

Application ref: 2017/3871/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 27 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Enterprise House
190 High Holborn
LONDON
WC1V 7BH

Proposal:
Change of use of the third floor of the existing building from Office (Class B1) to Educational Institution (Class D1)
Drawing Nos: Cover letter from Turley dated 6.7.17, Transport Statement from Turley dated July 2017, Energy & Sustainability Statement from Turley dated July 2017; PEAL3001_01Rev.00, 15-0XXX-2-GL_Rev.B, One90-3rdFloor (unnumbered).

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: Cover letter from Turley dated 6.7.17, Transport Statement from Turley dated July 2017, Energy & Sustainability Statement from Turley dated July 2017; PEAL3001_01Rev.00, 15-0XXX-2-GL_Rev.B, One90-3rdFloor (unnumbered).

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

- 3 This permission is personal to Pearson Education Limited and shall endure for the period of their occupation only. On Pearson Education Limited vacating 190 High Holborn, the university (Class D1) at third floor level shall revert to the lawful use for Class B1a Office purposes.

Reason: In recognition of the special circumstances of the applicant and to accord with policies A1, E1, E2 & G1 of the London Borough of Camden Local Plan 2017.

- 4 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 third floor of the premises to which this application relates shall only be used for non-residential education and training uses, and for no other purpose within Class D1.

Reason: To ensure that the future occupation of the building does not reduce its employment generating potential or adversely affect the adjoining premises or immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, in accordance with policies G1, A1, A4, E1, E2, C2, C3 & T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

4 Reason for granting permission

The first and second floors of Enterprise House have previously had a change of use from B1 (office) to D1 (education) granted by planning permission Ref: 2015/6719/P dated 19/09/2016 for an identical purpose and applicant as that proposed here.

As no external alterations are proposed, there will be no impact on the character or appearance of the setting of the Bloomsbury Conservation Area or nearby Listed former Holborn Town Hall and Library.

Whilst the loss of B1 office floorspace is generally discouraged, the proposal is similar to the previously approved scheme for change of use of the lower floors. Policies within the new Local Plan 2017 on expansion of education uses and loss of office have not materially changed from those in the previous LDF under which the previous permission was assessed. The scheme thus remains on balance in compliance with Policies E1, E2, C2 and C3 of the new Local Plan and is therefore deemed to be acceptable.

The change from B1 to D1 would represent just under 30% of the building floorspace (cumulatively including that previously approved on 1st and 2nd floors under ref: 2015/6719/P dated 19/09/2016); it would not result in the loss of existing jobs, and would generate employment, comparing favourably with the average education density set by the HCA.

The proposed use will be identical to that previously permitted on lower floors and the same circumstances apply here in considering its acceptability- this includes proposed ties between the university and offices offering internships etc, ongoing occupation by Pearson, retention of employment, and ability to easily revert the floors back to B1 offices, Given the unusual circumstances of this application, a personal permission condition would be required in this instance, with the use reverting to B1 should Pearson vacate the premises.

The current overall mixed use of the building (for B1 and D1) would remain, and whilst the intensity would increase, the core hours would not vary. No residential neighbours exist on High Holborn (where the main entrance to the building exists), and no external alterations are proposed; as such it is considered that the proposal would not result in undue harm to the amenities of surrounding occupiers.

Insufficient space for cycle storage is available on site, so a financial contribution of £10,000 towards pedestrian, cycling, environmental, and public realm improvements in the vicinity of the site shall be secured via S106 legal agreement. A Workplace Travel Plan is also required for the application, secured by a S106, as with the previous approval (Ref: 2015/6719/P dated 19/09/2016). As the development does not propose any alteration to the existing delivery/servicing arrangements and does not involve any further significantly greater construction works beyond that already approved, a Construction Management Plan and Servicing Management Plan are not required in this instance.

One comment has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this

decision.

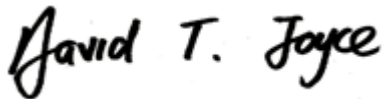
As such, the proposed development is in general accordance with policies A1, A4, E1, E2, C2, C3, G1 & T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning