

LDC (Proposed) Report	Application number	2023/3775/P
Officer	Expiry date	
Jaspreet Chana	06/11/2023	
Application Address	Authorised Officer Signature	
188-189 Drury Lane Camden London WC2B 5QD		
Conservation Area	Relevant article 4	
Seven Dials Conservation Area	Article 4 Basements Article 4 Land Use	
Proposal		
Retain ground floor as Cafe Use Class E (b) and change the basement from Office Use Class E (g)(i) to Medical Centre Head Office Use Class E (e)		
Recommendation:	Grant Lawful Development Certificate	

- The certificate is for Change of use of basement (Class E (g) (i)) to medical service (Class E (e)).
- Section 55 of the Town and Country Planning Act 1990 defines “development”. Planning permission is required for most forms of “development” (unless excluded by Section 57). However, Section 55(2) say, amongst other things, that “*The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—*

(f) in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class.”
- The relevant Order is the Town and Country Planning (Use Classes) Order 1987 (as amended by the new Use Class Order 2020). Class E of the Order is broad and covers commercial, business, and service uses. These include:
 - E (g)(i) Offices to carry out any operational or administrative functions, and
 - E (e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- The current café has been in use for 7 years and the basement has been in use as an office since October 2016. No official planning permission has been granted for the current use. From street view on google, it is evident that the site has been in commercial use since 2008.
- The existing use as Drury Café now falls with Class E under paragraph (b) (rather than Class A which was revoked from 1st September 2020). The proposal involves retaining the existing café use on the ground floor and to change the use of the basement office use to a medical centre head office, this use also falls within Class E, under paragraph (e). Both operations fall within Class E (Commercial, Business and Service), and so would not constitute “development” as defined by Section 55 of the Town & Country Planning Act 1990, and therefore would not require planning permission.
- Recommendation:** Grant Certificate of Proposed Lawful Development.