

Application ref: 2024/0235/P
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Date: 18 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

www.camden.gov.uk/planning

Quadrant Town Planning Ltd
The Office
14 Harcourt Close
Henley on Thames
RG9 1UZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**75 High Holborn
London
WC1V 6LS**

Proposal:

Variation of Condition 3 (relating to A1 floorspace at ground floor) pursuant to planning permission 2006/3615/P granted on 30th April 2007, to require only 287 sq m of A1 floorspace

Drawing Nos: P626/00/100 Rev PL-1

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-

P626/00/100 Rev PL-1

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

Informative(s):

- 1 The proposed removal of condition 3 would remove the restriction of Use Class A1 use to the units at 75 High Holborn as this use class has been superseded with Class E allowing for more flexible use, covering "Commercial, Business and Service". No other changes have been proposed. The original intention for the restriction to A1 use was to protect the vitality of the high street, which is now the purpose of Class E.

As the use class is no longer in use, the removal of this condition would be considered acceptable. The new use class covering the property will be class E

No other changes have been proposed with the removal of condition and therefore there would be no impact to neighbouring amenity.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received by neighbouring residents or the Bloomsbury CAAC. No concerns were raised by the Conservation Officer. 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, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 2 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.

- 3 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.

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