



The Proposals

Our clients proposals for the non-office areas are:-

- Provision of a health club at basement, part ground and part mezzanine level
- Creation of additional retail area in a new mezzanine level
- Securing a mix of retail uses that will be attractive to operators, ensuring that the units are occupied at the earliest opportunity and contribute to the vitality of the area.

The proposed health club (D2) will be located primarily at basement level. There will also be a small area of D2 floorspace at ground floor level fronting Hand Court on the eastern side of the building, from where access to the health club will be gained. It is also proposed to insert a mezzanine into this unit for D2 use. It is anticipated that the floor area at ground and mezzanine level in D2 use will be used for ancillary purposes including a reception area, a 'juice bar' and the retailing of health and fitness equipment associated with the health club. These will ensure the frontage of the unit has a retail character.

The retail (A1/A2/A3) uses will occupy floorspace at ground floor level and also a new mezzanine level to be provided. Retail uses will occupy the whole of the High Holborn frontage with the exception of the office entrance already permitted.

The remainder of the building will remain in office use as per the original permission.

Key Planning Considerations

- **Provision of Health Club use**

The site lies within the Central London Area CLA as identified by the adopted Camden Unitary Development Plan. Policies in the plan seek to strengthen the diversity of this area and encourage mixed-use development with a priority for residential uses and supporting facilities and services. Policy also supports the location of new leisure facilities in the CLA.

The provision of a health club within the site would be in accordance with policy, which supports such uses in the CLA. The facility will support local communities, including both local residents and office workers. The site is within walking distance of residential areas and will provide an additional supporting service in a convenient and accessible location. It would add to the mix of uses on the site and in the area and would enhance the character and vitality of this part of High Holborn.

- **Retail Vitality and Viability**

The site does not fall within any designated shopping frontage or centres. However, Policy SH10 in the adopted Unitary Development Plan normally discourages the change of use from A1 to a non-retail use in other locations except where the proposal would not be detrimental to the character and function of the area and where the proposal would not be detrimental to any local amenity, environment and transport conditions. The UDP goes on to state that where the loss of A1 is considered acceptable, the Council will particularly encourage uses which are likely to benefit the local residential community.



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The health club use (D2) is proposed to be located predominantly at basement level within the building. There would be a minimal amount of D2 floorspace at ground and mezzanine levels involving a small unit fronting Hand Court on the eastern elevation of the building. It would not involve any floorspace fronting High Holborn. The Hand Court unit would provide access to the health club from ground level and would accommodate the health club reception area. There would also be retail type uses including a 'juice bar' and the sale of health and fitness equipment at ground floor and mezzanine level.

This layout has been designed to minimise the impact of the health club use at ground floor level. As such, proposals to locate the facility predominantly at basement level with access from Hand Court will ensure that retail uses (A1/A2/A3) will occupy the whole of the High Holborn frontage at ground floor level (except in the position of the office entrance). This will preserve the level of retail activity at ground floor level, maintain the vibrant retail frontage and ensure that the vitality and viability of High Holborn is not compromised. In addition, in order to further increase the retail provision on the site, it is also proposed to include mezzanine levels in these units along the High Holborn frontage for retail use. The resulting retail units would be attractive to retail occupiers and would to sustain the retail use on this frontage.

It is worth noting that whilst this proposal would result in a reduction of the total amount of floorspace in retail use in comparison with the previously permitted scheme, this will still constitute a significant increase in comparison with the previous existing uses on the site.

In light of the above, we do not consider that the proposals would be detrimental to the character and function of the area, nor will there be any impact upon local amenity, environment and transport conditions. We do not therefore consider that the proposals would conflict with Policy SH10 of the UDP.

In terms of the replacement uses, adopted policy recognises that where the loss of retail uses is considered to be acceptable, the Council will encourage uses which are of benefit to the local residential community. The provision of a health club in the basement of the building, will provide a facility that can be used by the local residential community as well as office workers and is therefore considered to be an acceptable alternative use. In addition the area will be enhanced by the introduction of a health club to the site which will maintain and enhance the balance of uses on the site and in the area.

- **Servicing**

The proposals for health club use at basement level will enable the retail floorspace in units 4 and 5 to the west of the site to be serviced from within the building via the service bay to the rear of the building. However, units 1, 2 and 3 will require servicing from the street. It will therefore be necessary to vary condition 5 of the original planning permission which currently requires servicing of the building to be undertaken within the service bay area.

Adopted policy in the Unitary Development Plan states that adequate provision for goods vehicles within all developments will be required in line with the development standards. The supporting text to this policy states that off-site servicing may be possible for small developments or in consideration of the merits of individual cases. Development standards specify that 500sqm is the threshold by which off-street servicing is required.



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In this instance, the total amount of floorspace equates to approximately 578 sqm of retail floorspace at ground and mezzanine level. As such, it is considered that the impact of the servicing vehicles will be minimal.

Conclusion

There will be no detrimental impact upon the character and function of the High Holborn area as a result of these proposals. The retail vitality and viability of the area will be maintained and enhanced and the proposed leisure facility will add to the balance of uses in the area and serve the local community.

The application comprises:

- Five copies of the planning application forms duly completed
- Five copies of the location plan;
- Five sets of proposed floor plans

Drawing numbers:

R-101 00

R-102 00

R-102M 00

- A cheque for the sum of £190 made payable to the London Borough of Camden

We trust that this provides you with sufficient information in order to favourably determine the application. Please contact Sally Peeters at the above offices if you require any further information.

Yours faithfully,

Jones Lang LaSalle Ltd

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Schedule of Owners to which Notice has been served under Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 for Planning Application at 58-71 High Holborn

Owners Name	Address at which notice was served
London Electricity PLC	Templar House, 81-87 High Holborn, WC1V 6NV
Springacre Properties Ltd	25 Harley Street, W1N 2BR
Highways Department, London Borough of Camden	Camden Town Hall, Judd Street, WC1H 9JE
Mitsubishi	C/o Tony Defries, FPD Savills, 25 Finsbury Circus, London, EC2M 7EE
Towers Perrin	C/o Jonathan Davies, Towers Perrin, 77-91 New Oxford Street, London, WC1
EDF Trading Ltd	C/o John Rittenhouse, Queensbury House, 3 Old Burlington Street, London, W1S 3AE