

Application ref: 2021/0640/P
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Date: 10 March 2021

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Montagu Evans LLP
70 St Mary Axe
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Templar House
81-87 High Holborn
London
WC1V 6NU

Proposal: Amendment to development description to omit reference to time period of the decision and amendment to condition 1 to refer to new extended time period of planning permission 2020/4052/P dated 04/01/2021 (for 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: Site location plan; Covering letter by Montague Evans dated 11/02/2021

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

(a) For the purposes of this decision, condition no.1 of planning permission 2020/4052/P shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The use hereby permitted is for a temporary period only and shall cease on or before 1st October 2022, 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.

(b) For the purposes of this decision, the description of development for planning permission reference 2020/4052/P dated 04/01/2021 shall be replaced with the following description:

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.

Informative(s):

1 Reason for granting approval-

The application seeks to amend the description of development to remove the reference to the specific date of August 2021. Removal of the date from the description would have no material impact on the planning permission, as there is a condition attached (condition 1) to restrict the time period that the marketing suites would be in place until 1st August 2021.

Alongside this amendment, it is proposed to amend condition 1 to extend the time period from August 2021 to October 2022, in order to align with the expected delivery of the refurbished site. The new time period has been due to delays to the delivery of the works associated with recent planning permissions (2020/1310/P, 2020/1350/P and 2020/1351/P) and its knock-on effect on the construction/ procurement works. The extended time period by a year will have no materially harmful impact on the use of the building and character of the locality

The effect of the change to the description and condition to secure the new time period is non-material as this is a procedural change and raises no further impacts from an operational or design perspective to those considered under the original permission (2020/4052/P) and the scheme remains unchanged. They can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive planning permission ref 2020/4052/P dated 04/01/2021 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned at the top left of the page.

Daniel Pope
Chief Planning Officer

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