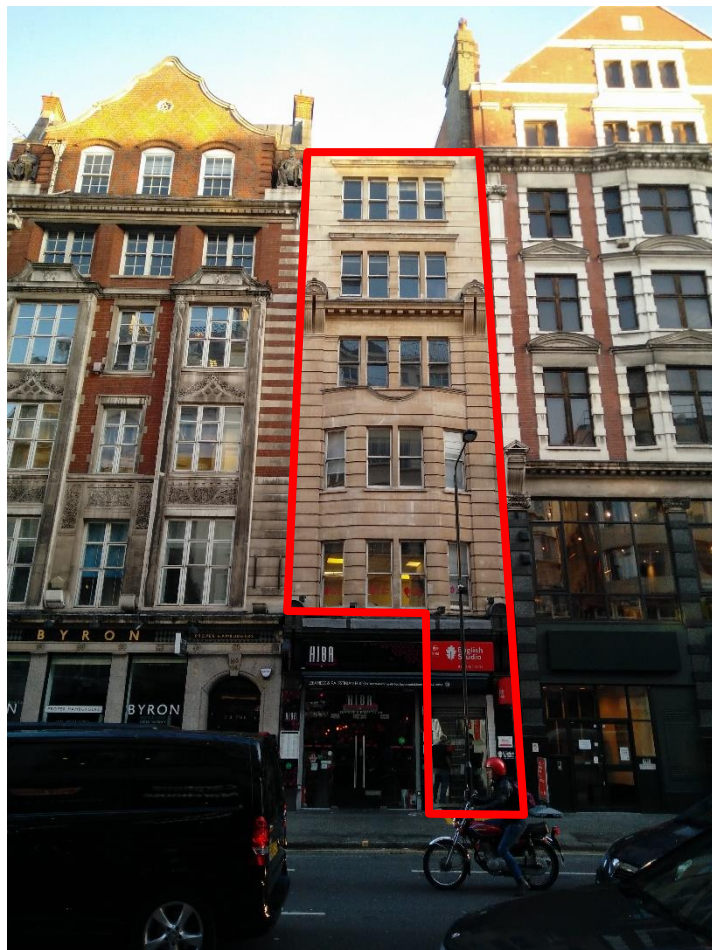


Planning Statement

1st – 5th Floors, 113 High Holborn, London WC1V 6JQ



Change of use of existing unit from Class D1 (Language School) to Class B1(a) Offices and open Class D1.

Planning Portal Reference: PP-08697655

1.0 Executive Summary

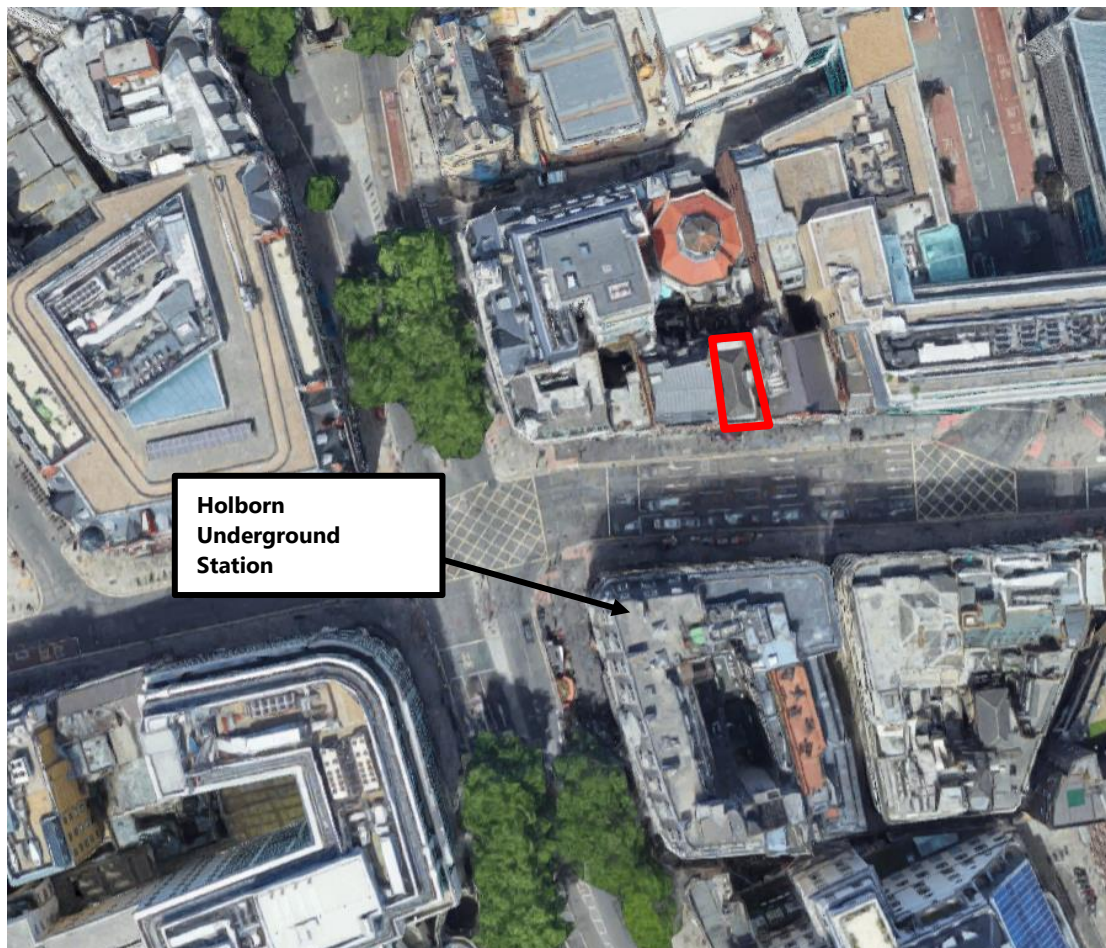
- 1.1** This Planning Statement is to be read in conjunction with the planning application which has been submitted by Marchmont Chartered Surveyors on behalf of Greenberg Development Limited, who are the Freeholders of the above mentioned property.
- 1.2** This Planning Statement has been prepared on behalf of Greenberg Development Limited to support the planning application submitted via Planning Portal (Planning portal reference PP-08697655) for the proposed change of use on the 1st to 5th Floors of the building from the existing D1 (Language School) use to the previous use of Class B1(a) Office along with open Class D1 use to increase the flexibility of the property for prospective occupiers.
- 1.3** The application property comprises of the 1st to 5th floors of the building known as 113 High Holborn, along with a self-contained ground floor entrance. The property forms part of a mixed use period building located on the north side of High Holborn. The building comprises of an A3 Restaurant covering the majority of the Ground Floor and Basement, along with a D1 (Language School) formerly covering the upper floors.

