

Application ref: 2024/4619/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
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**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)

CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Proposed) Granted**

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Establish whether the existing use of Unit 3 falls within Use Class E and whether the proposed use also falls within Use Class E.

Drawing Nos:

Cover Letter October 2024, Site location plan, Photographic Evidence, Fever Overview Deck, Statutory Declaration of Peter Simon, Fever Operational Management Plan, Area Referencing Report LF5735, Bomstatik Experience Summary, Exhibit PSDS1, Exhibit PSDS2, Exhibit PSDS3, Exhibit PSDS4, Exhibit PSDS5, Exhibit PSDS6, Exhibit PSDS7, Exhibit PSDS8, Exhibit PSDS9 Part 1, Exhibit PSDS9 Part 2.

Second Schedule:

**Unit 3**  
**37-39 High Holborn**  
**WC1V 6AE**

Reason for the Decision:

- 1 Unit 3, 37-39 High Holborn is established to be under Use Class E; therefore its new use as an escape room would fall under the same Use Class and would not constitute "development" as defined by Section 55 of the Town & Country Planning Act 1990, and therefore would not require planning permission.

Informative(s):

- 1 This certificate is granted on the basis of the information submitted with the application, including the assertion that any proposed escape room use would fall within the description of Class E (d) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use\*/operations\*/matter\* specified in the First Schedule taking place on the land described in the Second Schedule was\*/would have been\* lawful on the specified date and thus, was not\*/would not have been\* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use\*/operations\*/matter\* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use\*/operations\*/matter\* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

