

Application ref: 2022/5485/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: Elaine.Quigley@camden.gov.uk  
Date: 14 February 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444

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Forward Planning and Development  
The Studio@The Old Farmhouse  
29 Banbury Road  
Chacombe  
OX17 2JN

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:  
**150 Holborn**  
**London**  
**EC1N 2NS**

**Proposal:**

Variation of Condition 2 (Approved plans) and Condition 7 (Café / restaurant hours of operation) from 07.00am to 21.00 Monday-Saturday and 08.30am to 18.00 Sunday and Bank Holidays to 11.30am to 23.30 Monday-Saturday and 11.30am to 22.30 Sunday and Bank Holidays of planning permission ref 2016/2094/P granted on 25th June 2018 (for redevelopment for a mixed use development of commercial, residential and retail floorspace).

Drawing Nos: Covering letter produced by Forward Planning Development dated 150-PWA-Z1-ZZ-DR-A-BBB; 150-PWA-Z1-00-DR-A-AAA; Schematic Design Plans dated 17/11/2022; Letter from Jackson Criss dated 22/11/2022.

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 have begun not later than the end of three years from the date of the original planning permission ref 2016/2094/P dated 25/06/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no. 2 of planning permission 2016/2094/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 2:**

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

Existing drawings: 325424 A-01-01 rev C; A-01-02 rev B; 150-PWA-Z1-ZZ-DR-A-BBB; A-01-B1 rev A; A-02-B1 rev A; A-02-00 rev A; A-02-01 rev A; A-02-02 rev A; A-02-03 rev A; A-02-04 rev A; A-02-05 rev A; A-02-06 rev A; A-02-07 rev A; A-02-11 rev A; A-02-12 rev A; A-02-13 rev A; A-02-21 rev A; A-02-22 rev A.

Proposed drawings: Schematic Design Plans dated 17/11/2022; 325424-A-02-31 rev A; A-02-32 rev A; A-02-33 rev A; A-02-34 rev A; A-02-35 rev A; A-02-36 rev A; A-02-37 rev A; A-02-38 rev A; A-02-39 rev A; A-01-03 rev B; A-04-B1 rev B; 150-PWA-Z1-00-DR-A-AAA; A-04-00 rev B; A-04-01 rev B; A-04-TY rev A; A-04-06 rev B; A-04-07 rev B; A-04-08 rev B; A-04-09 rev B; A-04-10 rev B; A-04-11 rev B; A-11-01 rev B; A-11-02 rev B; A-11-03 rev B; A-11-04 rev B; A-11-07 rev B; A-11-14 rev B; A-11-15 rev B; A-11-20 rev B; A-11-21 rev B; A-11-22 rev B; A-11-23 rev B; SK-D100; SK-D101; 1036010-SK-D103; SK-D104; SK-D105.

Statement of Community Involvement prepared by Thorncliffe dated April 2016; Planning Statement Addendum produced by DP9 dated July 2017; Townscape Analysis produced by Perkins + Will dated July 2017; Planning Addendum LVMF Analysis produced by dated July 2017; Planning Addendum Design and Access Statement produced by Perkins + Will dated July 2017; Planning Addendum Daylight and sunlight amenity within the site produced by GIA dated July 2017; Daylight and sunlight Assessment produced by GIA dated April 2016; Ecological Appraisal produced by Dar Al Handasah (Shair and Partners) dated April 2016; Basement impact assessment produced by OTB Engineering Limits (ref P17-061-R01 rev 03 dated November 2017; Civil and Structural Engineering Reports Stage 3 produced by Clarke Nicholls Marcel dated September 2017; CNM responses to Campbell Reith BIA rev P3 produced by Clarke Nicholls Marcel dated November 2017; Preliminary UXO Risk Assessment produced by 1st Line Defence Ltd dated November 2017; Structural Report produced by CNM dated March 2016; Assessment of impacts due to ground movement produced by RPS Group dated June 2016; Basement retaining wall calculations produced by Clarke Nicholls Marcel dated November 2017; BIA Oasys Pdisp Input summary tables; Ground Investigation Report produced by Ground Engineering dated May 2013; Flood Risk Assessment produced by Sanderson Associates dated April 2016; Underground Drainage Design Statement produced by Clarke Nicholls Marcel dated July and September 2016; Draft Construction Management Plan produced by Sir Robert McAlpine; Arboricultural Impact Statement produced by Ian Keen Limited dated April 2016; Addendum Arboricultural Impact produced by Ian Keen Limited dated July 2017; Sustainability Statement and BREEAM Pre-Assessment produced by Dar Al-Handasah (DAH) dated July 2017; Planning Addendum Energy Strategy produced by Element dated July 2017; Extract from Permavoid Modular Cell 85 P1 Issue 3 produced by Polypipe Civils dated Jan

2016; Air purification Statement produced by Elementa dated 05 July 2016; Transport Statement produced by Steer Davies Gleave dated April 2016; Air Quality Assessment produced by Temple Group Ltd dated April 2016; Noise, Vibration and Ventilation Assessment produced by Sandy Brown dated April 2016; Covering letter produced by Forward Planning Development dated 14th December 2022.

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

- 3 The development shall be carried out in accordance with a) Sections at 1:10 of windows (including jambs, head and cill), external doors, b) balconies and railings; and c) Facing material as approved under reference 2020/0665/P dated 07/12/2020.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 5 Hard and soft landscaping and means of enclosure of all unbuilt and open areas shall be installed in full in accordance with the details approved under reference 2021/1909/P dated 03/11/2021.

The landscaping works shall not be carried out otherwise than in accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy A1, A3, CC2 and CC3 of the Camden Local Plan 2017 .

- 6 Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants of the residential units.

The development shall not be implemented other than in accordance with such

measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 and CC5 of the Camden Local Plan 2017.

- 7 The café / restaurant (A1/A3) uses hereby permitted shall not be carried out outside the following times from 11.30am to 23.30 Monday-Saturday and 11.30am to 22.30 Sunday 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 and TC2 of the Camden Local Plan 2017.

- 8 No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017

- 9 The approved office amenity spaces at 7th and 8th floor levels, as shown on drawing numbers A-04-08 rev B and A-04-09 rev B, shall be used by the office (B1a) uses of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: In order to safeguard the amenity of neighbouring premises from noise and general disturbance in accordance with the requirements of policy A1 Camden Local Plan 2017.

- 10 The gates to the pedestrian access way shall be completed in accordance with the details as approved under reference 2021/2822/P dated 07/01/2022, or with other such details submitted to and approved in writing by the local planning authority.

The gates shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 11 No noise generating activities shall take place within the roof terraces and pavilion outside of 23:00 and 07:00 Monday to Friday.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan.

- 12 No amplified music shall be played on the outdoor terrace associated with the rooftop uses on commercial building.

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

- 13 The development shall be carried out in accordance with the tree protection measures in accordance with the arboricultural report ref. JTK/9062/JK and tree protection plan ref. 9062/02 rev. B. produced by Ian Keen Limited as approved under reference 2018/3989/P dated 19/11/2018. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 14 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 15 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 16 The development shall be carried out in accordance with the details of waste storage and removal including recycled materials, for all uses on-site as approved under reference 2021/6157/P dated 02/11/2022.

The facility shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

- 17 The development shall be carried out in accordance with the details for secure

and covered cycle storage area for 230 cycles as approved under reference 2018/3817/P dated 15/11/2018. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 18 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 19 The development shall be carried out in accordance with the details confirming which residential units would be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable as approved under reference 2018/5306/P dated 26/02/2019.

All such flats shall be fitted out in accordance with the details as approved.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 20 All external doorways, except for fire doors or for access to utilities, should not open outwards towards the public highway/footway/pedestrian route through the site. The proposed doors must either open inwards or have a sliding door so they do not restrict the flow of pedestrians or risk being opened onto those passing by.

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies D1 and T1 of the Camden Local Plan 2017.

- 21 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 22 The development shall be carried out in accordance with the written programme of ground investigation as approved under reference 2018/4058/P dated 09/11/2018.