2.0 Introduction

The purpose of this statement is to provide a review and analysis of planning issues for the proposed development, together with an overview of the design and access considerations associated with the material change of use proposed.

3.0 Site and Surroundings

- 3.1** The Subject premises are situated at 113 High Holborn, London WC1V 6JQ and comprise of the 1st to 5th floors of the building accessed via a self-contained ground floor entrance, which extends to 334.7 m². The property is located in the London Borough of Camden, Holborn & Covent Garden Ward.



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Location of 113 High Holborn (Top is North)

- 3.2** The site is very close to Holborn Underground Station as shown in the location map above, the entrance to which is located on the other side of the road, and is accessible via a pedestrian crossing approximately 15m from the entrance to the property. This station is served by both the Central and Piccadilly Underground Lines.

- 3.3** In addition to the local underground station, the property is close to the junction of High Holborn and Kingsway, a transport interchange for various local bus services.
- 3.4** The site has no parking, and would not require any for the proposed use given the excellent PTAL rating.
- 3.5** The 1st to 5th Floors have recently been vacated by a Language School that has gone into Administration. It is understood that they had occupied the property since 2011, however they may have occupied the property for longer than this as there was a retrospective planning application for a Change of Use from B1 to D1 (Language School) in 2010.
- 3.6** The site is within an area designated as Flood Risk Zone 1 by the Environment Agency, which is the category of land least likely to flood, and as such not Flood Risk Assessment has been completed.
- 3.7** The proposed use should not affect the Conservation Area within which it is located.

4.0 Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/6251/A	113 High Holborn Camden London WC1V 6JQ	Installation of 1 x fascia and 2 x projecting signs to restaurant /cafe (Class A3) & language school (Class D2).	FINAL DECISION	27-11-2013	Granted
2010/5061/P	113 High Holborn London WC1V 6QJ	Retention of change of use of 1st to 5th floors from offices (Class B1) to language school (Class D1)	FINAL DECISION	27-09-2010	Granted
2009/2568/A	113 High Holborn London WC1V 6JJ	Display of one replacement externally illuminated fascia sign and one non-illuminated projecting sign.	FINAL DECISION	23-07-2009	Granted
2009/2567/P	113 High Holborn London WC1V 6JJ	Retention of replacement shopfront to restaurant (Class A3).	FINAL DECISION	23-07-2009	Granted
2007/2048/P	113 High Holborn London WC1V 6JJ	Installation of a new aluminium shopfront for restaurant (Class A3).	FINAL DECISION	11-05-2007	Refused
9480174	113 High Holborn WC1	Display of an internally illuminated fascia sign over the entrance to the upper floors measuring 1350mm by 1300mm and 2700mm above pavement and a projecting sign measuring 640mm by 800mm and 2511mm above pavement. as shown on drawing number 944925/120/49C.	FINAL DECISION	16-11-1994	Grant Approval for Advertisement
8900574	113 High Holborn WC2	Refurbishment to restaurant on basement and ground floor and alterations involving installation of new shopfront. *(Plans submitted).	FINAL DECISION	10-11-1989	Withdrawn after Reg'n (not used on PACIS)
8980097	113 High Holborn WC2	Display of externally illuminated hanging sign and fascia sign. *(Plans submitted).	FINAL DECISION	10-11-1989	Withdrawn after Reg'n (not used on PACIS)

5.0 Proposal

Change of use of existing unit from Class D1 (Language School) to B1(a) Office and Open D1 use.

- 5.1** Greenberg Development Limited are in the process of gaining Vacant Possession of the property and given the location of the property would like to be in a position to explore interest and take offers from office and D1 occupiers not limited to Language Schools.
- 5.2** The property was formerly within the B1 (office) use class which we are applying for and we would like to open up the current D1 use to occupiers other than language schools in order to increase the flexibility of the property.

6.0 Policy Analysis

6.1 Permitted Development

D1 use as defined in The Town and Country Planning (Use Classes) Order 1987 [As Amended] does not have any Permitted Development rights to change the use to any other use within the aforementioned Order.

6.2 Historic Uses

The current use of the property is as a D1 (Language School) and prior to that use, the property held B1 (Office) use.

6.3 Planning Assessment

Planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan for Camden is the Camden Local Plan (adopted July 2017).

6.4 Planning Policy

The Camden Local Plan Policy E1 indicates that *The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.*

[Camden] will [inter alia]:

- a). support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;*
- b). maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources;*

6.5 Assessment against Policy

Taking the requirements of **Policy E1** in turn.

Policy E1 seeks to create the conditions for economic growth and support businesses of all sizes, the proposed use will add additional floor space that would be attractive to small and medium sized businesses in the borough. In addition to this, the proposed use of Class B1(a) is the use to which the property was put prior to the 2010 Change of Use Application (2010/5061/P) whilst the property already has Class D1 Use, though restricted to Language Schools only.

6.6 Summary

We consider that the proposed development accords with the Council's Local Plan and is simply proposing to return the property to a previously consented use class along with opening up the current use class to allow more flexibility with regard to occupiers.

Based upon the above, we consider that the proposed development should not adversely affect the character and function of the area, and would bring additional floor space marketed to small and medium businesses, both B1(a) and D1 users, therefore the application for change of use should be approved by the London Borough of Camden.

7.0 Amount

7.1 The property benefits from the following areas:

Floor	Area (m2)
5 th	57.8
4 th	57.8
3 rd	58.7
2 nd	59.9
1 st	93.6
Ground	6.9
Total	334.7

Existing GIA – 334.7 m²

Proposed GIA – 334.7 m²

8.0 Layout

8.1 The Property consists of 1st-5th Floor accommodation with a self-contained ground floor entrance.

8.2 It is our client's intention to apply for change of use on this area only, as defined in this document and the plans submitted with the application

9.0 Landscaping

9.1 Not Applicable in this instance

9.2 The proposal is simply to apply for a material change of use only. It does not involve any structural or external changes to the premises.

10.0 Appearance

10.1 Should this application for change of use be accepted, any future tenant will undertake internal work only to the premises, any application for advertising consent will follow separately should the incoming tenant require this.

11.0 Community Safety

11.1 This application relates to a material change of use of the premises and therefore has little scope for incorporating community safety design considerations.

12.0 Access

12.1 Access to the site will remain unaltered by the proposed change of use of the premises. The site is/will be accessed via the existing self-contained ground floor entrance from High Holborn.

12.2 113 High Holborn is approximately 35m from Holborn Underground Station which is served by the Central and Piccadilly Underground Lines. It is also close to a number of bus stops on Kingsway and High Holborn. As a result of this the property has a PTAL Rating of 6b.

12.3 The property has level access from the pavement and this would not be affected in any way.

13.0 Conclusion

13.1 This Planning Statement has been prepared by Marchmont Chartered Surveyors on behalf of Greenberg Developments Limited to support and explain the contents of an application for the *Change of use of existing unit from Class D1 (Language School) to Class B1(a) Offices and open Class D1 of the 1st to 5th Floors 113 High Holborn, London.*

13.2 This statement has examined the planning, design and access aspects of the proposed scheme and concluded that it is an appropriate form of development in this location.

IMPORTANT NOTE

PLEASE DO NOT REFUSE THIS APPLICATION. Please allow us notice of any issues or objections prior to the eventual decision date and we will endeavor to review the current proposals further to discussion with the planning department, or to withdraw if this is not considered an option.