

Miss Danielle St Pierre  
Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2016/5386/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1st Floor  
233 High Holborn  
London  
WC1V 7DN**

Proposal:

Change of use of 1st floor from B1a (Office) use to flexible D1 (Non-Residential Institution) / B1a (Office) use.

Drawing Nos: 1536-P01-B, Planning Statement dated 30/09/2016, and 1536-X04 Rev. A.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1536-P01-B, Planning Statement dated 30/09/2016, and 1536-X04 Rev. A.

Reason:

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

- 3 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the first floor of the premises shall only be used as a Hair and Skin Clinic (Class D1).

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining immediate area in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use of the first floor from office use to flexible office/non-residential institution use for a hair and skin clinic is considered acceptable in this instance. Although the development would see the loss of 578sqm of office floor space in this location; the 2nd to 6th floors would remain in office use. The existing access to these floors would not be altered and the change of use would not harm the viable operation of these units. Marketing evidence submitted by the applicant has satisfactorily demonstrated that there was no demand for the existing office unit, even after refurbishment. The change of use would bring a vacant unit back into use and would result in 43 additional jobs at the site. The space could easily be converted back into office use in the future if necessary, and the principle of the change of use is therefore considered acceptable.

The proposals do not involve any external alterations and the development would not impact the special character of the host Grade II Listed Building or the wider Bloomsbury conservation area.

The development does not involve any alterations to the existing windows which look out only look out onto neighbouring office buildings. The proposals would therefore not cause harm to the amenity of neighbouring residents in terms of a loss of privacy, outlook or daylight.

10 new secure cycle parking spaces would be provided which meet Camden and London Plan standards.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic

interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP15, DP16, DP17, DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

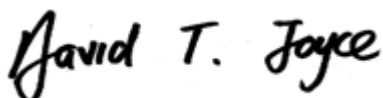
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Executive Director Supporting Communities