The ground investigation and any mitigation measures shall be completed in accordance with the radon report and validation report as approved under reference 2019/3151/P dated 27/05/2022.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 23 The development shall be carried out in accordance with details of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings as approved under reference 2020/4681/P dated 07/12/2020. The sound insulation shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies G1, D1 and A1 of the Camden Local Plan 2017.

- 24 The development shall be carried out in accordance with the details of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises as approved under 2020/4681/P dated 07/12/2020. The development shall be fitted out in accordance with the details as approved.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 25 The development shall be carried out in accordance with the details of the proposed plant equipment and compounds as approved under reference 2021/0099/P dated 27/05/2021. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The plant equipment and compounds shall be completed prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 26 Biodiversity enhancement features shall be installed in accordance with the details approved under reference 2021/1909/P dated 03/11/2021. All such features shall be installed prior to the occupation of the development and

permanently retained and maintained thereafter.

Reason: To ensure the development's ability to realise benefits for biodiversity through the layout, design and materials used, in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 27 The lighting statement especially for the external terraces and new pedestrian walkway shall be installed in full accordance with the details as approved under reference 2020/5920/P dated 03/11/2021. All details shall be installed prior to the occupation of the development and permanently retained and maintained thereafter.

Reason: To safeguard and protect priority species in accordance with policy A3 of the Camden Local Plan 2017.

- 28 Photovoltaic cells and solar thermal system shall be installed in full accordance with the details as approved under reference 2020/3496/P dated 27/04/2021. The cells shall be installed in full accordance with the details approved by the local planning authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan.

- 29 The green roof area indicated on the approved roof plans shall be installed in accordance with the details as approved under reference 2021/1909/P dated 03/11/2021. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof.

The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2, and CC3 of the London Borough of Camden Local Plan 2017.

- 30 Air quality monitors shall be installed in accordance with the details as approved under reference 2018/3989/P dated 19/11/2018. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the Greater London Authority's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 31 The mechanical ventilation system including air inlet locations and details of Nox filters (where necessary) shall be installed in accordance with the details approved under reference 2020/5507/P dated 03/11/2021. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 32 Sustainable urban drainage system shall be installed in accordance with details approved under reference 2018/3817/P dated 15/11/2018 and shall be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate that greenfield run off rates (5l/s) will be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings and shall be thereafter retained and maintained in accordance with the approved maintenance plan.

B) The sustainable drainage system has been implemented in accordance with the details approved under reference 2021/3057/P dated 17/06/2022. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 33 The sustainable urban drainage system required by condition 32 have been installed in accordance with the details approved under reference 2021/3057/P dated 17/06/2022. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 34 Piling shall be carried out in accordance with the piling method statement as approved under reference 2019/1443/P dated 18/06/2019, or with other such statement submitted to and approved in writing by the local planning authority in consultation with Thames Water, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure and other relevant underground structures, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and other utilities companies. Any piling must be undertaken in accordance with the

terms of the approved piling method statement.

Reason: To safeguard the underground utility infrastructure in accordance with Policy CC3 of the Camden Local Plan 2017.

- 35 Details of screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers (including screening of the residential balconies and commercial terraces/balconies) shall be installed in accordance with the details approved under reference 2021/2822/P dated 07/01/2022. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 36 The development hereby approved shall not include any further extensions to the height of the building above ridge level as shown on drawing nos A-11-01 rev B; A11-02rev B; A-11-03 rev B; A-11-04 rev B; A-11-07 rev B; A-11-14 rev B; A-11-15 rev B.

Reason To ensure the preservation of protected London View Management Framework View 4A.1 (Primrose Hill) in accordance with the requirements of Policy 7.11 of the London Plan 2016.

- 37 A. The development shall be carried out in accordance with the stage 1 written scheme of investigation (WSI), the programme and methodology of site evaluation, and the nominated competent person(s) or organisation to undertaking the agreed works as approved under reference 2018/3817/P dated 15/11/2018.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material shall be submitted to and approved in writing by the local planning authority. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and in order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 38 Prior to commencement of the relevant ground floor food and drink use hereby approved, details of the extract ventilating system associated with the relevant ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an

Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the Council's published noise and vibration standards.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment shall be installed in accordance with the details thus approved and acoustic isolation shall thereafter be maintained in accordance with the manufacturers' recommendations.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, TC1, TC2 and TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 39 The development shall be completed in accordance with the detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), as approved under reference 2018/5321/P dated 19/11/2018 or with other such details submitted to and approved in writing by the local planning authority which:
- (i) provide details on all structures
  - (ii) accommodate the location of the existing London Underground structures and tunnels
  - (iii) accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii), and (iii) of this condition shall be completed, in their entirety, before any part of the buildings are occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 40 No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist shall be engaged to assess any

vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

- 41 The café and informal gallery space uses at ground floor shall retain a street-facing glazed window display.

Reason: To ensure that the future occupation of the premises supports the character and vitality of the Town Centre, contributes a safe, welcoming appearance to the street and enables overlooking of public areas, in accordance with the requirements of policies G1, D1, D3, C5 and TC2 of the London Borough of Camden Local Plan 2017.

- 42 The development shall be carried out in accordance with the approved bat survey (April 2016 and addendum letter dated 5th June 2017 in Planning Addendum Design and Access Statement dated July 2017).

Such a survey will have been carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any mitigation measures.

All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.

Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

- 43 Prior to the first occupation of any part of the development, two disabled parking spaces (1 x residential use and 1 x commercial use) within the development shall be provided in their entirety and shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate spaces designated for disabled people in accordance with T2 of the Camden Local Plan 2017.

- 44 Prior to the first occupation of any part of the development, confirmation of the necessary measures to secure 1 active electric vehicle charging point within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation and shall be thereafter be retained and maintained.

Reason: To ensure that the scheme promotes the use of sustainable transport measures in accordance with policy T1 of the Camden Local Plan 2017.

- 45 The development hereby permitted shall provide 12,862 sq. m (GIA) of office floorspace (Class B1) and 1,480 sq. m (GIA) of retail floorspace (Class A1-A3) unless otherwise agreed in writing by the Local Planning Authority.

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

Informative(s):

1 Reasons for granting permission:

The basement and ground floor of the commercial building includes authorised uses of retail and café / restaurant. Condition 7 was attached restricted the hours of opening of the café / restaurant use to 07:00 to 21:00 on Monday to Saturday and 08:30 to 18:00 on Sundays and Bank Holidays. The agent has advised that the closing time of 21:00 would not allow the café / restaurant to trade successfully and is seeking to vary the opening times to a later time of 11:30am and later closing time of 23:00 (Monday to Friday) and 11:30am to 22:30pm (Sundays and Bank Holidays). The proposed plans would amend the layout of the ground floor so a variation to condition 2 (approved plans) is also required.

The approved basement and ground floor plans of the original planning permission included a café / restaurant use on the corner of Holborn and Gray's Inn Road. A condition restricting the hours of opening was considered necessary to protect amenities of the surrounding area as there are flats on the upper floors at 1-23 Gray's Inn Road which lies directly opposite the western elevation of the site. The café / restaurant use is identified as retail unit 03 which is located on the corner of Holborn and Brooke Street with its main entrance on Brooke Street. There would be no outside seating area associated with the café / restaurant. The site lies within the Holborn Central London Frontage. Holborn is a busy thoroughfare with high pedestrian footfall. Although Brooke Street is a narrower and quieter street, it is opposite a large commercial building (Waterhouse Square) which includes a pedestrian accessway from Greville Street. Within the immediate area, a number of authorised restaurant uses fronting Holborn have similar opening times during the week and weekend so the variation to the hours of opening would not be considered harmful to the character of the area. Consequently the extension to the hours of opening would not be considered to have an impact on the amenity of surrounding occupiers.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and it is considered that the variation to the hours of opening of the café / restaurant use would have a no material effect in terms of the amenities of the adjoining premises and the area generally.

No objections were received during the consultation period. 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 policies A1, A4 and TC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

2 You are reminded that conditions 37b (post-investigation WSI), and 38 (food and drink use extract ventilation) of planning permission 2016/2094/P granted

on 25/06/ 2018 are outstanding and require details to be submitted and approved by the local planning authority.

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 positioned above a faint, light-grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer