

Development Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

**Via Planning Portal
PP-07355981**

let.001.HB.AM.29540002

22 October 2018

Dear Sir/Madam

24-25 HAND COURT, LONDON, WC1V 6JF.

On behalf of our client, SRG Holborn Limited, we hereby submit an application for the change of use of 24-25 Hand Court.

The proposed development is as follows:

Change of use from financial and professional services (A2) to non-residential institutions (D1).

The application has been submitted via the Planning Portal (ref: PP-07355981) and the requisite application fee of £462.00 has been paid directly to the London Borough of Camden.

In addition to this cover letter, the planning application package (submitted via the planning portal) comprises:

- Completed and signed application forms and certificates, prepared by Indigo Planning;
- Completed Community Infrastructure Levy Additional Information form, prepared by Indigo Planning;
- Drawing pack, comprising:
 - Site location plan;
 - Existing basement plan;
 - Existing ground floor plan;
 - Proposed basement plan; and
 - Proposed ground floor plan.

Site and surroundings

The application relates to an existing commercial unit which includes the ground and basement levels of the building. The unit has been vacant for a period of 12 months but was previously used as a printing business (Use Class A2).

The site is located in close proximity to High Holborn Centre. It is bounded by Sandland Street to the north and the A40, High Holborn, to the south. The development site is situated on Hand Court, which lies between two busier roads and accessible only to pedestrians.

The proposal

This application proposes to change the current use of the unit from A1 use to D1 use.

Policy context

According to the policies map, the site is located in the Central London Area and is adjacent to a growth area as well as a designated metropolitan walk. The site does not form part of the High Holborn designated Central London Frontage.

Policy TC2 provides for a range of shops and services and applies protection to retail uses within the designated primary and secondary frontages. The application site falls outside of these locations, and will not impact the health and vitality of these centres. There are no policy presumptions against the loss of an A2 unit in this location.

Conclusions

We trust that this submission provides you with sufficient material to validate and determine the planning application. Please do not hesitate to contact me if you require any additional information or clarification.

We look forward to discussing the application with you over the coming weeks.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Brown', written in a cursive style.

Hannah Brown