

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

FAO Elaine Quigley

4 December 2020

Ref: FW/137

Your Ref:

Dear Sir/Madam

**Application under Section 73 for 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 under Section 73 to vary Condition 45 attached to planning permission (Ref: 2016/2094/P).

Background

The application relates to amendments to the approved scheme namely the change of part of the ground and basement floors from ancillary retail use (formerly Class A1, now Class E) to ancillary office use (formally Class B1, now Class E).

A change of use application is not considered to be required as both the uses now fall within the same use class.

This requires a variation of Condition 45 attached to planning permission 2016/2094/P which sets out the quantum of office and retail floorspace approved by the development.

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”.

On 1 August 2020, an application (Ref: 2020/3430/P) under Section 96A was submitted and approved on 4 November 2020. this proposed minor alterations to the description of development approved on 25 May 2018 as follows:-

““Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height comprising office floorspace (Use Class B1), 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 (Condition 45) was attached to this application which stated that:-

“The development hereby permitted shall provide 12,862 sqm GIA office floorspace and 1,480 sqm GIA retail floorspace (Use classes A1-A3). Unless otherwise agreed in writing by the Local Planning Authority”

The proposal

It is proposed to change part of the ground floor and basement floor from retail use (Class A1) to office use (Class B1).

The following table sets out the previous, approved and proposed floorspace (sqm GIA) within the building.

	Pre-existing	Approved	Proposed
Retail (A1, A2, A3)	2,681	1,480	1,331
Offices	9,140	12,862	13,011
Residential	0	1,293	1,293
Plant and services	162	1,557	1,557
TOTAL	11,983	17,192	17,192

The amendments to the scheme result in a reduction of 149 sqm of retail floorspace (Class A1) and an equivalent increase of 149 sqm of office space (Class B1).

There is no overall change to the amount of floorspace proposed within the building it is simply proposed to re-allocate the approved floorspace between the retail and office space.

The proposed alterations include:-

- Development of Ground Floor Café reception area, with new design for the café wall, shorter in size.
- Reconfiguration of the Retail area 2 and addition of a retail lobby.
- Removal of the Ground Floor WC on the Café facing the reception.
- Redesign of the Basement with addition of mail room/ amazon lockers.
- Reduce of the retail in the basement, due to increase in ancillary office space including SER, dry Rooms and Storage.

In order to document this change it is proposed to amend Condition 45 as follows:-

The floorspace in the development comprises 13,011 sqm GIA office floorspace (Class E) and 1,331 sqm GIA retail floorspace (Class E). Unless otherwise agreed in writing

Assessment

The issue of retail/café floorspace was discussed at length in the committee report and we set out an assessment against the relevant paragraphs within the Council's committee report.

7.24 The site is located within the High Holborn/Kingsway Central London Frontage. Policy TC2 seeks to protect and enhance the role and unique character of each of Camden's centres. It also states that the Council will ensure that development of shopping, services, food and drink and entertainment does not cause harm to the character, function, vitality and viability of a centre.

Response - The alterations to the scheme will ensure that the role and character of the High Holborn/Kingsway Central London Frontage is protected.

7.25 The existing retail floor space extends over the basement, ground and first floors of the building and totals 2,681 sq. m (GIA) of which 1,311 sq. m is located at ground floor level. The proposed development includes 1,480 sq.m (GIA) of retail floor space at basement and ground floor level. The proposed ground floor retail floor space provision would comprise 932 sq. m. This would result in a reduction in the quantum of retail floor space at ground floor level of 379 sq. m. There are several factors that have restricted the provision of additional retail floor space at ground floor level in the redevelopment scheme. These include the need to incorporate a residential entrance at ground floor level for the new residential flats within the site. The proposed building has also been designed to include a public pedestrian walkway at the rear of the site leading from Brooke Street to Gray's Inn Road.

The ground floor front façades of the replacement building have been set further back into the site boundary to create wider pavements along Holborn, Gray's Inn Road and Brooke Street. Taking these factors into consideration, the reduction in the ground floor quantum of retail floor space is considered acceptable given the public realm improvements and creation of a new public pedestrian accessway from Brooke Street to Gray's Inn Road. It must be noted that the new retail units would continue to front onto Gray's Inn Road, Holborn and Brook Street continuing to create activity. A condition would be attached to ensure that the ground floor informal exhibition space maintains a window display to support the continued vitality and viability of the frontage as a whole within the Central London Frontage.

Response - The ground floor café and exhibition space will not be separated from the office entrance but will still be open to the public. This will ensure the continued vitality and viability of the frontage.

7.26 Policy TC4 also seeks the provision of an appropriate amount of retail and food and drink uses in the Central London Frontage. Camden CPG5 (Town Centres, Retail and Employment) requires at least 50% of units to be Class A1 (when assessing applications for the loss of Class A1 retail) and for no more than 25% Class A3 units. Four of the eight existing units within the site are identified as falling within an individual frontage that forms part of the overall Holborn Central London Frontage. Of these four units two are in A1 retail use, 1 is in A2 financial services and one is vacant. Therefore 50% of the units within this part of the frontage are in Class A1 retail use. The proposal includes a mix of retail (A1) floorspace and a public café (A3). The proposal would create 2 retail units which would ensure that 50% of the units within this part of the frontage would remain in retail use.

Response - There is no change to the number of units within Class A1 use.

7.27 The proposal would include a public café along the Holborn frontage. At present there are no A3 uses within the individual frontage that forms part of the overall Holborn Central London Frontage. The café would increase this to 25% which would remain in line with the 25% maximum in this part of the frontage falling within food, drink or entertainment uses.

It is also proposed to incorporate an informal exhibition space at ground floor level fronting Holborn as part of the public café. This would showcase the work and projects of the companies within DAR Group. These uses would complement the existing retail facilities. The

proposed plans illustrate ground floor elevations that include expansive glazing to increase visibility to the retail and café units. It is considered that it would not have a detrimental impact on the vitality of the area or lead to an over concentration of food and drink uses. A condition would be attached to ensure that the ground floor informal exhibition space maintains a window display to support the continued vitality and viability of the frontage as a whole. Overall, the provision of the use would contribute to the area in terms of vitality and viability.

Response - the exhibition and café space will remain but will not be separated from the office entrance.

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

Information submitted

This application is submitted via the planning portal (Ref: PP-08950841) and the following documents are submitted in support of this application:-

- Application forms
- Certificate A
- Site Location Plan
- Approved ground floor plan - Ref: 150 PWA Z1 00 XX AXXX2
- Approved basement plan - Ref: 150 PWA Z1 B1 XX AXXX1
- Proposed ground floor plan - Ref: 150 PWA Z1 00 DR A 1100 Rev C14
- Proposed basement plan - Ref: 150 PWA Z1 B1 DR A 11B1 Rev C08

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

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited