

Application ref: 2021/1244/P
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Date: 6 July 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Planning Insight
First Floor
31-35 Kirby Street
Farringdon
London
EC1N 8TE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Ground Floor Front West And Rear of Lincoln House
296-302 High Holborn
London
WC1V 7JH**

Proposal:

Change of use of ground floor vacant bank (Class E) to mixed used Art Studio, Cafe/Bar, Office and shop (Uses E, F1 and Sui Generis) for a temporary period of 2 years.

Drawing Nos: Site Location Plan, 300HH-100-GA 0, 300HH-100-GA A, Proposed layouts. Planning Statement.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan, 300HH-100-GA 0, 300HH-100-GA A, Proposed layouts. Planning Statement.

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

- 4 The use hereby permitted shall only operate within the following times 10am to 23:30pm Mondays to Fridays, 10am to 23:30pm Saturdays and 11am to 22:30pm Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 The use hereby permitted is for a temporary period only and shall cease on or before 2 years from the date of this planning permission, at which time the premises shall revert to their former lawful use which is within E Use Classes.

Reason: The Local planning authority would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies TC3 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Permission is sought for a temporary change of use from the vacant ground floor unit, previously a bank (Class E), to a mixed use Art Studio with Café/ Bar and shop (Class E, F1 and Sui Generis). The change would be for a period of no more than two years. Planning permission (ref: 2018/3105/P, dated 12/03/2020) has recently been granted to redevelop the site, with construction expected to commence in 2023.

The site is within the Bloomsbury Conservation Area and identified within the Appraisal and Management Strategy as making a positive contribution to the character and appearance of the area. The application site is also within the Central London Area, the Holborn Growth Area and it forms part of a designated Central London Frontage.

No external works are proposed as part of this scheme. It should be noted a related advertisement consent has been submitted and is considered acceptable, reference 2021/2201/A, involving the installation and display of a fascia sign and a projecting sign.

Given the type of development proposed with a minor change to the current use class, the temporary nature of this, and the context of other ground floor uses in the vicinity of the site, it is not considered there would be any adverse impact on the amenity of nearby residential occupiers.

No objections were received prior to the determination of this application.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), C3 (Cultural and leisure facilities), C6 (Access for all), E1 (Economic development), E2 (Employment premises and sites), G1 (Delivery and location of growth), TC1 (Quantity and location of retail development), TC2 (Camden's Centres and other shopping areas), TC4 (Town Centre uses), TC5 (small and independent shops), of the Camden Local Plan 2017, the London Plan 2016, The London Plan Intend to Publish 2019 and the National Planning Policy Framework 2019.

- 2 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).
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer