

Address:	Ground Floor and basement, Weston House, 242-246 High Holborn London WC1V 7EX		3
Application Number(s):	2025/1582/P	Officer: Sofie Fieldsend	
Ward:	Holborn and Covent Garden		
Date Received:	10/04/2025		
Proposal:	Change of use of ground and basement floor from gym (Class E) to competitive leisure and socialising venue including pool, pub/ bar games and pop up entertainment with ancillary use as a bar/ restaurant (Sui Generis)		
Background Papers, Supporting Documents and Drawing Numbers:			
Existing Drawings: Location plan; PP878-01b;			
Proposed Drawings: RBRHOLB/301;			
Documents: Design and Access Statement by ID planning; Ductless Canopy Extraction System by Canopy UK; Highways Statement dated May 2025; Flood Evacuation and Emergency Plan Rev.1 dated Jan 2026 and Operating Management Plan by Rhino Safety dated 5.3.26			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement			
Applicant:	Agent:		
Professionals at Play	ID Planning 32 Eyre Street Sheffield S1 4QZ		

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Class E	Gym	1147	0	-1147
Sui Generis	Leisure/entertainment	0	1147	+1147

EXECUTIVE SUMMARY

- i) The application site relates to the ground and basement level. The unit was last used as a gym (Class E) and it is currently vacant. Planning permission is sought for change of use of the unit from Class E to competitive leisure and socialising venue, a use which falls outside a specific use class and would be considered Sui Generis.
- ii) The ground floor would provide the main public entrance and a karaoke room (accessed separately from the basement). The basement would accommodate a range of games including duckpin bowling, pool, darts, curling, shuffleboard, golf pods, beer pong, basketball and air hockey, alongside an ancillary bar, toilets, and back-of-house areas. There will be no change in the total floor space which remains as 1,147sqm.
- iii) Hours of operations including ancillary activities proposed will be from 10:00 – 23:30 Monday to Thursday, 10:00-00:00 Friday and Saturday; and 11:00-22:30 Sunday and Bank Holidays.
- iv) The proposed use as a leisure/entertainment use is considered acceptable given its Central London location. The leisure/entertainment venue will complement the mixed-use character of High Holborn and contribute to attracting visitors' footfall around the area. It will support employment and align with Camden's economic and cultural objectives. The adjacent units are commercial in use with a mix of retail, cafes and offices and the use is considered to fit in with the mixed use commercial character of this Central London Area. Overall, the proposed use would preserve the character of High Holborn and contribute to the variety, vibrancy and choice within the area for residents and visitors. The proposed use would not harm the character, function, vitality and viability of this central London location, and as such, is considered appropriate.
- v) The development does not involve any external alterations or extensions. As such, it would not impact the character or appearance of the host building, the wider frontages, or this part of the Bloomsbury Conservation Area.
- vi) Although the expected footfall/activity from the proposed entertainment use will be increased compared to the former use as a gym, this increase is not considered to have a detrimental impact if managed properly. An Operational Management Plan (OMP) has been provided and would be secured via S106 legal agreement. Although the proposed refreshment area would serve alcohol, the predominant

use of the site would be the entertainment function and the proposed bar area would be an ancillary element of this. As such it is not considered to alter the character of the area or unduly impact neighbouring amenity. The closest residential units are on the upper floors of Gate Street.

- vii) Subject to the suggested conditions and Operational Management Plan secured by S106 legal agreement, officers are satisfied the proposed development would be operated without resulting in harmful disturbance to neighbouring occupiers. These would help ensure the proposed use would be operated as intended and to mitigate any potential amenity issues that might come from a use attracting large numbers and their arrival/dispersal.
- viii) The scheme complies with the development plan as a whole and is recommended for approval.

OFFICER REPORT

Reason for Referral to Committee: Major development involving the provision of more than 1,000 sqm of non-residential floorspace (Clause 3(i))

1. SITE AND BACKGROUND

Designations

- 1.1 The following are the most relevant designations or constraints:

Designation	Details
Central London Local Area	High Holborn
Central London Area	Central London Area (Clear Zone Region)
Conservation Area	Bloomsbury
Archaeological Priority Area	Tier 2
PTAL (Public transport accessibility)	6b
CMP Priority Area	South of Euston Road
Cross Rail Area	Cross Rail 2
TFL underground zone of interest	TFL underground zone of influence
Underground development constraints and considerations	Subterranean (groundwater flow) and Slope stability

Table 1 - Site designations and constraints

Description

- 1.2 The application site is located to the south-west of High Holborn and covers an area of approximately 1147sqm across two floor levels. The unit is part of a commercial frontage with the application site occupying part of the ground floor and basement levels of the building. The entrance is accessed off Little Turnstile Street. The site is within the Bloomsbury Conservation Area.

