

<b>Address:</b>	272 High Holborn London WC1V 7NE		
<b>Application Number:</b>	2009/5020/P	<b>Officer:</b> Katrina Christoforou	
<b>Ward:</b>	Holborn & Covent Garden		
<b>Date Received:</b>	16/10/2009		
<b>Proposal:</b> Change of use from part office (Class B1) and ancillary retail storage space (Class A1) at basement level to ancillary cafe use (Class A3) with retained office use (Class B1); and change of use from office use (Class B1) to non-residential educational use (Class D1) at ground, first and second floor levels for a temporary period (with extended retail use at ground floor level).			
<b>Drawing Numbers:</b>  Site Location; Energy and renewables strategy; Ground floor level perimeter profile survey; 1680/P01/299; 1680/P01/300; 1680/P01/301; 1680/P01/302; Sustainability and energy statement; Transport Statement;			
<b>RECOMMENDATION SUMMARY:</b>			
<b>Applicant:</b>		<b>Agent:</b>	
University of the Arts London c/o Agent		Drivers Jonas LLP Capital House 85 King William Street London EC4N 7BL	

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (Gross External)
Existing	A1 Shop		401m <sup>2</sup>
	B1 Business		9282.5m <sup>2</sup>
	Ancillary		339.3m <sup>2</sup>
Proposed	A1 Shop		401m <sup>2</sup>
	B1 Business		5957m <sup>2</sup>
	D1 Non-Residential Institution		3098.2m <sup>2</sup>
	Ancillary		553.2m <sup>2</sup>

## OFFICERS' REPORT

### Reason for Referral to Committee:

#### 1. SITE

- 1.1 The 9 storey plus basement level building, formerly known as Princeton House, is located on the south side of main route High Holborn within the Central London Area. The area is characterised predominantly by offices and retail (ground floor level) and is within the vicinity of the Inns of Court Area dominated by the legal profession. The 20<sup>th</sup> Century application building is currently undergoing refurbishment works in accordance with planning permission 2008/2778/P and is therefore vacant. The existing lawful use of the premises is office (use class B1) with a retail element at ground and basement floor level facing onto High Holborn which is a designated Central London Frontage.
- 1.2 To the rear the property backs on to the access road of Whetstone Park and the grade II listed buildings on the north side of the public open space of Lincoln's Inn Fields. The application property falls just outside of the boundary of the Bloomsbury Conservation Area and is within an Archaeological Priority Area.
- 1.3 To the west the property adjoins the 5 storey 'Telephone Exchange' building. The building originally to the east known as 'Chichester House' 278-282 High Holborn has been demolished pending redevelopment in association with planning permission 2007/3976/P.

#### 2. THE PROPOSAL

##### Original

- 2.1 The proposal involves the partial change of use of the building at basement to second floor level from B1 office to D1 non-residential institution. The intention is that the University of the Arts would occupy the whole building, with their administration and office functions occupying the upper levels of the building (under the existing B1 use class) and that teaching rooms and associated D1 facilities be accommodated at the lower levels. The A1 retail unit onto High Holborn would remain and would also be occupied by the university for the sale of student art. An ancillary café (solely for use by students and employees of the university) would occupy the basement.

##### Revision

- 2.2 Solar panels??????????????

#### 3. RELEVANT HISTORY

- 3.1 Planning permission **2008/2777/P** was granted on the 12/09/2008 for the change of use of front part of basement and ground floors from Classes B1 and A1 to a dual

use of either retail (Class A1) or Financial and Professional Services (Class A2) within 4 large units on the High Holborn frontage.

- 3.2 Planning permission **2008/2778/P** was granted subject to a Section 106 Legal Agreement on the 12/12/2008 for various external alterations/extensions to the building including the enlargement of the eastern lightwell, new double height ground and first floor shopfront on the High Holborn elevation, rear extension at first floor level including new terrace, new rear terrace at second, fifth to ninth floor levels, erection of a ninth floor roof extension to form additional office space and alterations at roof level to include new and extended plant room.
- 3.3 The permission was subject to a Section 106 Legal Agreement requiring a financial contribution of £25,000 towards the repaving of the footways to the front and rear adjacent to the site. The terms of the Section 106 have been fulfilled.
- 3.4 The permission was also subject to conditions requiring the submission and approval of details in association with cycle parking and attenuation and isolation of plant. Details of the cycle parking were approved on the 09/03/2009, reference **2009/0287/P** and details of the plant attenuation were approved 21/10/2009, reference **2009/3061/P**.

#### **4. CONSULTATIONS**

##### **Statutory Consultees**

##### 4.1 English Heritage GLAAS

English Heritage GLAAS were consulted as the site is within a designated Archaeological Priority Area. GLAAS confirmed that the proposals are not considered to have an affect on any significant remains and that no further action in this respect is required.

##### 4.2 Thames Water

Thames Water commented on the application recommending the installation of a 'fat trap' in association with the catering facilities to help mitigate the blocking of drains.

##### **Conservation Area Advisory Committee**

##### 4.3 Bloomsbury CAAC

The CAAC responded stating that they object to the proposals but only on the basis that no images of the building or maps were provided. As the proposal is for a change of use no physical alterations to the exterior of the building are proposed. The objection is not therefore considered to raise any material issues.

##### 4.4 Adjoining Occupiers

	Original
<i>Number of letters sent</i>	53
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

## 5. **POLICIES**

### **Replacement Unitary Development Plan 2006:**

SD1- Quality of life  
 SD2- Planning obligations  
 SD6- Amenity for occupiers and neighbours  
 SD7- Light, noise and vibration pollution  
 SD8- Noise and disturbance  
 SD10- Hazards  
 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  
 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  
 C2- Protecting community uses  
 N4- Providing public open space  
 N5- Biodiversity

### **Supplementary Planning Guidance:**

- Camden Planning Guidance 2006
- Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses.

## 6. **ASSESSMENT**

- 6.1 The principal consideration material to the determination of this application and summarised as follows:

- Principle of the partial change of use from B1 office space to D1 non-residential institution.
- Sustainability
- Transport
- Community

#### Principle of the change of use

- 6.2 It is proposed that the University of the Arts would occupy the whole building on a 20 year lease. The 3<sup>rd</sup>-9<sup>th</sup> (5957m<sup>2</sup>) floors of the building would remain in B1 office use and would be occupied with the university's administration functions. The proposal primarily involves the basement to 2<sup>nd</sup> floors of the building (approx 4000m<sup>2</sup>) where a change use from B1 office to D1 non-residential institution is proposed to allow the university to create teaching rooms and associated education facilities. The retail element on the High Holborn frontage would be retained.
- 6.3 The University of the Arts London (UAL) consists of six internationally renowned colleges. Part of the university occupies a building at 65 Davies Street within the London Borough of Westminster. The majority of the building is used for management and administrative functions but also includes some teaching space in association with the London College of Fashion (LCF). Being located near to Bond Street Station the building is to be the subject of a Compulsory Purchase Order to make way for Crossrail. The university will therefore have to vacate their current premises building by xxxxxxxxxxxxxxxxxxxxx.
- 6.4 Central London is an international centre for higher education which has a influence both locally and on the wider economy. The area in the vicinity of High Holborn has historically been a centre for higher educational facilities with the London School of Economics, University College London and many other establishments all located within a short distance. The location is considered to be suitable for such institutions due to its central location and accessibility by public transport.
- 6.3 Policy E2 seeks for the retention of business uses including those falling within the B1 use class where there is potential for that use to continue. The applicant does not dispute that the building is viable for office use; the application is the result of the university's interest in occupying the building. Policy E2 would generally seek for this kind of B1 accommodation to be retained but explains that as an exception to the general approach the Council may allow a change to other uses with priority given to permanent residential and community uses.
- 6.4 Policy C1 welcomes the creation of community uses in suitable locations where they are well positioned to be accessible to the community they serve and are fully accessible by public transport and by people with disabilities. Policy C1(C states that the Council will grant permission for educational facilities provided that the travel demand associated with the development does not harm the transport system. The policy goes on to state that the where appropriate the Council will seek for educational facilities to be made available for public use outside of term time or opening hours.
- 6.5 The following are considered to be key considerations:

- The site is suitable for continued B1 office use.
- A sizable proportion of the building would remain in office use.
- There is considered to be an oversupply of such B1 office premises in the local area. **Evidence?**
- The building is not considered to be suitable for alternative business uses falling within B8 warehouse or B1 light industrial uses due to its position, form and arrangement over 9 floors.
- The building is currently vacant so there would be no displacement of an existing business occupier.
- The permission is for a temporary period and would be personal to the UAL. After a period of 20 years or when the UAL vacate the premises (whichever is the sooner) the building would revert back to B1 use. Significant alterations would not be required to accommodate either the B1 or D1 use. The temporary and personal nature of the permission could be controlled through a section 106 agreement.
- The proposals would result in the relocation of a community use to the borough which is welcomed.
- The proposed use is not considered likely to place a significant increase in demand on public transport (please see **section xxx** Transport for more detail).
- Higher education facilities play an important role in this part of the Central London Area and the site is highly accessible.
- Whilst the proposals would result in a loss of an education facility at the university's premises at 65 Davies Street, this loss is unavoidable and is not dependent on the granting of permission at 272 High Holborn.
- The site at 65 Davies Street, whilst in the London Borough of Westminster, is still only a short distance from the proposed site at 272 High Holborn and it is equally as accessible for existing and future students and employees.
- The building, that is currently vacant, would be occupied and would provide a vibrant community use in the local area.

6.4 In the strictest terms policy E2 would resist the loss of the B1 use. However, given the points outlined above it is considered that the proposals are on balance to be welcomed in the light of policies E2 and C1.

#### Amenity of neighbours

6.5 The building has no immediate residential neighbours at present. If implemented, the permission for the adjoining Chichester House site would include 6 residential units on the Whetsone Park frontage. The main entrance to the D1 building would be located on the main street of High Holborn. It is not considered that a D1 education use would have a significant affect upon the residential amenity of neighbours. The central London location and mixed nature of the surrounding context implies that the two uses would be compatible neighbours in this instance.

#### Transport

6.6

## 7. **CONCLUSION**

7.1

7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

7.3 In the event that the S106 Legal Agreement referred to above has not been completed within 13 weeks of the date of the registration of the application, the Development Control Service Manager be given authority to refuse planning permission for the following reasons:-

## 8. **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.