

Application ref: 2020/3967/P
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Date: 22 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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DLP Planning Ltd
107 Clerkenwell Workshops
27-31 Clerkenwell Close
London
EC1R 0AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Hult House
37-38 John Street
Holborn
London
WC1N 2AT

Proposal:

Continuation of flexible use as either office use (Class E) and/or educational/non-residential institution use (Class F1) from the lower ground floor level to the fourth-floor level.

Drawing Nos: Existing floor plans (for illustrative purposes) D01; A001-F; A002-D; A003-D; A004-D; A005-D; A006-D

Cover letter from DLP Planning dated 28.08.2020; Planning and Design and Access Statement by DLP dated 28.08.2020; Travel Plan by DLP dated Aug 2020.

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 shall be carried out in accordance with the following approved plans:- D01; A001-F; A002-D; A003-D; A004-D; A005-D; A006-D; Cover letter from DLP Planning dated 28.08.2020; Planning and Design and Access Statement by DLP dated 28.08.2020; Travel Plan by DLP dated Aug 2020.

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

- 2 The rear garden and amenity terraces within the site shall not be occupied in conjunction with the Class F.1 use hereby permitted outside of the following times:- 0830 - 2000 Mondays to Fridays and 0900 - 1800 on Saturdays and Sundays.

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

Informative(s):


- 1 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer