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Development Control  
Planning Services  
London Borough of Camden  
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London WC1H 8ND

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Mr Matthew Humphreys  
Drivers Jonas LLP  
Capital House  
85 King William Street  
London  
EC4N 7BL

Application Ref: **2009/5020/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 5562

17 March 2010

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:  
**272 High Holborn**  
London  
**WC1V 7NE**

#### Proposal:

Change of use from office (Class B1) and ancillary retail (Class A1) to non-residential institution (Class D1) at part basement, part ground and first and second floor levels.  
Drawing Nos: Site location plan; 1680/P01/299; 1680/P01/300; 1680/P01/301; 1680/P01/302; LO2/147 C4; LO3/104 P1; LO5/202 P1; LO5/207 P1; L12/109 C3; SK02/100 P1; PV-SK1; Design and Access Statement; Supporting Planning Statement; Transport Statement; Sustainability and Energy Statement; BREEAM Bespoke Pre-Assessment Report; Energy and Renewables Strategy.

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** This permission is personal to the University of the Arts only and shall endure for a period of no more than 20 years from the date of this permission. Upon the University of the Arts vacating the premises or after a period of 20 years (whichever is the sooner) the use shall revert to the lawful use for B1 (Office) purposes.

**Reason:** In recognition of the special circumstances of the intended occupier and to accord with policy E2 (Retention of existing business uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3** Prior to the occupation of the D1 element of the building hereby approved, the cycle storage provision shall be provided in full as shown on drawing numbers L02/147 C4 and SK02/100 P1.

**Reason:** To ensure that adequate provision is made for cycle storage in accordance with policy T3 (Pedestrians and cycling) and Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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

Site location plan; 1680/P01/299; 1680/P01/300; 1680/P01/301; 1680/P01/302; LO2/147 C4; LO3/104 P1; LO5/202 P1; LO5/207 P1; L12/109 C3; SK02/100 P1; PV-SK1; Design and Access Statement; Supporting Planning Statement; Transport Statement; Sustainability and Energy Statement; BREEAM Bespoke Pre-Assessment Report; Energy and Renewables Strategy.

**Reason:**

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

- 5** The proposed cafe located at basement level shall be ancillary to the primary D1 educational use, and shall not be open to general members of the public.

**Reason:** To protect the amenity of neighbours and the frontage in accordance with policies SD6 (Amenity for occupiers and neighbours) and R7 (Protection of shopping frontages and local shops) of the London Borough of Camden Replacement Unitary Development Plan 2006.

**Informative(s):**

**1 Reasons for granting planning permission.**

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life); SD2 (Planning obligations); SD6 (Amenity for occupiers and neighbours); SD7 (Light, noise and vibration pollution); SD8 (Noise and disturbance); SD9 (Resources and energy); B1 (General design principles); B3 (Alterations and extensions); B6 (Listed buildings); B7 (Conservation Areas); B8 (Archaeological sites and monuments); T1 (Sustainable Transport); T3 (Pedestrians and Cycling); T4 (Public transport); T8 (Car free housing and car capped housing); T9 (Impact of Parking); T12 (Works affecting highways); R7 (Protection of shopping frontages and local shops); E1 (Location of business uses); E2 (Retention of existing business uses); C1 (New community uses); C2 (Protecting community uses); N4 (Providing public open space) and N5 (Biodiversity).

Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposed change of use of the building to allow for the occupation of the building by the University of the Arts is considered to be acceptable. The proposals would bring a welcomed educational use into the borough and would bring the building back into effective use. The proposals would not place unmanageable pressure on the existing transport network and would include key links with the local community. The energy efficiency of the building would also be enhanced.

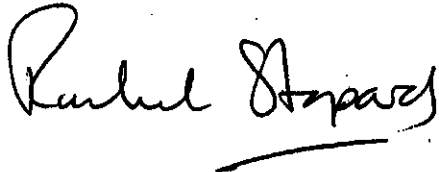
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).**
- 3 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.**
- 4 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ**
- 5 You are advised that Thames Water have recommended the installation of a 'fat**

trap' in relation to the ancillary cafe to avoid the blocking of drains.

- 6 You are advised that should any plant/machinery be required, planning permission is likely to be necessary.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).