

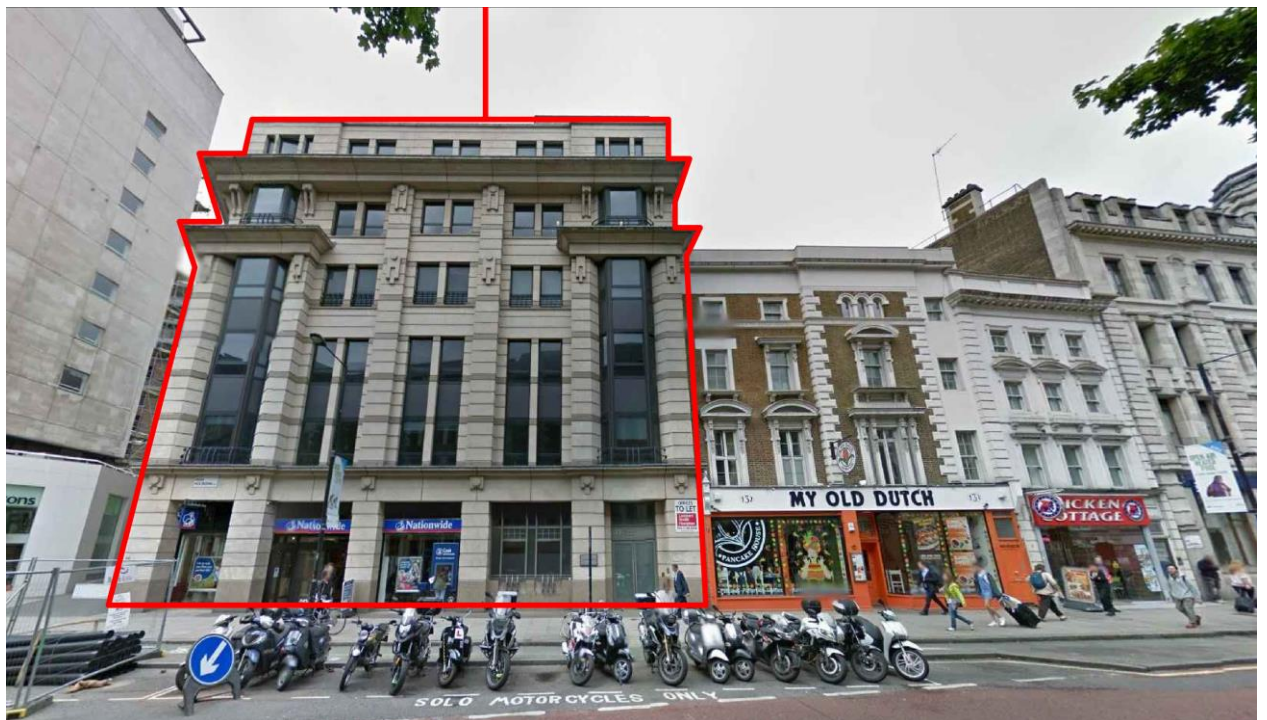
133 to 136 High Holborn - 2017/1759/P



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1 – Ground floor High Holborn façade



2 – Full High Holborn façade

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|---|----------------------------|---------------------------------------|-------------------------------------|--------------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 30/05/2017 |
| | | N/A / attached | | Consultation Expiry Date: | 01/06/2017 |
| Officer | | | Application Number(s) | | |
| Rachel English | | | 2017/1759/P | | |
| Application Address | | | Drawing Numbers | | |
| 133 to 136 High Holborn London WC1V 6PX | | | Refer to Draft Decision Notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Change of use of ground floor of Hogarth House from bank (Class A2) to retail (Use Class A1). Replacement of ground floor entrance door and alterations to ground floor front facade. Installation of replacement door at rear ground floor level. | | | | | |
| Recommendation(s): | | Grant conditional planning permission | | | |
| Application Type: | | Full Planning Permission | | | |

