

Application ref: 2020/4052/P
Contact: Elaine Quigley
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Date: 4 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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Montagu Evans LLP
5 Bolton Street
Mayfair
London
W1J 8BA
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Templar House
81-87 High Holborn
London
WC1V 6NU

Proposal:

Change of use of 3 ground floor retail units (Class E) to a marketing suite (sui generis use) associated with the refurbishment of the building for a temporary period until August 2021. Drawing Nos: 19006_PA4_1-_001; 19006_PA4_EX_100; 19006_PA4_EX_200; 19006_PA4_20_100; 19006_PA4_20_200; 19006_PA4_20_300; Design and Access Statement prepared by Cousins & Cousins dated July 2020; Covering letter prepared by Montague Evans dated 04/09/2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 01st August 2021, at which time the premises shall revert to their former lawful use which is retail use (Class E).

Reason: In order that the long term use of the site may be properly considered in accordance with policies TC1, TC2 and TC4 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 19006_PA4_1-_001; 19006_PA4_EX_100; 19006_PA4_EX_200; 19006_PA4_20_100; 19006_PA4_20_200; 19006_PA4_20_300; Design and Access Statement prepared by Cousins & Cousins dated July 2020; Covering letter prepared by Montague Evans dated 04/09/2020.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The authorised use of the existing units are retail which falls within the new Class E use. Three planning applications were submitted in 2020 with resolution to grant planning permission subject to s106 legal agreement for the wider refurbishment works of the entire building (refs 2020/1310/P, 2020/1350/P and 2020/1351/P) in association with the owner occupiers. The ground floor retail units are currently vacant pending the completion of the refurbishment works. This applications seeks to use 3 of the 5 ground floor retail units as a marketing suite to promote and market the building until August 2021. No physical alterations to the external facades of the ground floor units would be required ensuring there would be no harm to the character and appearance of the building or the surrounding Bloomsbury Conservation Area.

The long-term change of use of the units as a marketing suite would represent a loss of retail floorspace and result in three consecutive units being in non-retail use. The application site is in High Holborn / Kingsway Central London Frontage and the Holborn Intensification Area and any permanent change of use from commercial floorspace to a sui generis use would be unacceptable as it would be harmful to the vibrancy or vitality of the Holborn Area.

On balance, the loss of retail would be short term and would provide short term employment within the Borough, as well as marketing assistance in the sale of the office floorspace above. A street presence and activity within the Central London Frontage would be provided with the nature of the use during the refurbishment of the building. A condition would be attached in order to ensure that the premises revert to uses within Class E before the end of August 2021.

As no external changes are proposed it is not considered that the proposal would result in any detrimental impact upon the residential amenities of neighbouring occupiers in terms of daylight/sunlight, privacy or sense of enclosure.

No objections have been received and the sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A4, G1, TC1, TC2, TC4 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy

Framework 2019.

- 2 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.
- 3 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).
- 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer