

Application ref: 2019/2987/P  
Contact: Joshua Ogunleye  
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Date: 9 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**90 High Holborn  
London  
WC1V 6LJ**

Proposal:

Internal reconfiguration including part change of use of existing retail unit from Class A1 to Class B1 use to provide additional office/co-working space at ground floor level.

Drawing Nos: Site Location Plan, HH-PL-LY00, Proposed ground floor

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 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 A1, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan, HH-PL-LY00, Proposed ground floor.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application building relates to a mixed use office building located on the northern side of High Holborn within a business improvement district. The current application relates to the reconfiguration of the ground floor layout including a part change of use of the existing retail unit (Class A1) to office space (Class B1) to provide flexible office/co-working space with ancillary café.

This application seeks to reduce the amount of A1 floor space by 54% as part of the change of use to B1 floor space. Approximately 36% of the existing A1 floor space would be retained. At the time of the site visit the existing A1 floor space was vacant. There are a variety of A1 spaces along the high street which are of a similar size to the one now being proposed. Officers consider the reduced size of the retail unit (approx. 51.6sqm) to be large enough to ensure the shop unit would be viable within the context of the surrounding high street. The applicant has provided written evidence advising officers that the property has attracted interest from potential retail tenants subject to planning permission.

Despite the reduction in size of the existing A1 floor space, officers consider the character of the high street would remain relatively unchanged as the scheme would not result in the permanent loss of a retail unit. Furthermore, the overall balance and type of units which would be available would remain largely unchanged.

The proposed A3/B1 floor space would result in the creation of a mixed use space for co-working purposes. Officers note that the proposed café space would be accessible to members of the public so too would the B1 floor space. Officers would welcome the provision of spaces suitable for small and medium size businesses at affordable rates, and recognise the contribution that this space could make given that it would be accessible to members of the public. Whilst the loss of a front lobby is regrettable officers note that floor space recovered from the existing A1 use would contribute to increasing the existing B1 floor space.

Further drawings were received from the applicant showing an indicative layout of the proposed ground floor. Officers consider the proposed works would result in a positive uplift of existing office floorspace, which is welcomed. No

external changes are proposed.

Given the scope and scale of the proposed works it is not considered that the proposal would have any adverse impact on neighbouring amenity.

No objections were received following statutory consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with Policies A1, E1, TC1, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer