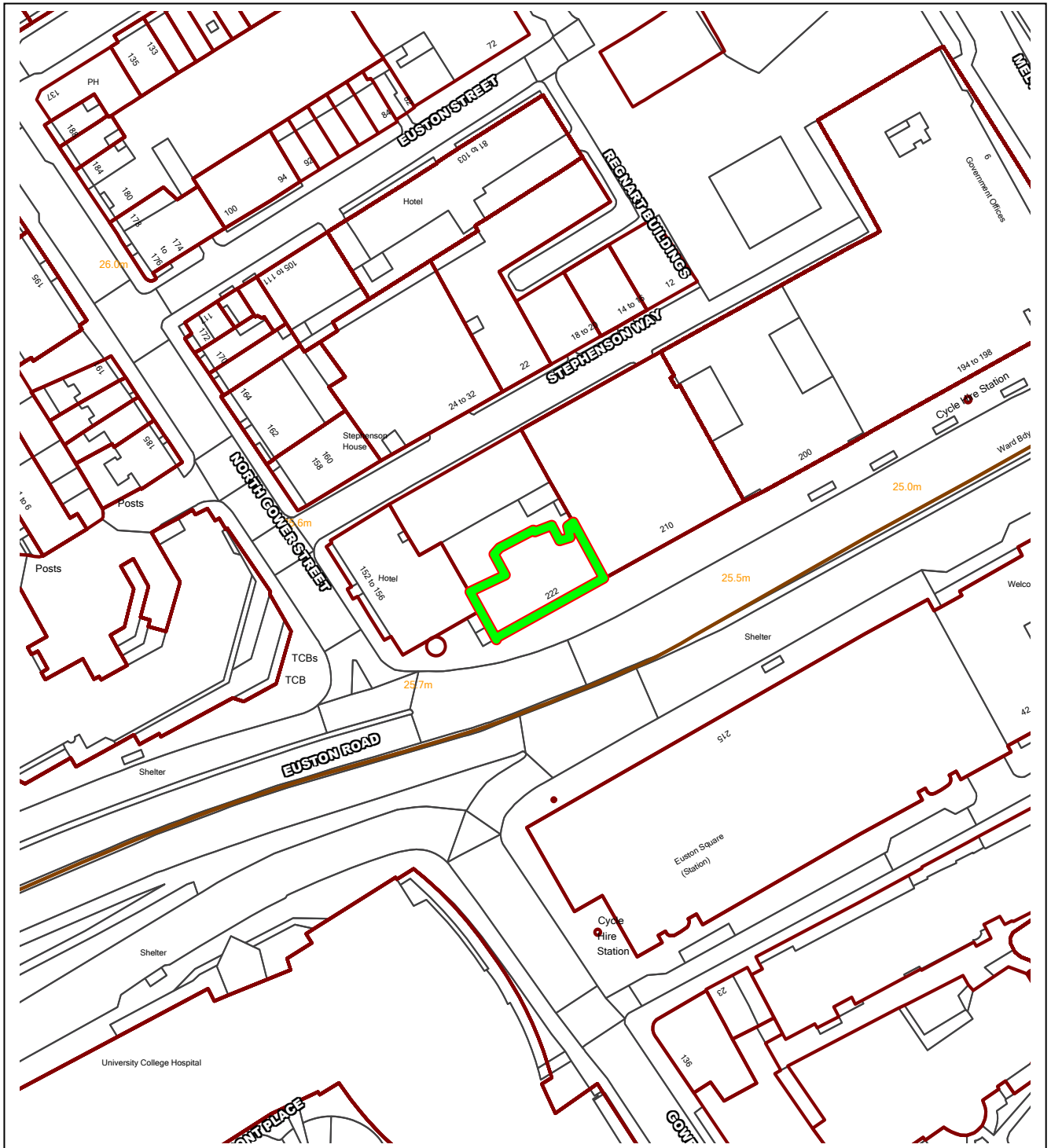
## 18. INFORMATIVES

1	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).
2	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <a href="https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319">https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319</a></p> <p>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 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</p>
3	This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
4	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 9JE

# 222 Euston Road 2023/4544/P



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