

Application ref: 2023/2614/P
Contact: Elaine Quigley
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Date: 6 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Templar House
81-87 High Holborn
London
WC1V 6NU

Proposal: Change of use from sui generis use (retail and cafe/restaurant) to sui generis use (cafe and bar)

Drawing Nos: UCH-AST-XX-XX-DR-A-013601 rev P01; UCH-AST-XX-00-DR-A-013752 rev P01; Cover letter prepared by Montague Evans dated 23/06/2023; Design and Access Statement (ref UCH-AST-XX-XX-PP-A-011010 rev P01) produced by Astudio dated 08/06/2023.

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

Condition(s) and Reason(s):

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

UCH-AST-XX-XX-DR-A-013601 rev P01; UCH-AST-XX-00-DR-A-013752 rev P01; Cover letter prepared by Montague Evans dated 23/06/2023; Design and Access Statement (ref UCH-AST-XX-XX-PP-A-011010 rev P01) produced by Astudio dated 08/06/2023.

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

- 3 The proposed ground floor bar / drinking establishment that falls within sui generis use class of the Town and Country Planning (Use Classes) Order 2020 or Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification) shall not exceed more than 170 sq. m of the ground floor area hereby approved.

Reason: To ensure the development does not lead to an over concentration of food and drink uses in the area and to safeguard the amenities of neighbouring premises in accordance with the requirements of policies TC2, TC4 and A1 of the Camden Local Plan 2017.

- 4 The bar use (sui generis use) hereby permitted shall not be carried out outside the following times: 07:00 hours to 23:00 hours Monday to Saturday and 08:30 hours to 18:00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 6 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Three planning permissions have been granted for the wider refurbishment works of the entire building (refs 2020/1310/P, 2020/1350/P and 2020/1351/P) in association with the owner occupiers. The 5 ground floor units are currently vacant pending the completion of the refurbishment works which are due to be

completed in September 2023. This application seeks to change the use of the ground floor units from café / restaurant use to café / bar use. No physical alterations to the external facades of the ground floor units would be required ensuring there would be no harm to the character and appearance of the building or the surrounding Bloomsbury Conservation Area.

The plans approved under 2021/3885/P permission included 170 sq. m of floor space to be occupied as retail use with the remaining floor space being occupied as retail A3 (café / restaurant). It should be noted that following the change to the Use Classes Order in 2020, the new Class E also encompasses other uses that were previously in a different use class to retail. These include restaurants, health and beauty treatment clinics, gyms and offices. The existing units could change to other uses within Class E after being occupied for a limited period of time without the need for any formal planning permission. The principle of a cafe and bar use here is considered acceptable. The ground floor units along this part of High Holborn are characterised by retail, cafes, restaurants, bars and office uses. Due to the mainly mixed commercial nature of this location generally this would mean that other uses within the Class E could be accommodated without undesirable impacts on the area subject to other controls such as licencing which falls outside of the planning system. The proposed mixed use of café and bar would be considered to make a positive contribution to the high street and would offer a range of uses that would be considered appropriate for this location within the High Holborn / Kingsway Central London Frontage and the Holborn Growth Area.

The proposed ground floor area measures 365 sq. m in total. The proposal could result in the introduction of a large bar that may result in increased noise and disturbance to neighbouring residential uses compared to other Class E uses due to hours of use and noise and disturbance from comings and goings as well as associated music. The site adjoins residential flats at no. 80 High Holborn. In order to ensure that all of the ground floor area would not be occupied as a large drinking establishment, a condition would be attached to restrict the floor area of the bar use to not more than 170 sq. m in floorspace. This would ensure a balance of approved uses would be retained within the ground floor and would be in line with the aspirations secured as part of the 2021 planning permission (ref 2020/1310/P). The proposal would maintain the character, retail function, vitality and viability of the high street and the wider area. It would therefore be in accordance with policies TC2 and TC4 of the Camden Local Plan 2017.

It is considered that there would be no detrimental impact to any neighbouring amenities with regards to noise and odour. The ground floor uses would not be serving hot food so no primary cooking would take place onsite. Any food could be warmed up in an oven or microwave, ensuring no cooking odour or extracted fumes would arise. In terms of noise and disturbance, a condition was attached to the 2021 permission (ref 2020/1310/P) restricting the hours of operation of the approved café /restaurant use and restricting any audible sound from the commercial uses inside any adjacent residential premises. It is considered reasonable to continue to attach conditions to restrict the hours of operation of the proposed uses and restrict any music or audible sound so that it should not emanate from the ground floor uses as part of any future permission. The applicant has suggested opening times for the bar from 07:00

to 23:00 (Monday to Friday) and 18:00 (Saturdays, Sundays and Bank Holidays). Given the Central London location and the hours of opening of the surrounding uses, the proposed times would be considered acceptable and would ensure the amenity of neighbouring occupiers would not be harmed by any potential noise and disturbance from the uses or from people coming and going late into the evening.

Cycle parking is available in the basement for the office users on the upper floors of the building. The applicant has confirmed that this would also be available for the staff who work on the ground floor. The Council's Transport officer has confirmed that the requirement for further short stay cycle parking would not be required in this instance.

The Bloomsbury Conservation Area Advisory Committee has confirmed they have no comments to make on the application. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, G1, TC1, TC2, TC4 and T1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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 these hours.

- 4 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).


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