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|------------------------------------|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 09 | No. of objections | 09 |
| Summary of consultation responses: | <ul style="list-style-type: none">A site notice was displayed between 10/05/2017 until 31/05/2017A press advert was published between 11/05/2017 until 01/06/2017 <p>The occupiers of Flats 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Lytton Court, 14 Barter Street and 18-20 Barter Street have objected on the following grounds:</p> <ol style="list-style-type: none">The change of use of the car park for events, food carts and outside meeting space is proposed but hidden in the applicationThe proposal would result in the loss of all parking baysThe application drawings show 6 parking spaces when in fact there are 7Intensification of the car park will cause noise, smell and disturbance for the adjacent residential propertiesThe loss of the parking spaces is contrary to the original consent for the residential scheme PL/8800104/R2 which states that car parking accommodation shall be provided and retained permanently for the parking of vehicles of the occupiers of the residential accommodation.Overlooking into flat 2The consultation process was incorrectly carried out <p><i>Officer Response:</i></p> <ol style="list-style-type: none">– 6. The use of the parking bays for food carts and events has been removed from the proposals. The application is for the change of use of the ground floor of Hogarth House and some minor alterations to the front façade only.The application was advertised in accordance with the Council’s Statement of Community Involvement with four site notices displayed and one press notice. | | | | | |
| CAAC/Local groups comments: | <p><u>The Covent Garden Community Association</u></p> <ol style="list-style-type: none">Objects to the use of the existing parking bays for use of food carts, street furniture and events. This is an inappropriate use of parking bays and would have a negative impact on residential amenity. It also is out of keeping with the character of both the Covent Garden Conservation Area and the Bloomsbury Conservation Area, and would set a dangerous precedent.The CGCA also objects to proposed dual A1/A3 use. A1 and A3 uses can have quite different impacts on local residents and on the conservation area and, thus, the applicant should be required to specify a definitive use so the CGCA and local residents and businesses know what to expect from the space’s use. <p><i>Officer response:</i></p> <ol style="list-style-type: none">The use of the parking bays for food carts and events has been removed from the proposals. The application is for the change of use of the ground floor of Hogarth House and some minor alterations to | | | | | |

the front façade only.

2. The application has been revised to be an A1 retail use only.

Site Description

The application site relates to a former bank/building society at ground floor and basement levels with offices above. The ground floor has been vacant since early 2017. The building contains six storeys and dates back to the late 1980's.

The site is located in the Central Activities Zone and within a High Holborn Central London frontage. It is located in the Bloomsbury Conservation Area.

Relevant History

8800104 - The redevelopment of 133-136 High Holborn/1-3 Bloomsbury Court and 14 Barter Street by the erection of a part 4 part 6 storey building for use as offices (Class B1 of the Town and Country Planning (Use Classes) Order 1987) (Class A2) and 10 residential flats with car parking for 7 cars and the refurbishment of 16 18 & 20 Barter Street for retail (Class A1) on the basement and ground floors and a total of 3 x 2 bedroom maisonettes on the upper floors. Approved on 28/07/1988

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies 2010

- CS2 (Growth Areas)

- CS5 (Managing the impacts of growth and development)

- CS7 (Promoting Camden's centres and shops)

- CS8 (Promoting a successful and inclusive Camden economy)

- CS9 (Central London)

- CS14 (Promoting high quality places and conserving our heritage)

- CS18 (Dealing with our waste and encouraging recycling)

- DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

- DP13 (Employment sites and premises)

- DP18 (Parking standards and limiting the availability of car-parking)

- DP24 (Securing high quality design)

- DP25 (Conserving Camden's Heritage)

- DP26 (Managing the impact of development on occupiers and neighbours)

- DP28 (Noise & vibration)

- DP29 (Improving access)

Camden Planning Guidance

- CPG1 Design

- CPG5 Town Centres, Retail and Employment

- CPG6 Amenity

- CPG7 Transport

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Camden Emerging Local Plan 2016

- A1 Managing the impact of development

- D1 Design

- D2 Heritage

- DM1 Delivery and monitoring

- G1 Delivery and location of growth

- T1 Prioritising walking, cycling and public transport

- T2 Parking and car free development

T3 Transport Infrastructure
T4 Sustainable movement of goods and materials
TC1 Quantity and location of retail development
TC2 Camden's centres and other shopping areas

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a change of use of the ground floor of 133-136 High Holborn from a bank (Class A2 use) to retail (Class A1 use). The proposal will result in the change of use of 233 sqm (GIA) at ground floor level, designed to assist the small business users in the office floorspace above by providing a place to shop, eat and work.
- 1.2 The application proposes changes to the ground floor frontage removing the tinted glass panels from the window mullions and exposing the original post-modern windows and removing the cash point associated with the former bank. The entrance doors would be replaced with an automatic sliding door. On the Bloomsbury Court side, the railings would be removed and glazing replaced with clear glass.
- 1.3 To the rear the solid door that leads to the courtyard would be replaced with a toughened glass door.
- 1.4 The application originally included change of use to flexible retail/restaurant (class A1/A3) use however following Officer advice, the proposal has been revised to change of use to retail (Class A1) only as a restaurant use (Class A3) would be considered unacceptable in policy terms within this frontage. Also works to the listed buildings of 14, 15 and 22 Southampton Place (in same ownership) were included within this application however these have now been removed from the application and will be dealt with in a future application.
- 1.5 The principal considerations that are material to the determination of this application are summarised as follows:
 - i) Principle of change of use to retail (Class A1)
 - ii) Impact on amenity
 - iii) Design impact of proposals
 - iv) Highways impact

2.0 Principle of the change of use

- 2.1 The application proposes the change of use of 223sqm of A2 floorspace to retail (Class A1) space. Camden Planning Guidance 5 states that "The Council will generally resist proposals that would result in less than 50% of the total premises in each individual frontage being in A1 retail use." Within the frontage (127 to 136 High Holborn) that the site is located, there is a bank at numbers 127 to 129 High Holborn (class A2), a takeaway (class A5) at number 130, a restaurant (class A3) at number 131 High Holborn and the application site at numbers 133-136 (currently class A2 use). With regard to the A1 retail use at the site, it is considered that the use would be appropriate in this Central London Frontage. The audit of this frontage demonstrates that there are currently no A1 retail uses in the frontage. An increase of a unit for A1 use is

therefore encouraged. Furthermore, such a change of use would be permitted development.

- 2.2 It is considered that the retail use provides a compatible use to a business-orientated area, providing convenience and choice to people working in the wider area, maintaining an active shop frontage and would not be harmful to the character of the area.

3.0 Amenity

- 3.1 Policy DP12 requires the development of shopping, and other town centre uses does not cause harm to the function, local area or amenity of neighbours. These criteria are also supported by policies CS5 and DP26 which seek to protect the amenity of the Borough's residents from the harmful aspects of new development and draft policy TC1.
- 3.2 The nearest residential units are located to the rear of the site at Lytton Court. The Applicant has said that the operational hours would be between 0630 to 2100 hours Monday to Fridays and 0830 to 1700 on Saturdays, Sundays and bank holidays. A condition is stating these hours and also added stating that no audible noise will be played in such a way as to be audible within any adjoining premises or on the adjoining highway.
- 3.3 Despite some food being proposed to be served, the use does not propose any primary cooking or the preparation of food therefore no extraction duct is proposed as part of this application. Any proposal to ventilate the premises in the future would require a separate planning application. A condition is added stating that no primary cooking shall take place on the premises.

4.0 Design impact

- 4.1 The proposed changes involve the replacement of the existing ground floor glazing and installation of new entrance doors and removal of the existing ATM and railings. The proposed alterations would not detract from the appearance of the building or surrounding area and would be in accordance with the objectives of policies DP24 and DP25 and draft policies D1 and D2. As mentioned above, the increase of an active frontage to the ground floor level would contribute to the vitality of the area.

5.0 Highways Impact

- 5.1 There will be no net increase in scale of transport impacts from the proposed Class A1 use in comparison with the existing Class A2 use. No parking is proposed on or near to the site and the adjacent highway is a TfL 'red-route' therefore no stopping is permitted at any time. Any loading/unloading/servicing would have to take place in the nearby designated bay on High Holborn or from the rear servicing yard, as is the case for the existing A2 use. The proposals are not considered to cause any significant cumulative impact in this respect and complies with DP12 part d and draft policy TC1.

6.0 Conclusion

- 6.1 The proposed retail use (Class A1) will contribute towards creating a mix of uses at ground floor level without compromising the existing office use of the main building and will enhance the retail character of the Central London frontage. The proposed alterations to the rear are considered to be sympathetic to the existing building and the character of the Bloomsbury Conservation Area.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th June 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr James Penfold
GVA
65 Gresham Street
London
EC2V 7NQ

Application Ref: **2017/1759/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

15 June 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
133 to 136 High Holborn WC1V 6PX

DECISION

Proposal:
Change of use of ground floor of Hogarth House from bank (Class A2) to retail (Use Class A1). Replacement of ground floor entrance door and alterations to ground floor front facade. Installation of replacement door at rear ground floor level.
Drawing Nos: PL1, PL2, PL3, PL5, PL6, PL7, PL8 and Revised Design and Access Statement

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).

Executive Director Supporting Communities



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PL1, PL2, PL3, PL5, PL6, PL7, PL8

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

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016.

- 5 The use hereby permitted shall not be carried out outside the following times: 0630 to 2100 hours Monday to Fridays and 0830 to 1700 hours on Saturdays, Sundays and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016..

- 6 No primary cooking processes shall take place on the premises. Primary cooking processes, for the purposes of this condition, shall be taken to mean the application of heat to raw and/or fresh food in order to cook the food.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016..

Informative(s):

- 1 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).
- 2 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.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

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

Director of Regeneration and Planning