

Application ref: 2024/3116/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 4 September 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DP9 Limited  
100 Pall Mall  
London  
SW1Y 5NQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Mid City Place**  
**71 High Holborn**  
**London**  
**WC1V 6EA**

Proposal:  
Use of a plaza area adjacent to Hand Court for temporary food stalls, every Thursday between 11.30am-2.30pm

Drawing Nos: 2410-BG-01-XX-DR-A-00.101, rev P1; 2410-BG-01-00-DR-A-10.202, rev P1; 2410-BG-01-00-DR-A-20.202, rev P1; Cover letter prepared by DP9, 23/07/2024; Design Access Statement prepared by Barr Gazaetos, 23/07/2024

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 be begun not later than the end of three years from the date of this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 2410-BG-01-XX-DR-A-00.101, rev P1; 2410-BG-01-00-DR-A-10.202, rev P1; 2410-BG-01-00-DR-A-20.202, rev P1.

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

- 3 The use hereby permitted is for a temporary period of 2 years only and shall cease on or before 3rd September 2026.

Reason: The Local planning authority would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times 11.30am-2.30pm on Thursdays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, a waste management plan, with details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The approved plan shall be implemented prior to the food stalls commencing operations, and shall be retained for the duration of the food stalls.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC6 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission/consent-

The proposal is to operate a food market of temporary food stalls, every Thursday between 11.30am-2.30pm at Hand Court, a small plaza as part of a pedestrian throughfare adjacent to the 'Mid City Place' office building and running between Sandland Street and High Holborn. The market takes the form of 8 x gazebo food stalls.

The market would be managed by 'KERB' which operates at 5 weekly market venues around London as well as at events and venues across the UK.

Policy TC6 of the adopted Local Plan supports the principle of new markets of

varying scales noting that locally sourced food and specialist foods from ethnic communities can bring together local resident and working communities where the markets are well managed.

The market would assist in the activation of an underutilised public space which is well-suited to accommodating a market of this size, and encourage people to spend time in this public space and wider local area.

The market would not harm the overall setting and character of the public space, noting the stalls would be positioned adjacent to modern office buildings and be in place for a temporary period.

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).

The market would not impede pedestrian access through Hand Court. During the setup/packdown of the food stalls, vehicles can load from Sandland Street. As such, the market would not require any temporary traffic/parking management and transport effects would be suitably mitigated.

Council's Environmental Health Officer has reviewed the application material and considers the proposal to be acceptable with regard to environmental health.

The proposals are not expected to give rise to any amenity effects, in particular noting the commercial nature of the immediate area and absence of residential uses in proximity to the site. Notwithstanding, a condition is imposed limiting the operation of the food market for a period of two years, to allow Council to review the permission at the end of the period in the light of experience of the operation of the use.

No objections have been received prior to making this decision. One letter of support was received. 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, C5, C6, E3, D1, D2, TC2, TC6 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023.

- 2 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.

- 3 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](http://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.

- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 sets out a list of application types that are exempt or temporarily exempt from needing to create a biodiversity net gain.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

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 2023.

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



Daniel Pope

Chief Planning Officer