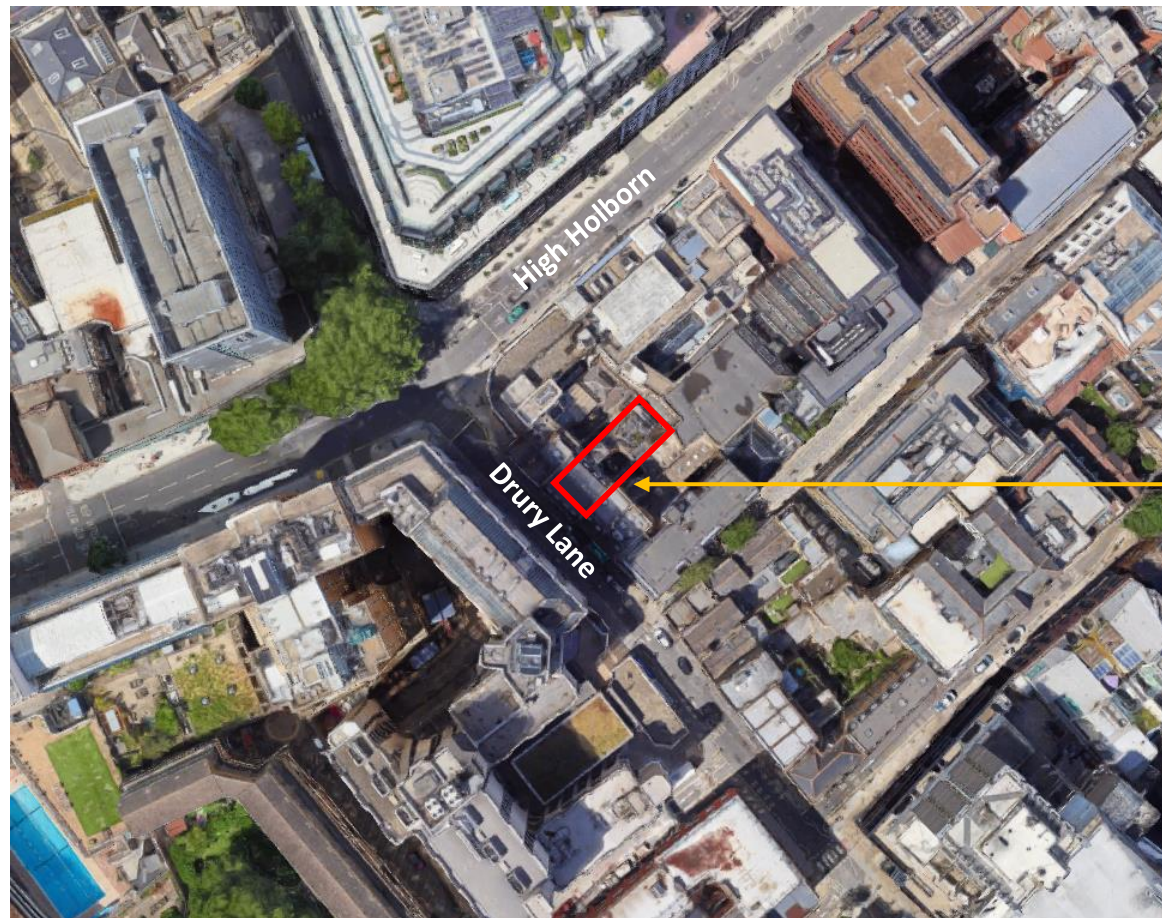


Project: 188-189 Drury Lane, Holborn, WC2B 5QD

Planning Statement

Advance Architecture



188-189 Drury
Lane WC2B 5QD

**Application for a Lawful development: Proposed use,
to maintain the ground floor as Use Class E (b) cafe and change the basement Use Class from E(g) Offices
into Use Class E (e) Medical Centre Head Office.**

1. INTRODUCTION

This document has been conducted in order to accompany the application submitted for a Lawful development: Proposed use, to maintain the ground floor as Use Class E (b) cafe and to maintain the ground floor as Use Class E (b) cafe and change the basement Use Class from E(g) Offices into Use Class E (e) Medical Centre Head Office.

The Town and Country Planning (Use Class order) was established in 1987 and was amended on 1st September 2020 to introduce the new Town and Country Planning (Use Class order).

Use Class E is one of the new Use Class Orders and puts the former use classes of: A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) under one Use Class.

Use Class E allows for many different uses and unless a planning restriction exists can be utilised for any of the following uses at any time without consultation with the local authority.

The application site is under the Use Class E and the site is seeking for the Lawful Development Certificate to maintain the ground floor use under Use Class E (b) café and to utilise the basement level as Use Class E (e) Medical Centre Head Office.

Use Class E (b) reads as:

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

Use Class E (e) reads as:

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

The property at 188-189 Drury Lane WC2B 5QD is located within Camden Council and the application site is located on a local street with mixed used properties with commercial units on the ground floor and partly residential units above. The surrounding character of the area consists of high rise of 4 storeys and above. The site is approximately a 5 minutes' walking distance to Holborn underground Station and the site is served by good transport links.

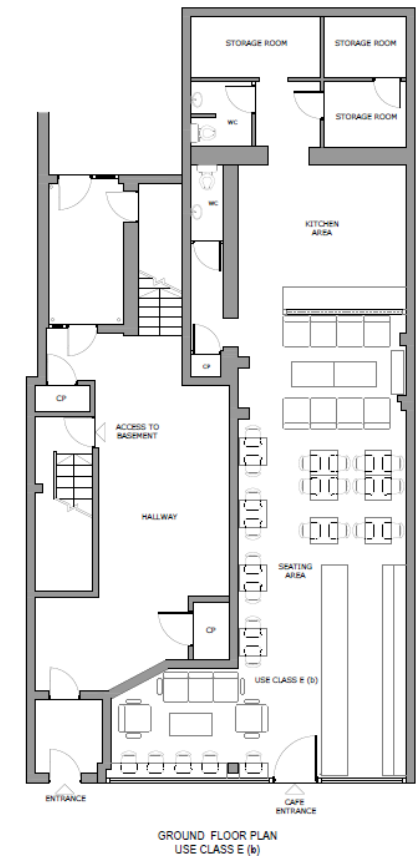
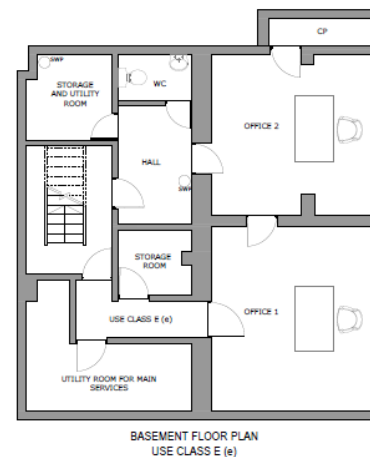
2. LAWFULNESS LEGISLATION

The existing ground floor and basement is under the Use Class E. The internal and external will be kept as it is and no changes will take place.

The Lawful development application for the proposed use has been submitted to maintain the ground floor as Use Class E (b) cafe and change the basement Use Class from E(g) Offices into Use Class E (e) Medical Centre Head Office. The basement will only be used as a head office for a medical company and no medical practice or consultation will take place.

The ground floor has been operating as a cafe for over 7 years, under the Use Class E(b) and previously provided food takeaway services as well, the basement has been used as an office under the use class E(g) since October 2016.

The lawful development respects the existing building and its context and everything will be maintained within the existing building boundary of the site.



The proposed use is permitted by Use Class E due to the Town and Country Planning, Schedule 2, Part A of the Commercial Business and Service:

Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or

(iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

3. CONCLUSION

In conclusion, the Lawful development: Proposed use has been submitted to maintain the ground floor as Use Class E (b) cafe and change the basement Use Class from E(g) Offices into Use Class E (e) Medical Centre Head Office at 188-189 Drury Lane, Holborn, WC2B 5QD.

The requested use for the basement and ground floor is permitted as it is under the same Use Class E. The Use Class will not affect the surrounding vicinity as the internal and external will be maintained as existing. The basement will only be used as a head office for a medical company and no medical practice or consultation will take place. The ground floor has been operating as a cafe for over 7 years and previously provided food takeaway services as well, the basement has been used as an office since October 2016.

The site provides clear and safe layout for the Lawful Development Certificate to be granted as lawful and we look forward to receiving the permission of the application.

Advance Architecture