

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

Dear Sir / Madam,

Re: Hult House, 37-38 John Street, Holborn, London, WC1N 2AT
Planning Portal ref: PP-08859876

On behalf of our client, Hult International Business School Limited, DLP Planning Ltd is pleased to submit a full planning application seeking consent for the following proposal.

"Retention of the site for flexible use as either office use (Use Class B1) (Use Class E from 1 September 2020) and/or educational/non-residential institution use (Use Class D1)(Use Class F1 from 1 September 2020) from the lower ground floor level to the fourth-floor level."

Planning permission was originally granted for this flexible use of B1 and D1 in 2011 for a ten year period and Hult wish to continue this use.

As this application will be determined following the introduction of the new Use Classes on 1 September 2020, the lawful use classes for office use and educational/non-residential will be E (for office) and F1 (educational/non-residential institutions).

37-38 John Street is currently being operated as a college, which falls under the Use Class D1 (Non-residential institutions). On 16 September 2011, under the application ref. 2011/2832/P, permission was granted for *"Change of use from office use (Class B1) to flexible use as either office use (Class B1) and/or educational/non-residential institution use (Class D1) from lower ground floor level to fourth-floor level"*.

Informative no. 1 of the permission stated that the *"permission hereby granted gives flexibility of the use for 10 years...After 10 years the lawful use would revert to whichever of the uses is taking place at the time"*.

This application is essentially being submitted to address informative no. 1 and so that the dual use can be retained on the site. Hult International is required under the terms of its lease to apply (by 16 September 2020) for a renewal of the flexible dual D1/B1 use for a further ten-year period to ensure the retention of both B1 and D1 uses. This extension/renewal of the 2011 permission will allow the Council to retain its both D1 and B1 uses, which are key to the Central Activities Zone.

The 2011 permission included a s106 Agreement which required the submission of a Business and Community Plan; Service Management Plan; Sustainability Plan and a Travel Plan. All of the required documents were submitted to Camden in December 2011. The Planning Statement submitted to support this application provides further details of the S106 obligations and an update on each of the requirements. An updated Travel Plan is also submitted.

To support this application the following documents are submitted:

1. This covering letter dated 28 August 2020;
2. Application form and Certificate B;
3. Location and Block Plan (ref. D01)
4. Planning Statement prepared by DLP Planning Ltd;
5. Travel Plan prepared by the SDD Team of DLP Planning Ltd; and
6. Existing floor plans (please refer to the table below)

| Plan title | Drawing reference | Scale |
|-------------------------------|-------------------|------------|
| Basement (Lower Ground Floor) | A 001 Rev. F | 1:100 @ A3 |
| Ground Floor | A 002 Rev. D | 1:100 @ A3 |
| 1 st Floor | A 003 Rev. D | 1:100 @ A3 |
| 2 nd Floor | A 004 Rev. D | 1:100 @ A3 |
| 3 rd Floor | A 005 Rev. D | 1:100 @ A3 |
| 4 th Floor | A 006 Rev. D | 1:100 @ A3 |

The statutory planning application fee of £462 is being paid directly by Hult.

We trust that you have all the information you require to determine the planning application. However, should you have any queries in relation to this application, please do not hesitate to contact me or my Director, Frances Young.

We look forward to receiving confirmation that the application has been validated

Yours faithfully,

N. SAYYED

Nasrin Sayyed BSc (Hons), MSc
Planner