

London Borough of Camden
Planning and Environment Department
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley

1 August 2020

Ref: FW/137

Your Ref:

Dear Sir/Madam

Application under Section 96A for Non-material amendments to planning permission (2016/2094/P) - 150 Holborn, London, EC1N 2NS

We write on behalf of our client, 150 Holborn Real Estate Limited, to submit an application for non-material amendments to planning permission (Ref: 2016/2094/P).

The application relates to minor amendments to the description of development for planning permission 2016/2094/P.

Planning permission was granted on 25 May 2018 for:-

“Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height comprising 12,862 sqm GIA office floorspace (Use Class B1), 1,480 sqm GIA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works”.

The proposal

It is intended that an application will be submitted shortly to change some of the approved ancillary retail space at basement and ground floor level to ancillary office use.

In order to allow a Section 73 application to vary the approved amount of floorspace allocated to retail and office use, it is proposed to amend the approved description of development to remove the references to floorspace and attach a condition which sets out the floorspace allocated to each use.

It is therefore proposed to amend the description of development as follows:-

Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height comprising ~~12,862 sqm~~ GIA office floorspace (Use Class B1), ~~1,480 sqm~~ GIA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works”.

A condition would then be attached which states that:-

“The floorspace in the development comprises 12,862 sqm GIA office floorspace and 1,480 sqm GIA retail floorspace (Use classes A1-A3). Unless otherwise agreed in writing”.



An application will shortly be submitted to vary this condition to enable a re-allocation of floorspace within the approved scheme.

We look forward to discussing this with you and receiving confirmation that the package has been received.

Should you require any further details in respect of this submission please contact us on 07812 140 099.

Yours faithfully

Forward Planning and Development Limited

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