

Application ref: 2020/2144/P
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Date: 21 April 2021

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

Phone: 020 7974 4444

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

Marchmont Chartered Surveyors
20a Hanson Street
London
W1W 6UF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Holborn House
113 High Holborn
London
WC1V 6JQ

Proposal:

Change of use of 1st to 5th floors from Class D1 to Class E
Drawing Nos: 2931 Rev 0, 2932 Rev 1, Site Plan, 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 2931 Rev 0, 2932 Rev 1, Site Plan, Planning Statement.

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

- 3 Notwithstanding the provisions of Part A, Schedule 2 of Article 7 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 Order, the 1st to 5th floors shall only be used for purposes within Part A Class E paragraphs (c) and (g) of Schedule 2 of that Order and for no other purpose.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area, by reason of noise, traffic congestion and excessive on-street parking pressure etc, to ensure compliance with the requirements of policies G1, T1 and A1 of London Borough of Camden Local Plan 2017.

- 4 The secure and covered cycle storage area hereby approved shall be provided in its entirety prior to the first occupation of any of the new uses and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

This application relates to the change of use of an existing Class D1 floorspace on all upper floors to Class B1 and E uses. The existing floors are vacant, previously occupied by a language school, and the previous permission was restricted to educational use only within Class D1.

Policy E2 of the Local Plan states that the Council will encourage the provision of employment premises and sites in the borough and will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services. The proposed change of use back to Class B1 business use would therefore be welcome. It is noted that no addition employment floorspace would be created.

Although the application proposed a dual use of the space as B1a and D1, the subsequent changes to the Use Classes Order have introduced a Class E that replaces both Class B1 and some of the uses formerly within D1 (but not educational uses), as well as giving flexibility for a wider range of uses including those within Classes A1, A2, A3 and D2. It is considered that only some of the new Class E uses are the most suitable for the upper floors of this property- these include the former Class B1 and A2 employment services and business uses, on the basis that these would not create any adverse amenity impact in terms of noise, disturbance or traffic generation and as the floors are suitable for continued business use in compliance with policy. Thus a condition is imposed restricting the Class E uses to parts (c) and (g).

The property is readily accessible by public transport as it is within short

walking distance of Holborn and Chancery Lane Tube stations. Given that the surrounding streets are within a Controlled Parking Zone, the proposed change of use should not create any additional traffic or parking problems.

Four cycle spaces would be required in accordance with the London Plan standards. However, the applicant is only able to provide three wall-hung cycle stores at basement level. As the site is constrained with no stair-free access and is in a well-connected part of the borough, this is considered acceptable.

No consultation comments were received during the consideration of this application. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies G1, A1, T1, T2 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of 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, 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 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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer