

<b>Address:</b>	Stewart House University of London 32 Russell Square London WC1B 5DN		<b>3</b>
<b>Application Number(s):</b>	2025/5405/P	<b>Officer:</b> Daren Zuk	
<b>Ward:</b>	Bloomsbury		
<b>Date Received:</b>	28 November 2025		
<b>Proposal:</b>	Temporary change of use at ground floor level from education (Class F1(a)) to flexible office (Class E(g)) and education use (Class F1 (a)) for a period of up to 10 years.		
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
Existing Drawings: (Prefix 40843-001-STE) AB Rev B, AG Rev B, A1 Rev B, A2 Rev B, A3 Rev B, A4 Rev B, Location Plan			
Proposed Drawings: Space Plan (dated 2025.10)			
Documents: Cover Letter / Planning Statement (prepared by HGH, dated 28 November 2025), Existing Internal Photographs			
<b>RECOMMENDATION SUMMARY:</b>			
<b>Grant conditional planning permission subject to a Section 106 Legal Agreement</b>			
<b>Applicant:</b>	<b>Agent:</b>		
University of London	HGH Consulting 13-14 Welbeck Street London W1G 9XU		

## ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
F1	Education	1658	1658	0
F1 and/or E	Education/Office (flexible)	1658	1658	0
<b>Total</b>	<b>All uses</b>			

<b>Parking details</b>			
Car Type	Existing spaces	Proposed spaces	Difference
Car - General	0	0	0
Cycle Type	Existing spaces	Proposed spaces	Difference
Cycle – commercial long stay	80	80	0

## **EXECUTIVE SUMMARY**

- i) The application site comprises the ground floor of Stewart House, the lawful use of which is education (Class F1) but is currently vacant. It was previously occupied by University of London as administrative offices, having gone through a restructuring of their office spaces it has been identified as surplus. The proposed temporary change of use is required to provide office space (Class E) for London & Partners (L&P), which is the growth agency for London.
- ii) The proposed site location is considered a suitable location for the temporary office use, particularly for an organisation like L&P which works directly with higher education institutions and other organisations within the Knowledge Quarter. There would be no impact on existing businesses and occupiers at the University of London who already occupy other floors of the building. The 10-year permission sought would not result in the permanent loss of the educational use and the applicant has agreed to an employment and training package to compensate for the loss of educational floorspace which would be in line with the development plan.
- iii) 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 education use at the end of the 10-year period. Consequently, the temporary loss of the education use is considered acceptable subject to a condition requiring that the site reverts back to its lawful education use following the temporary period or if L&P vacates the premises before the end of the 10-year period.
- iv) There are no external alterations proposed, and as such, the proposals would not impact on the appearance of the building nor that of the wider Bloomsbury Conservation Area.
- v) Given that the proposal is similar in nature to the existing education use, there would be no harm to the amenity of nearby neighbouring residents nor to the local transport network.
- vi) 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 S.106 agreement.

## OFFICER REPORT

### Reason for Referral to Committee:

Major development involving a change of use of more than 1,000 sqm of non-residential floorspace (Clause 3(i)).

## 1. SITE AND BACKGROUND

### *Designations*

1.1 The following are the most relevant designations or constraints:

Designation	Details
Conservation Area	Bloomsbury
PTAL (Public transport accessibility)	6b (Excellent)

*Table 1 - Site designations and constraints*

### *Description*

- 1.2 The subject site comprises the ground floor of Stewart House, situated on the northwest junction of Russell Square and Montague Place, immediately north of the British Museum and next to Senate House. The building was built in the 1980s as office accommodation to support the University of London's administrative operations. The building comprises six-storeys plus basement with a total GIA of 11,585sqm. The building is currently occupied by University of London offices, aside from the ground floor which is currently vacant and considered surplus to the University's current needs.
- 1.3 The site is located at the heart of University of London's Bloomsbury Campus that forms a crucial part of London's strategically important Knowledge Quarter. The Site is also located within the Central London Area, Central Activity Zone and the Bloomsbury Conservation Area. The building is not Listed, but is in close proximity to several listed buildings, including the immediately adjacent Grade II\* Listed Senate House and the Grade I listed British Museum to the south.
- 1.4 The surrounding area hosts a mixture of land uses but is mainly comprised of educational uses associated with the University of London and institutional uses related to the British Museum.
- 1.5 The site has a Public Transport Accessibility Level (PTAL) rating of 6b (Excellent), being in close proximity to Russell Square and Goodge Street Underground Stations.



Figure 1 – Aerial view of Stewart House

## 2. THE PROPOSAL

- 2.1 Planning permission is sought for the temporary change of use at ground floor level from education (Class F1(a)) to flexible office (Class E(g)) and education use (Class F1 (a)) for a period of up to 10 years.

## 3. RELEVANT HISTORY

### *The site*

- 3.1 None relevant.

## 4. CONSULTATION

### *Local groups*

#### Bloomsbury CAAC

- 4.1 The Bloomsbury CAAC was consulted but did not provide a response.

### *Adjoining occupiers*

- 4.2 Two site notices were displayed on Montague Place and Russell Square from 03 December 2025 until 27 December 2025. The application was advertised in the local paper on 11 December 2025 (expiring 04 January 2026).

- 4.3 A letter from University College London (UCL) objecting to the proposal was received by the Council, which is available on the Council's website. The key issues raised are.

Loss of educational floorspace

- Growing demand for educational space to meet significant increases in student numbers.
- UCL has an identified need to acquire at least 10,000sqm of additional teaching space by 2037.
- Removal of educational space in the short- and medium-term contrary to Local Plan policy C2
- Request for a planning condition to be imposed requiring the site revert back to an educational use after 10 years.

Officer response:

- *Officers have assessed the proposal and consider the change of use acceptable in this instance. A main part of that is driven by the nature of the existing space, which is open plan floorplates not suitable for teaching space, the temporary nature of the permission and also the fact that the proposed tenant (London & Partners) is an organisation which has a role supporting higher education institutions.*
- *A condition has been included which requires the space to revert back to an educational use after 10 years, ensuring that the flexibility to revert to educational space in the long term is not lost.*

**5. POLICY**

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

[National Planning Policy Framework \(NPPF\)](#)  
[National Planning Practice Guidance \(NPPG\)](#)

***Local policy and guidance***

Camden Local Plan (2017) (CLP)

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

[Policy C2 Community facilities](#)

[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 T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

## [Policy DM1 Delivery and monitoring](#)

### Supplementary Planning Documents and Guidance

*Most relevant Camden Planning Guidance (CPGs):*

[Amenity - January 2021](#)

[Community uses, leisure and pubs - January 2021](#)

[Design - January 2021](#)

[Developer Contribution CPG - March 2019](#)

[Employment sites and business premises - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Transport - January 2021](#)

*Other guidance:*

[Bloomsbury Conservation Area Appraisal and Management Strategy \(2011\)](#)

### Proposed Submission Draft Camden Local Plan (DCLP)

The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

## **6. ASSESSMENT**

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

<b>7</b>	<b>LAND USE</b>
<b>8</b>	<b>EMPLOYMENT BENEFITS</b>
<b>9</b>	<b>IMPACT ON NEIGHBOURING AMENITY</b>

<b>10</b>	<b>DESIGN AND CONSERVATION</b>
<b>11</b>	<b>TRANSPORT</b>
<b>12</b>	<b>SUSTAINABILITY AND ENERGY</b>
<b>13</b>	<b>BIODIVERSITY</b>
<b>14</b>	<b>COMMUNITY INFRASTRUCTURE LEVY (CIL)</b>

## **7. LAND USE**

- 7.1 The proposal seeks planning permission for the temporary change of use at ground floor level from education (Class F1(a)) to flexible office (Class E(g)) and education use (Class F1 (a)) for a period of up to 10 years.
- 7.2 Stewart House has been exclusively occupied by University of London for administrative offices and comprises a gross internal floor area of 11,585sqm spread across six floors. The building does not contain any teaching or classroom facilities. There are limited planning history records available; however, it is considered that the existing lawful use is Class F1(a) educational use given the length of time the University of London has occupied the building.
- 7.3 The proposed change of use relates to the ground floor of the building which is currently vacant and identified as surplus to the University of London's needs. This is as a consequence of the University of London consolidating its administrative activities, making more efficient use of its buildings, together with changes in working practices through hot desking and increased number of employees working from home.
- 7.4 It is proposed that L&P will occupy the ground floor for office (Class E) use, having a total GIA of 1,658sqm. This equates to less than 15% of the total floor area of the building.
- 7.5 L&P is the growth agency for London, who's mission is to create economic growth that is resilient, sustainable and inclusive. As London's growth agency, L&P works to deliver economic benefit to London by supporting businesses, attracting investment and promoting the capital as a place to invest, grow and visit. L&P's mission focuses particularly on the following:
- High-growth sectors – supporting international and domestic businesses in high-growth sectors to scale through our investment, trade, growth and innovation programmes.
  - Small businesses – providing expert support and resources to London's small and micro businesses to help them thrive.
  - Visitor economy – attracting visitors and events and developing London as a world-class destination.

- London brand – growing London’s global reputation to support economic growth.
- Partnership and ventures – creating partnerships and profit-making ventures to reinvest into our economic growth activity. This also includes supporting higher education institutions such as the University of London.

7.6 The Local Plan gives office and educational uses a level of protection, with policy C2 recognising the contribution that educational uses make in helping sustain a balanced economy and providing employment opportunities. Policy E1 outlines that the Council will maintain a stock of commercial premises that are suitable for a variety of business activities. Similarly, policy E2 confirms that the Council will protect premises or sites that are suitable for continued business use.

7.7 The Local Plan policies support the investment plans of educational, health, and scientific, and research bodies to expand and enhance their operations, considering the social and economic benefits they generate for Camden and London. Therefore, when considering the Local Plan as a whole, the proposal to retain the option of education use along with the proposed office use, would not undermine the objectives of the Local Plan policies and would allow continued support for office and educational use.

7.8 The proposed temporary change of use from an educational facility (Class F1(a)) to flexible education or commercial office use (Class E(g)) is considered acceptable in policy terms, allowing for the flexibility to implement either use and the potential for an educational use to occupy the floor in the future. The proposal would be considered acceptable in relation to the aspirations of policy C2. If occupied as an office use, the space is considered to be of a suitable size and layout and would provide additional office employment to the area, in compliance with the requirements of policies E1 and E2 of the Camden Local Plan 2017. The temporary loss of 10-years of the education (Class F1) use is considered acceptable subject to a condition requiring that the site reverts back to its lawful education use.

7.9 The provisions of the Class E use class include a number of uses such as offices, light industry, shops, restaurants, indoor sports facilities, medical or health services and day nurseries. There are certain uses within this use class that have different impacts in relation to activities associated with each use including noise and disturbance from the number of visitors coming and going, traffic generation and parking issues. The submitted documents state that the premises would be used as offices which is Class E(g)(i).

7.10 Other uses within the E use class have potential to harm local amenity through increased noise and disturbance, parking and transport impacts. In order to ensure that the premises cannot be used by other uses within the E use class without assessment through the submission of a planning

application, a condition is attached restricting the use of the premises to commercial uses only within Class E(g)(i), so that any other type of Class E use outside these uses would require planning permission.

7.11 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 education use at the end of the 10-year period. Consequently, the temporary loss of 10-years of the education use is considered acceptable subject to a condition requiring that the site reverts back to its lawful education use after the 10-year period. A personal permission condition has also been included, which limits the use of the space to L&P only.

7.12 The proposed uses would continue to employ staff, bringing similar benefits to Camden to those provided by an education administrative building and therefore helping to meet the economic objectives and growth strategy of the Local Plan.

## **8. EMPLOYMENT AND TRAINING OPPORTUNITIES**

8.1 Local Plan policies E1 and E2 of the Camden Local Plan and Employment sites and business premises CPG state that in the case of such developments 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 bring an existing vacant space (last used as offices in connection with the University) back into use for a temporary period of 10 years.

8.2 In line with Employment Sites and Business Premises CPG a range of training and employment benefits will be secured to help local people gain access to employment opportunities. This package of recruitment and apprenticeship measures will be secured by S.106 legal agreement in liaison with Camden's Economic Development Team. This will include:

- Apprenticeships - the applicant (University of London) will be expected to secure 2no. apprenticeships through the S.106 agreement. The employment apprenticeships will be recruited via Camden's Inclusive Economy Service (Future Talent Team) which will ensure the apprenticeship goes to a Camden resident.

8.3 The above measures would be included in a package of Employment and Training measures secured by S.106 agreement in accordance with Camden Local Plan policy E1 and the CPG.

## **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. 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.
- 9.2 The proposed change of use will not result in a material change in how the building is occupied in terms of hours of operation, footfall, and noise generated, given the proposed office use is similar in nature to that of the existing institutional use. It is therefore not considered that there is any need for conditions restricting the use of the premise, or hours of operation to be imposed.
- 9.3 In addition, the proposal does not include any external alterations and thus would not result in any new impacts to the amenity of any neighbouring residential occupier with regards to daylight/sunlight, privacy, outlook, or noise. The proposal is therefore acceptable on amenity grounds.

## **10. DESIGN & HERITAGE**

- 10.1 No external works or alterations are proposed; thus, there would be no impact on the appearance of the host building and the character of the wider Bloomsbury Conservation Area. The internal area is also not affected by this application which is currently laid out to suit its existing education occupier; however, this could be altered without the need for planning permission to adapt to any future change of occupier whether or not this remains under the existing lawful Class F1 use or an E Class use under the flexible consent applied for.
- 10.2 Given the limited scope of the proposals, they will not impact upon any neighbouring listed buildings.

## **11. TRANSPORT**

- 11.1 Camden Local Plan policy T1 promotes sustainable transport by prioritising walking, cycling and public transport in the borough; policy T2 seeks to limit the availability of parking in the borough and requires all new development in the borough to be car-free.
- 11.2 The site has a Public Transport Accessibility Level of 6b (Excellent) and is in close proximity to Russell Square and Goadge Street Underground Stations as well as numerous bus stops near Russell Square and along Tottenham Court Road.

- 11.3 In terms of cycle parking, 40no. Sheffield stands (80 spaces) are currently provided in the lightwells adjacent to Russell Square, whilst visitor cycle parking is provided to the rear of the building in the courtyard of Senate House. This provision of cycle parking is considered to be sufficient for the continued use of the ground floor as offices, with no additional cycle parking required.
- 11.4 No off-street car parking is currently provided and none is proposed. Disabled visitors and staff can park in the Senate House courtyard, to the rear of the site. It is therefore considered unnecessary to secure the temporary change of use a business parking permit free.
- 11.5 As the proposal is for a change of use only, a Construction Management Plan and Highways Contribution are not considered necessary in this instance.

## **12. SUSTAINABILITY AND ENERGY**

- 12.1 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.
- 12.2 In line with London Plan policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan 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.

### ***Change of Use***

- 12.3 The Council's policy is that non-residential changes of use of more than 500sqm of floorspace are expected to provide an energy statement setting out how a development has been designed to follow the steps in the energy hierarchy set out in the London Plan. Policy CC1 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies wherever feasible. Applicants are also expected to submit a sustainability statement, the detail of which is to be commensurate with the scale of the development, showing how the development will implement the sustainable design principles.
- 12.4 However, paragraph 8.3 in the Energy Efficiency and Adaptation CPG states that the Council expects proportionate measures to be taken to improve energy performance and sustainability of existing buildings. In this instance, given the limited scope of works, officers do not believe that it would be proportionate to require an energy assessment and sustainability strategy to be provided and for BREEAM excellent and 20% reduction in carbon

emissions at Be Green to be required. This has been confirmed with the Council's Sustainability Officer who agrees with this approach.

### **13. BIODIVERSITY**

#### ***Statutory Biodiversity Net Gain***

- 13.1 As well as the requirements of the development plan, there are statutory requirements for 10% Biodiversity Net Gain (BNG).
- 13.2 BNG is a way of creating and improving natural habitats with a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Every grant of planning permission is deemed to have been granted subject to a condition which requires the submission of a Biodiversity Net Gain Plan (BGP) before development can commence, showing how the 10% gain will be met.
- 13.3 This gain can be achieved through onsite biodiversity gains, registered offsite biodiversity gains (for example, on other land or developments owned by the applicant), or by purchasing statutory biodiversity credits.
- 13.4 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this scheme will not require the approval of a BGP because it is below the *de minimis* threshold. This is because it does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

### **14. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 14.1 The CIL applies to all proposals which add 100m<sup>2</sup> of new floorspace or an extra dwelling. The amount to pay is the increase in floorspace (m<sup>2</sup>) multiplied by the rate in the CIL charging schedule. The final CIL liability will be determined by the CIL team.
- 14.2 As no new floorspace is proposed the CIL change is nil.

### **15. CONCLUSION**

- 15.1 The proposals are for a temporary 10-year consent which would not result in a long-term loss of an education use and would not result in a permanent loss of employment floorspace. The proposed site location is considered a suitable location for the temporary office use, particularly for an organisation like L&P which works directly with higher education institutions and other organisations within the Knowledge Quarter.
- 15.2 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 education use at the end of the 10-year period. Consequently, the temporary loss of 10-years of the education use is considered acceptable subject to a condition that requires the site reverts back to its lawful education use. A personal permission condition has also been added which requires that only L&P may occupy the space, and upon them vacating (including before the end of the 10-year temporary period) it will revert back to the lawful education use.

- 15.3 There are no external alterations proposed, and as such, the proposals would not impact on the appearance of the host building nor the significance of the wider Bloomsbury Conservation Area.
- 15.4 The proposal would not harm the amenity of nearby neighbouring residents or the local transport network.
- 15.5 An employment and training package would be secured by the S.106 agreement to help local people gain access to employment opportunities within the University of London.
- 15.6 As such, the proposed development is considered acceptable subject to the recommended conditions, including a condition requiring the site to revert back to its lawful use on or before 10 years from the date of the permission.

## **16. RECOMMENDATION**

- 16.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Training and employment opportunities

## **17. LEGAL COMMENTS**

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

## 18. **CONDITIONS**

### ***Standard conditions***

#### **1 Time Limit**

The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

#### **2 Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing Drawings: (Prefix 40843-001-STE) AB Rev B, AG Rev B, A1 Rev B, A2 Rev B, A3 Rev B, A4 Rev B, Location Plan

Proposed Drawings: Space Plan (dated 2025.10)

Documents: Cover Letter / Planning Statement (prepared by HGH, dated 28 November 2025), Existing Internal Photographs

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

#### **3 Temporary Permission**

The use hereby permitted is for a temporary period only and shall cease on or before 10 years from the date of this permission, at which time the premises shall revert to their former lawful use which is education (Class F1).

Reason: In order that the long-term use of the site may be properly considered in accordance with policies DM1, A1, and E2 of the London Borough of Camden Local Plan 2017.

#### **4 Personal Permission**

This permission is personal to London & Partners and shall endure for the period of their occupation only. On London & Partners vacating the premises the use shall revert to the lawful use for educational purposes.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy E2 of the London Borough of Camden Local Plan 2017.

#### **5 Use for Class E(g) purposes only**

Notwithstanding the provisions of Classes E and F of Part A of Schedule 2 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the buildings shall only be used for office purposes within Class E(g) and for educational purposes (Class F1) and for no other use within these use classes.

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.

## 19. 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>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 &amp; Compliance Team, 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>
3	<p>Biodiversity Net Gain (BNG) Informative (1/3):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  (b) the planning authority has approved the plan.</p> <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p> <p>Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.</p>
4	<p>Biodiversity Net Gain (BNG) Informative (2/3):</p>

	<p>+ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> <li>1. The planning application was made before 12 February 2024.</li> <li>2. The planning permission is retrospective.</li> <li>3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.</li> <li>4. The permission is exempt because of one or more of the reasons below: <ul style="list-style-type: none"> <li>- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.</li> <li>- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).</li> <li>- The application is a Householder Application.</li> <li>- It is for development of a "Biodiversity Gain Site".</li> <li>- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).</li> <li>- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).</li> </ul> </li> </ol>
5	<p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:  If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.</p> <p>+ The effect of section 73(2D) of the Town &amp; Country Planning Act 1990  If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite</p>

	<p>habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.</p> <p>+ Phased development</p> <p>In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.</p>
6	<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>







