

Delegated Report		Analysis sheet		Expiry Date:	10/01/2023
		N/A		Consultation Expiry Date:	
Officer			Application Number(s)		
Fast Track SC			2022/3686/P		
Application Address			Drawing Numbers		
1 Woburn Place London Camden WC1H 0LQ			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use from Bank to Restaurant as use Class E, with no external changes.					
Recommendation(s):		Grant certificate of lawfulness			
Application Type:		Certificate of Lawfulness (Existing)			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Site Description

The host building is located at 1 Woburn Place, London, Camden, WC1H 0LQ

The application site relates to the basement and ground floor at 1 Woburn Place. The property is not listed and is located within the Bloomsbury Conservation Area.

Relevant History

TP48278/661 - The extension of the existing bank premises at No. 1, Woburn Place, Holborn, over part of the dining room in the ground storey of the Morten Hotel. Granted – 22/6/1949

36549 - The installation of an "auto bank" cash dispenser next to an existing night-safe deposit point. – Granted 12/09/1983

29049 - Change of use of part of the basement and ground floor at 2 Woburn Place, from hotel use to bank use, in connection with the use of number 1 Woburn Place as a bank and external alterations to the front elevation. Granted - 19/12/1979

Relevant legislation

Town and Country Planning Act 1990

Town and Country Planning (Use Classes Order) 2015

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Assessment

A certificate of lawfulness for proposed development has been submitted to establish whether the proposed use of part of the basement and ground floor at 1 Woburn Place for commercial, business and service use (Class E) would be lawful.

On 1 September 2020, the Town and Country Planning (Use Classes Order) 2015 was amended and introduced new use classes. Financial and professional services were previously within use Class A2. This is confirmed in the Land Use Gazetteer.

The planning history at the application site does not include any conditions restricting the use of the premises.

Class A2 has been revoked and a new class E was introduced on 1 September 2020. Schedule 2, Part A, of the amended use classes order has resulted in the uses previously falling with the following classes: A1, A2, A3, B1 along with some D1 and D2 uses, being under the same use class, Class E (commercial, business and service use). The applicant's evidence to substantiate the lawful use is reference to the site's planning history. On the basis of the site history, the local planning authority agrees that the existing lawful use of the part of the basement and ground floor at 1 Woburn Place which was previously Class A2 would now be within Class E. In accordance with NPPG stats that *'Movement from one primary use to another within the same use class in not development, and does not require planning permission.'* Therefore, movement between Class E uses at the premises would result not be a material change of use under the amended GPDO as such would not constitute development.

Recommendation: Grant Certificate of Lawful development.