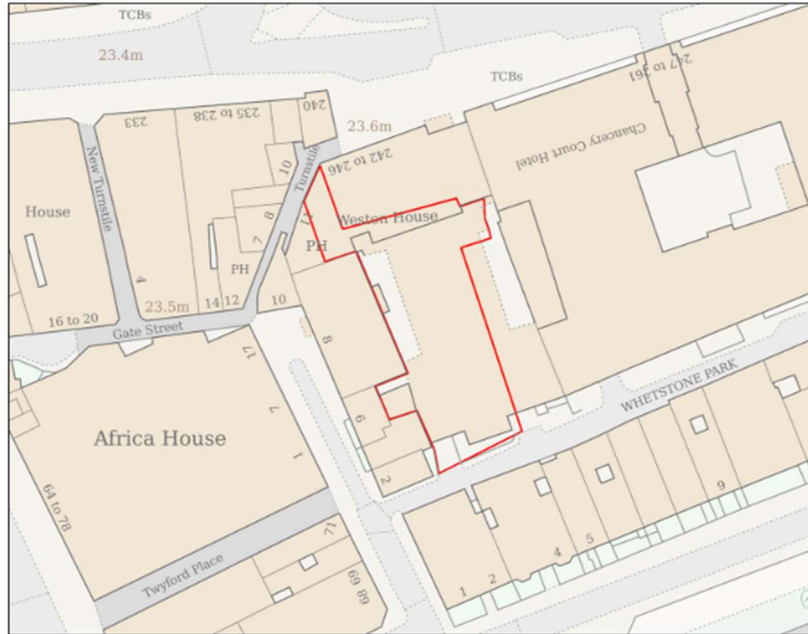


Figure 1 – The existing site

- 1.3 The application site is located in Central London Area and has an excellent Public Transport Accessibility Level (PTAL) of 6b (Excellent). The nearest London Underground Stations are High Holborn which is located approximately 150m to the west and Chancery Lane which is 0.3 miles to the east. Numerous bus routes serve High Holborn.

2. THE PROPOSAL

- 2.1 The proposal is for change of use of the ground and basement floor from gym (Class E) to competitive leisure and socialising venue including pool, pub/bar games and pop-up entertainment with ancillary use as a bar/restaurant (Sui Generis). The unit would be operated by the Professionals at Play.
- 2.2 The proposed ground floor would include the main public entrance and a Karaoke room, although this is accessed from the basement via a separate staircase. At basement level the space will include various games such as duckpin bowling, pool tables, darts, curling, shuffle board, golf pods, beer pong, basketball and air hockey tables. It would also have an ancillary bar, toilets and back of house areas.
- 2.3 The venue will open:
- 10:00-23:30, Monday to Thursday;
 - 10:00-00:00, Friday and Saturday; and
 - 11:00-22:30 Sundays and Bank Holidays.

2.4 No external works are proposed as part of the proposal.

3. RELEVANT HISTORY

The site

- 3.1 PS9704354 - Change of use of vacant basement office storage and part of vacant retail unit to use as a health and fitness club – Granted 18/07/1997
- 3.2 2015/5454/P - Variation of condition 1 (operational hours) of planning permission for change of use of vacant basement office storage and part of vacant retail unit to use as a health and fitness club. Variation of gym operational hours to include opening on Sunday 07:00-21:00 – Granted 18/11/2015

The area

- 3.3 None relevant

4. CONSULTATION

Local groups

Bloomsbury CAAC

- 4.1 The Bloomsbury CAAC were consulted and no response was received.

Adjoining occupiers

- 4.2 Three sites notices were displayed, one on High Holborn to the front of the property and two on Little Turnstile Street and Whetstone Park. The notices were displayed on 21.11.25 until 15.12.25 and the application was advertised in the local paper on 27.11.25 (expiring 21.12.25).
- 4.3 No objections were received.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Policy Framework: draft 2025](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[SD4 The Central Activities Zone \(CAZ\)](#)

[SD10 Strategic and local regeneration](#)

[D1 London's form, character and capacity for growth](#)

[D4 Delivering good design](#)

[D11 Safety, security and resilience to emergency](#)

[D12 Fire safety](#)

[D13 Agent of Change](#)

[D14 Noise](#)

HC1 Heritage conservation and growth
HC5 Supporting London's culture and creative industries
HC6 Supporting the night-time economy
SI 2 Minimising greenhouse gas emissions
SI 3 Energy infrastructure
SI 12 Flood risk management
T1 Strategic approach to transport
T2 Healthy Streets
T3 Transport capacity, connectivity and safeguarding
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T6.4 Hotel and leisure uses parking
T7 Deliveries, servicing and construction
[DF1 Delivery of the Plan and Planning Obligations](#)

London Plan Guidance (LPG)

[Characterisation and Growth Strategy LPG](#)
[Be Seen energy monitoring LPG](#)
[Energy Planning Guidance](#)
[Sustainable Transport, Walking and Cycling](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)
[Policy C3 Cultural and leisure facilities](#)
[Policy C5 Safety and security](#)
[Policy E1 Economic development](#)
[Policy E2 Employment premises and sites](#)
[Policy A1 Managing the impact of development](#)
[Policy A4 Noise and vibration](#)
[Policy D1 Design](#)
[Policy D2 Heritage](#)
[Policy CC1 Climate change mitigation](#)
[Policy CC2 Adapting to climate change](#)
[Policy CC3 Water and flooding](#)
[Policy CC5 Waste](#)
[Policy TC2 Camden's centres and other shopping areas](#)
[Policy TC4 Town centre uses](#)
[Policy T1 Prioritising walking, cycling and public transport](#)
[Policy T2 Parking and car-free development](#)
[Policy T3 Transport infrastructure](#)
[Policy T4 Sustainable movement of goods and materials](#)
[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Amenity - January 2021](#)

[Community uses, leisure and pubs - January 2021](#)

[Design - January 2021](#)

[Employment sites and business premises - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Town centres and retail - January 2021](#)

[Transport - January 2021](#)

[Water and flooding CPG - March 2019](#)

Other guidance:

Bloomsbury Conservation Area appraisal and management strategy (2011).

Draft Camden Local Plan (DCLP)

The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use
8	Impact on neighbouring amenity
9	Design and heritage
10	Sustainability and energy

11	Flood risk
12	Biodiversity net gain
13	Transport
14	Refuse and recycling
15	CIL
16	Conclusion
17	Recommendation
18	Legal comments
19	Conditions
20	Informatives

7. LAND USE

Loss of Class E (Gym) use

- 7.1 Policy C3 sets out that while it is desirable to protect fitness centres/gyms, it does acknowledge that the Council should seek them to be retained if in high demand and still viable.
- 7.2 The existing unit falls under class E, although currently vacant, it was in last use as a fitness gym. It is noted that gyms now fall under Class E, and this means that the unit could be used for a wide range of other commercial uses without the need for planning permission. There are also other existing facilities nearby including Gymbox Holborn, Revolt Cycling, 1Rebel Holborn, Oasis Sports Centre, Revolution Personal Training Studios Holborn, Snap Fitness Chancery Lane, Nuffield Health Covent Garden and The Gym Holborn Circus.
- 7.3 Given it is vacant there would be no impact on an existing independent business as a result of the proposal. Also, no responses have been received during the consultation period about retaining the gym on site or opposing its loss. In addition, it is acknowledged that there is a range of fitness centres/gyms located nearby as outlined above. Therefore, its loss in this instance is considered acceptable.

Proposed Sui Generis (Entertainment/leisure) use

- 7.4 The application site is located within a Central London Area where Policy TC2 (Camden's centres and other shopping areas) seeks to promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. The policy aims to protect and enhance the role and unique character of each of Camden's centres; provide for and maintain a range of shops including independent shops, services, food,

drink and entertainment and other suitable uses to provide variety, vibrancy and choice.

- 7.5 Policy TC4 (Town centre uses) seeks to ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. In doing so, the Council will consider the effect of development on shopping provision and the character of the centre in which it is located; and the cumulative impact of food, drink and entertainment uses, taking into account the number and distribution of existing uses.
- 7.6 The unit would become a competitive leisure and socialising venue including pool, pub/ bar games and pop-up entertainment with ancillary use as a bar/ restaurant. This use is considered 'Sui Generis' falling outside of any one of the defined use class categories.
- 7.7 The proposed entertainment use is considered an appropriate Central London Area use in this location at basement and ground floor level, which would attract locals and tourists to this area. As such, the proposals are acceptable and in accordance with policies TC2 and TC4.

8. IMPACT ON NEIGHBOURING AMENITY

- 8.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The thrust of the policies is that the quality of life of current and proposed occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 8.2 The proposal does not include any external alterations or extensions. Therefore, there would not be any increased opportunities for overlooking of neighbouring residential properties or impact their outlook, daylight or sunlight. The principal consideration is therefore the potential impact on noise and disturbance arising from the use itself and from visitors entering and leaving the premises.
- 8.3 The nearest residential properties and noise-sensitive receptors are located to the rear of the application site, which are the upper floor residential flats on Gate Street. These nearest residential flats would be approximately 20m away from the main entrance of the application unit. The submitted Operational Management Plan (OMP) confirmed that the activities will be contained within the building and that SIA registered Door staff will be on site from 9pm on Thursday, Friday, Saturday and Bank Holiday Sunday. There will be a minimum of 2x door staff until the last customer has left the building. Additional requirements with large pre-booked group bookings that

result in increased numbers may be called in to help manage the public. Given the location of the site, its distance from residential and no external activities, it is considered that there would be limited noise disturbance arising from the use itself. A condition (Condition 3) would be attached to ensure no amplified sound within the unit would be audible from adjoining neighbour residential properties or highway.

- 8.4 The submitted plans indicate the proposed use would have designated areas serving food and drinks at basement level. A Ductless Canopy Extraction System is proposed and no external flue for extract. Given this, it is not considered there would be harmful amenity impact in terms of odour or noise from extraction to neighbouring residential properties.
- 8.5 A bar area is also included in the proposed plans and the OMP states that alcohol will be sold from when the venue opens. This would be subject to a separate licensing application.
- 8.6 The OMP sets out the proposed opening hours of the use will be 10:00 – 23:30 Monday to Thursday, 10:00-00:00 Friday to Saturday; and 11:00-22:30 Sundays. The proposed opening hours are considered acceptable for this central London location and would be secured by a condition (Condition 4).
- 8.7 The venue would be overseen by 4 full time managers who will operate on site with a larger Operational team consisting of one Operations Manager and one Area Support Manager. It is anticipated that 25 employees would be hired and this number would vary depending on the time of day / day of the week. The maximum number will be on Friday and Saturday between 4pm and 10pm. The submitted design and access statement sets out that staff will encourage visitors to the site to disperse onto the public footpaths in a quiet and orderly manner.
- 8.8 Given that there would be no external activities, with the majority of people likely to exit towards High Holborn for public transport and/or taxis, the potential disturbance arising from customers entering and vacating the site is considered to be limited. As such, it is not considered to cause undue impact on neighbouring amenity and the proposal is therefore considered to accord with policy A1 and A4 of the Camden Local Plan 2017.

9. DESIGN AND HERITAGE

- 9.1 The proposal involves only the change of use at ground and basement of the application unit. The proposed development does not include any external alterations or extensions. There are no proposed changes to the supporting structure of the building and all of the sets within it are capable of being removed. Should any external alterations be required in the future then these would be the subject of a separate application. The

entertainment use is consistent with and supplements the character of the Central London location.

- 9.2 As such, the development would not impact the character or appearance of the host building, the streetscene, or this part of the Bloomsbury Conservation Area, and would be in accordance with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 9.3 The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

10. SUSTAINABILITY AND ENERGY

- 10.1 Policy CC1 requires all developments to minimise the effects of climate change, to provide an energy statement setting out how a development has been designed to follow the steps in the energy hierarchy set out in the London Plan and for development of more than 500sqm non-residential floorspace to achieve a 20% reduction in CO2 emissions through renewable technologies wherever feasible. Applicants are also expected to submit a sustainability statement, the details of which are to be commensurate with the scale of the development, showing how the development will implement the sustainable design principles.
- 10.2 The proposal would not include any external or internal changes to the building fabric and the existing overall functions within the building would not significantly change. As this is simply a change of use from one commercial operation to another, there are no alterations or physical changes proposed that would affect the sustainability of the building, an energy statement and BREEAM assessment was not required to support this application.

11. FLOOD RISK

- 11.1 Due to the entertainment use being in a basement location in an area which has high and medium risk of surface water flooding near to the site and access points, a Flood Risk Emergency Plan (FREP) is required for the site. The plan has been provided and details the arrangements for occupants including warnings, signage and emergency access. This should be fully implemented before occupation (condition 5).

12. BIODIVERSITY NET GAIN

- 12.1 Biodiversity net gain (BNG) is an approach to development that requires new developments to result in a measurable increase in biodiversity compared to the pre-development baseline. However, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

- 12.2 In this case, the development does not trigger the requirement for BNG because it is below the de minimis threshold (because it does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

13. TRANSPORT

Trip generation

- 13.1 Whilst the proposed use is likely to generate a similar or higher number of visitors than the former gym use, the majority would arrive via public transport, cycling or walking. Therefore, it is not considered that the resulting transport impact from trip generation by the visitors would be harmful to the surrounding area.

Cycle parking

- 13.2 Local Plan Policy T1 requires developments to sufficiently provide for the needs of cyclists in accordance with London Plan standards. For Sui Generis uses, the guidance advises that the standard for the most similar use should be applied.
- 13.3 Whilst there would be a cycle parking requirement for a retail or office use (Class E), it is considered that it would be unreasonable to require the applicant to provide formal cycle parking facilities within the unit given the limited ground floor space available. It is acknowledged that some staff cycle parking could be accommodated within the basement level if required. Given that there is no increase in floorspace and the proposed entertainment/leisure use does not generate a direct additional demand for cycle parking, it is considered unnecessary to secure further cycle parking provision.
- 13.4 In terms of short stay (visitor) cycle parking, there are existing on-street cycle parking facilities located in close proximity to the site, including dockless cycle hire bays, a TfL cycle hire docking station and Sheffield stands. It is therefore considered that there is no requirement for this development to provide further on-street cycle parking facilities, particularly as these are currently under review as part of the Council's major Holborn Liveable Neighbourhood Scheme which seeks to make improvements for cyclists and pedestrians in this area.

Car parking

- 13.5 Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport in the borough. Policy T2 seeks to limit

the availability of car parking and requires all new developments in the borough to be car-free.

- 13.6 In accordance with Policy T2 of the Camden Local Plan, normally all new non-residential developments will also be expected to be car free. This will prevent the development from adding to existing on-street parking stress in the surrounding residential streets, whilst encouraging staff to travel by sustainable modes of transport such as walking, cycling and public transport.
- 13.7 However, it is noted that no off-street parking is currently provided and none is proposed as part of this development. As such it is considered unnecessary to secure this development as Business permit free as this is an existing commercial unit which will remain in essentially a commercial use.

Deliveries and servicing

- 13.8 Deliveries and servicing will be made via Whetstone Park, at the rear of the site and from High Holborn to the front, from the existing loading bay outside the Little Waitrose store. The number of delivery and servicing movements is expected to be low and in keeping with other commercial properties in this area. Overall, it is not expected that the proposed use would generate an undue increase in scale or intensity of servicing compared with its former use as a gym while maintaining robust safeguards to protect neighbouring amenity.

14. REFUSE AND RECYCLING

- 14.1 Camden Local Plan policy CC5 (Waste) and Camden Planning Guidance (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.
- 14.2 Any waste generated is likely to arise predominantly from the ancillary refreshment areas which would be easily accommodated within the existing waste disposal arrangements.

15. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 15.1 The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule.
- 15.2 No new floorspace is proposed nor is an extra dwelling proposed so it will not be CIL liable.

16. CONCLUSION

16.1 In conclusion, the proposed use is considered appropriate in this central London location, preserving and enhancing the vitality, function and viability of High Holborn. The development does not involve any external alterations and as such, would not cause harm to the character and appearance of the building, the wider streetscene or the Bloomsbury Conservation Area. Subject to the suggested conditions and obligations including an Operational Management Plan secured by legal agreement, the proposed development would be operated without resulting in harmful disturbance to the neighbouring properties. As such, the proposed development is considered acceptable and in accordance with polices TC2, TC4, E1, E2, D1, D2, A1, A4, T1 and T2 of the London Borough of Camden Local Plan 2017.

17. RECOMMENDATION

17.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Operational Management Plan

18. LEGAL COMMENTS

18.1 Members are referred to the note from the Legal Division at the start of the Agenda.

19. CONDITIONS

Standard conditions

1 **Time limit**

The development hereby permitted must be begun not later than 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 **Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan; PP878-01b; RBRHOLB/301; Design and Access Statement by ID planning; Ductless Canopy Extraction System by Canopy UK; Highways Statement dated May 2025; Flood Evacuation and Emergency Plan Rev.1 dated Jan 2026 and Operating Management Plan by Rhino Safety dated 5.3.26

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

3 **Noise breakout**

No music or amplified sound shall be played on the premises in such a way as to be audible within any adjoining residential premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

4 **Operating hours**

The use hereby permitted shall not be carried out outside the following times: 10:00 – 23:30 Monday to Thursday, 10:00-00:00 Friday to Saturday; and 11:00-22:30 Sunday and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2, TC4 of the London Borough of Camden Local Plan 2017.

5. **Flood Risk Emergency Plan (FREP) Implementation**

Prior to first occupation, the approved Flood Risk Emergency Plan (FREP) and mitigation measures shall be provided in their entirety and permanently retained thereafter.

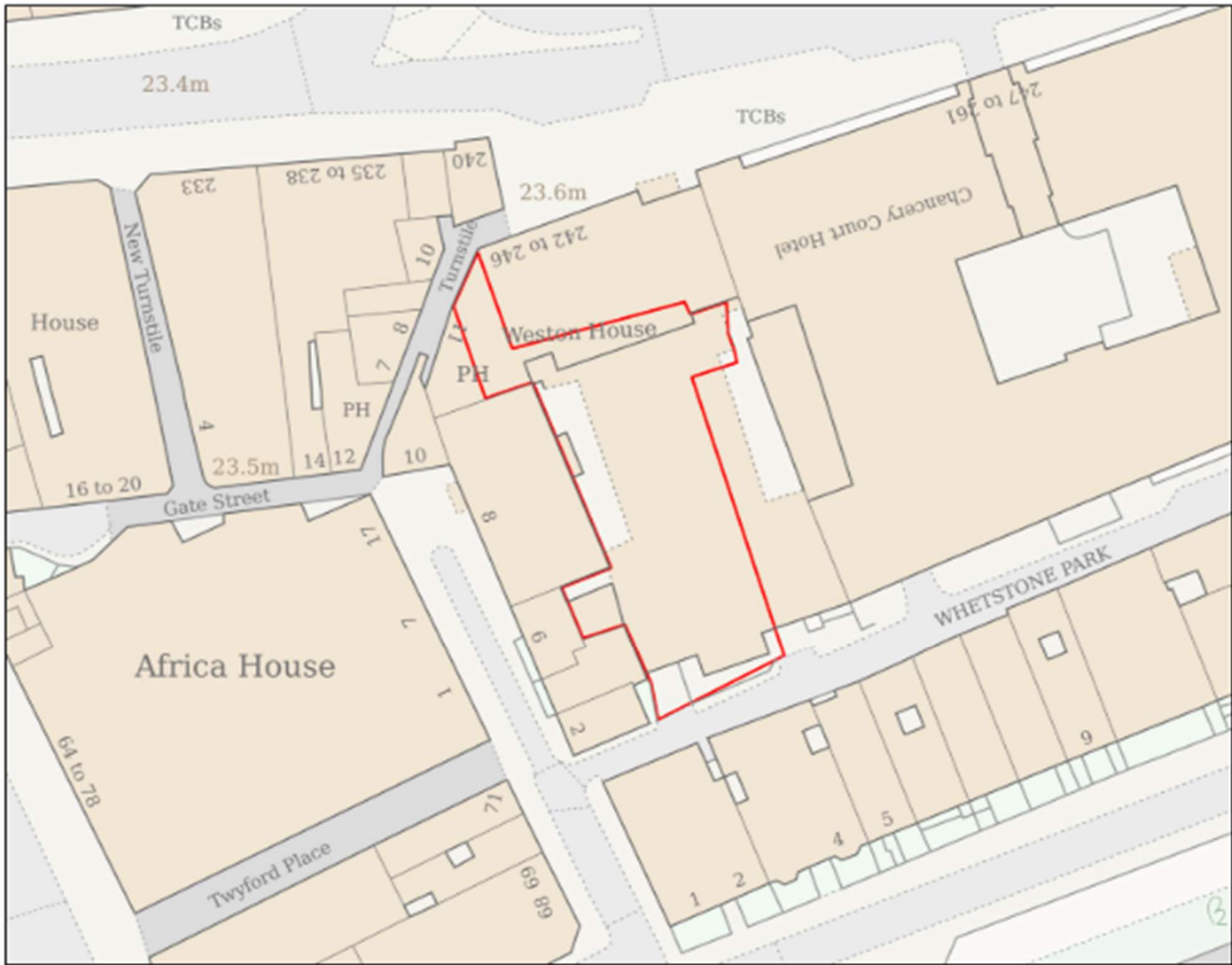
Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan 2017 and policy S112 of the London Plan 2021.

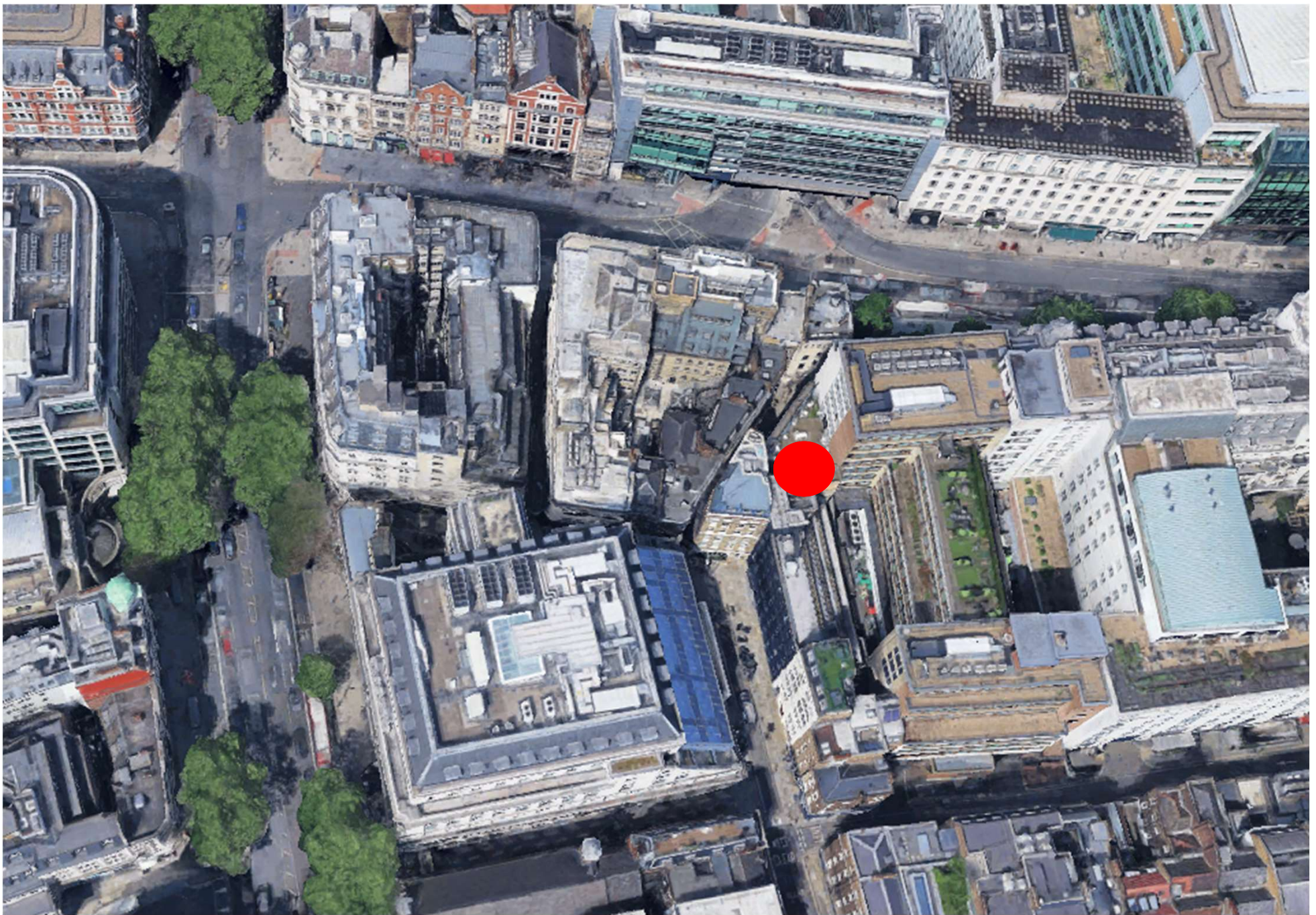
20. INFORMATIVES

1	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
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	<p>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)</p> <p>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</p> <p>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.</p>

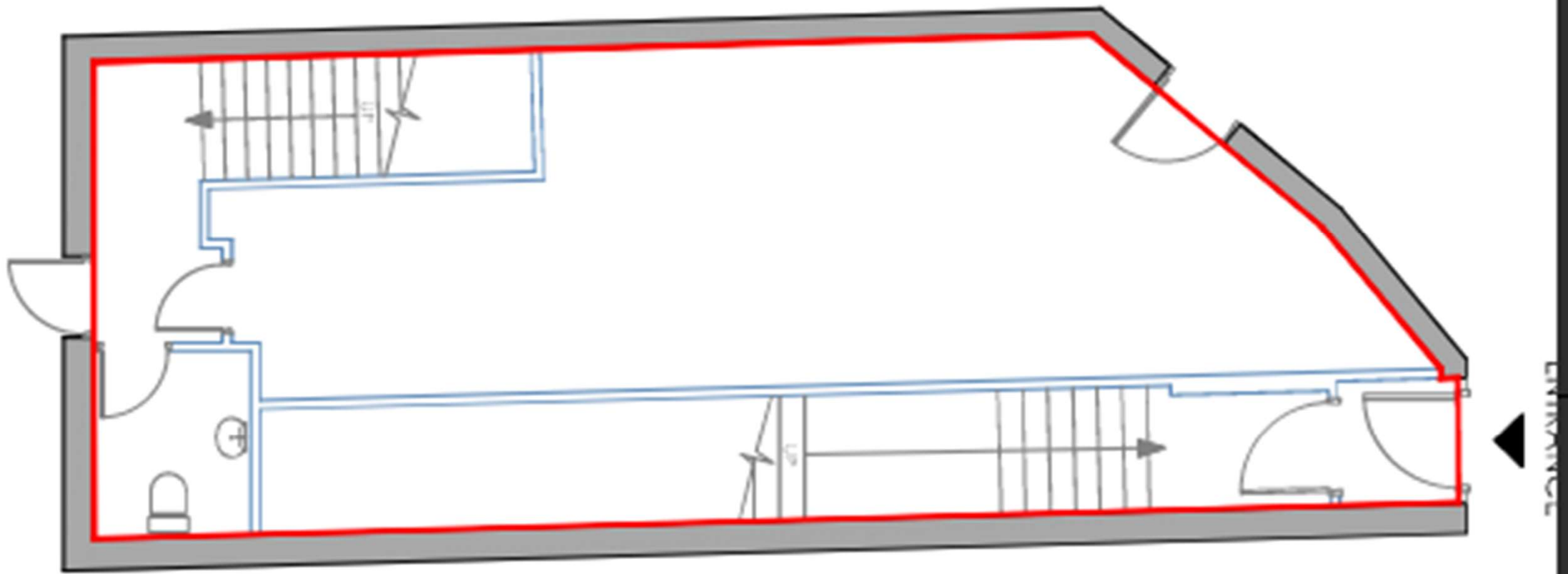
5	<p>Biodiversity Net Gain (BNG) Informative (1/3):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and</p> <p>(b) the planning authority has approved the plan.</p> <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p> <p>Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).</p>
6	<p>Biodiversity Net Gain (BNG) Informative (2/3):</p> <p>+ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: <ul style="list-style-type: none"> - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application. - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

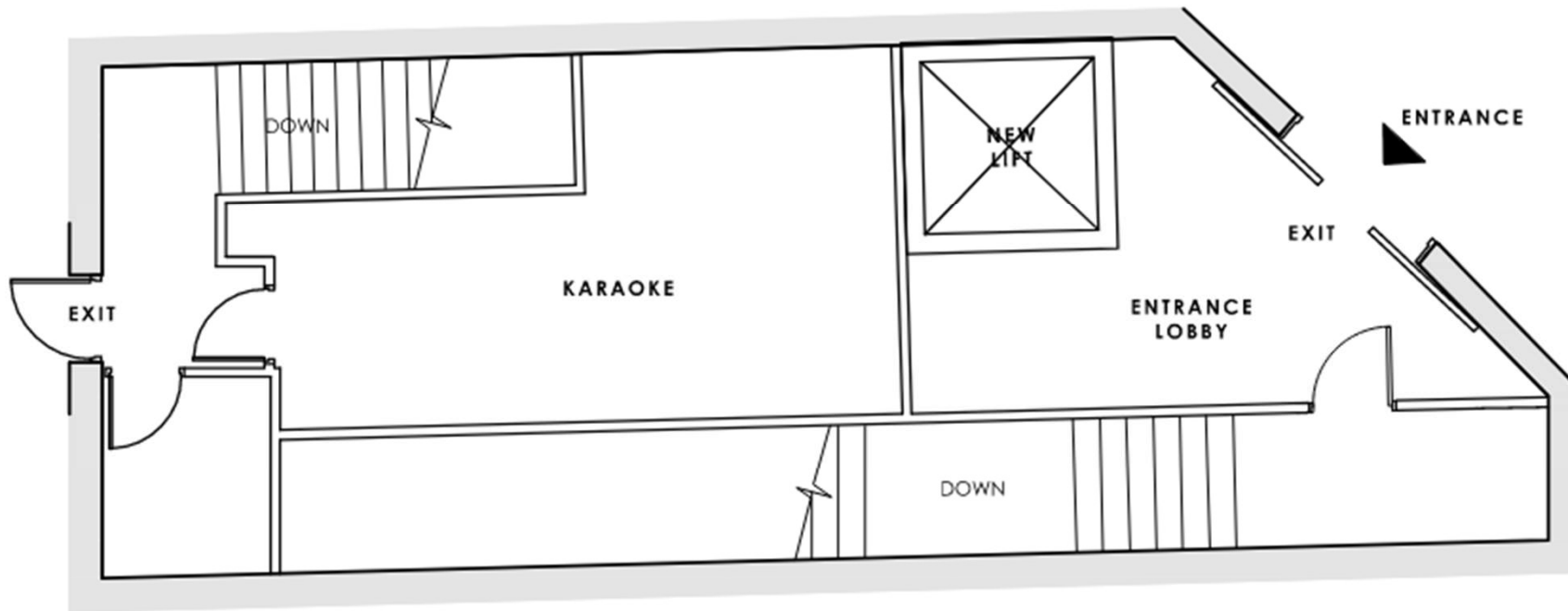
	<p>- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).</p>
7	<p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:</p> <p>If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.</p> <p>+ The effect of section 73(2D) of the Town & Country Planning Act 1990</p> <p>If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.</p> <p>+ Phased development</p> <p>In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.</p>











GROUND FLOOR PLAN AS PROPOSED



