



Date: 14 February 2019

**FIRSTPLAN**



Jennifer Watson  
Planner  
Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Dear Ms Watson,

**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE  
175 – 185 GRAY'S INN ROAD, LONDON, WC1X 8UE**

We have been instructed by our client, InMotion Ventures Ltd, to submit an application for a Certificate of Lawfulness of Proposed Use/Development (CLOPUD) in respect of the firm using space on the third floor of the above property as a Chauffeur Firm's Office/Operating Centre (Use Class B1), pursuant to Section 192(1) of the Town and Country Planning Act 1990 (as amended).

The application has been submitted via Planning Portal (ref: PP-07552448) and comprises the following documentation:

- Completed form
- CIL form
- Cover letter
  - Appendix 1 – Land Use Gazetteer 3<sup>rd</sup> edition extract
  - Appendix 2 – Title documents
  - Appendix 3 – Evidence of existing B1(a) use
  - Appendix 4 – Correspondence from leaseholder confirming acceptance of use
- Drawings:
  - Location Plan dwg. GIR-BBA-Z0-ZZ-DR-A-01001 D5 P3
  - Existing Third Floor Plan dwg. GIR-BBA-Z0-03-DR-A-02004 D5 P3
  - Proposed Third Floor Plan dwg. GIR-BBA-Z0-03-DR-A-02005 D5



The remainder of this letter and Appendices 1-4 comprise the statement and information required to support the CLOPUD.



## **Background**

The applicant, InMotion Ventures Ltd, is in the process of seeking a Private Hire Vehicles (PHV) Operator's License from Transport for London. As part of this process, our client must evidence that the premises it intends to utilise as its Chauffeur Office/Operating Centre (office which manages all private hire car bookings) complies with the relevant planning regulations for such a use.

To this end, a CLOPUD is being sought from Camden Council for the proposed use of the third floor of 175 – 185 Gray's Inn Road (Use Class B1(a)) as a Chauffeur Firm's Office/Operating Centre (Use Class B1). Extract from the Land Use Gazetteer 3<sup>rd</sup> edition attached at Appendix 1.

## **Site Description and Planning History**

175 – 185 Gray's Inn Road is a four-storey office building located in the Borough of Camden. The Boutique Workplace Company Ltd is the leaseholder and operator of the building who provide flexible office /workspaces for lease. Title documents are enclosed within Appendix 2.

The third floor of the property has an existing Class B1(a) office use and extends to 283 sq m (GIA). The remainder of the building consists of B1(a) use floorspace with an element of flexible Class A3 (Café)/B1a (office) at ground floor.

Planning permission (ref: **2015/3967/P**) was granted on 8 September 2015 for relocation of existing cafe (A3) on ground floor; alterations to ground floor facade and entrances and installation of mechanical plant equipment at roof level.

Informative 1 attached to 2015/3967/P states that:

*"The host building is occupied by an office (B1a) use over all floors in addition to a ground floor café."*

Subsequently, permission (ref: **2017/3030/P**) was granted on 10 July 2017 for change of use of the existing café (Use Class A3) to a flexible use as a cafe or office (A3/B1a).

Again, the Council attached an informative to the decision notice specifying that the use over all the upper floors, including third floor, was office (B1a). Specifically, Informative 1 attached to 2017/3030/P states:

*"The host building is occupied by an office (B1a) use over all floors in addition to a ground floor café (A3)."*

Copies of the planning permissions as evidence of the existing B1(a) use of the building are attached at Appendix 3.

## **Proposal**

The applicant is seeking to lease a space on the third floor of the building to use as a Chauffeur Firm's Office/Operating Centre (Class B1). It will be used to manage bookings of chauffeur driven private hire cars, with all customer contact being undertaken either by phone or email. The use is therefore purely administrative and there will be no customer/ public access to the site, and no private hire chauffeur cars will operate from the site or be required to park within the vicinity of the building. The fleet of cars will be kept at the drivers' houses and at a depot elsewhere in London.

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Cars can only be pre-booked and there is no option of immediate booking. The fleet of cars available are luxury executive cars and the primary customer base will be business executives and high net worth individuals.

No external alterations are required to the building to support the administrative activities of our client and there will be no change to the existing overall use class of the premises which will remain B1(a).

For information, written confirmation from the leaseholder of the building confirming their acceptance of the proposed use is provided in Appendix 4.

## **Conclusion**

The proposed use of space on the third floor of 175 – 185 Gray's Inn Road as a Chauffeur Firm's Office/Operating Centre (Use Class B1) sits comfortably with the existing use class of the building (use class B1(a)). The proposed use is therefore considered to be lawful and there are no planning restrictions which would prevent this.

We trust this letter is helpful in outlining the case to support the issue of a Lawful Development Certificate for the Proposed Use, however, should you have any queries during the determination process please do not hesitate to get in contact.

Yours sincerely,



TIM WILLIAMS  
Director

Enc.