

Application ref: 2023/0713/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 24 May 2023

Development Management
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Newsteer Real Estate Advisers
C/O HubHub London
20 Farringdon Street
London
EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Enterprise House
190 High Holborn
London
WC1V 7BH

Proposal:

Variation of condition 2 (personal permission) of planning permission 2015/6719/P granted 19/09/2016 for the change of use of the first and second floors of the existing building from Office (Class B1) use to Education/Training (Class D1); namely, amendment to company trading name.

Drawing Nos: Letter by Newsteer dated 20 February 2023.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This permission is personal to Pearson Education Limited and Pearson College Limited and shall endure for the period of their occupation only. On Pearson Education Limited and Pearson College Limited vacating 190 High Holborn the university (Class F1) at first and second floor levels shall revert to the lawful use for Class E Office purposes.

Reason: In recognition of the special circumstances of the applicant/ occupier

and to accord with policies, A1, E1, E2, C2 and G1 of the Camden Local Plan 2017.

- 2 Notwithstanding the provisions of Class F1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the parts of the premises to which this application relates at first and second floor levels shall only be used for non-residential education and training uses, and for no other purpose within Class F1.

Reason: To ensure that the future occupation of the building does not reduce its employment generating potential or adversely affect the adjoining premises or immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, in accordance with policies A1, A4, E1, E2, T1 and C2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PEAL3001_01 00; One90 1st Floor; One90 2nd Floor; 15-0xxx-1-GL B; 15-0xxx-2-GL B; Transport Assessment (January 2016); Energy and Sustainability Statement (January 2016); Cover Letter (1st December 2015); Pearson University Vision.

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

Informative(s):

- 1 Reasons for granting permission

Planning permission was previously granted for the change of use of the first and second floors from office to education/training use (reference 2015/6719/P on 19/09/2016). Personal planning permission was granted for Pearson Education Limited (secured by condition 2) meaning that when they vacate the site, it must be returned to office use.

Pearson Education Limited are still in occupation, but are seeking a variation of condition 2 to refer to both Pearson Education Limited and Pearson College Limited, a group company of the parent company. Pearson College Limited provide education use, with a very similar offer as Pearson Education Limited, ensuring that the site will still be used for the same purposes as considered during the determination of the original application.

The reason for imposing the condition was in recognition of the special circumstances of the applicant. The proposed amendment of the condition to incorporate a group company of the original applicant is considered to be in keeping with the intentions of the original condition. The proposed amendment therefore constitutes a minor amendment to the original application and is acceptable.

No other amendments are proposed and there would therefore be no impact on the character and appearance of the host building or the conservation area, or on neighbouring amenity.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with A1, E1, E2, C2 and G1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer