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Our Ref: **2016/6100/P**

Your Ref:  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

15 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:  
**Halsbury House**  
**35 Chancery Lane**  
**London**  
**WC2A 1EL**

Proposal:  
Change of use of part of the lower ground and part of the ground floors from Class A1 (Retail) to Class D2 (Assembly and Leisure) .  
Drawing Nos: Letter from City of London dated 4/11/16, ref 16/01134/FULL

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 Reason for no objections.

The proposal relates to an existing small retail unit on the ground floor located on the opposite side of Camden's Bloomsbury Conservation Area in which Chancery Lane forms the boundary between the two authorities.



The main issues for consideration relate to the impact with the development would have on the setting of the Bloomsbury Conservation Area, transport conditions and the amenity of the occupiers of neighbouring properties.

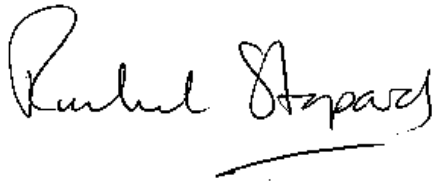
The proposed signage is considered to be appropriate as a street level presence and will provide an "active frontage" which will maintain and enhance the vitality of Chancery Lane and the above-mentioned conservation area. The proposed shopfront is as approved under planning permission no. 13/01189/FULL to which Camden offered no objections. As such the proposed signage is well conceived and would not harm the setting of the Bloomsbury Conservation Area or nearby listed buildings.

The proposed use within Class D2 as shown on the submitted plans appears to be a health studio/gym involving bicycles and the floorspace involved is relatively modest. As such the use will not harmfully impact on local transport conditions; the area is a Controlled Parking Zone and visitors will most likely arrive by foot, cycle or public transport. The proposed unit will use the same servicing arrangements of the building as previously approved here by the City of London.

It is considered that the proposal would not have an unacceptable impact upon the amenities of the Camden residents in terms of hours of operation, visitor numbers or noise nuisance. There are no residential properties opposite the proposal site that would be directly affected.

It is therefore recommended that City of London be advised that no objections are raised and the application should be assessed under City of London's planning policies. However it is suggested that a condition would be added in any grant of permission to ensure that the use is restricted within the D2 use class to a health studio/gym use only, to ensure that any issues of noise and congestion arising from a future conversion to other uses within this class can be controlled.

Yours faithfully

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

Rachel Stopard  
Executive Director Supporting Communities