

PLANNING COMMITTEE

THURSDAY, 1 AUGUST 2024 AT 7.00 PM
COUNCIL CHAMBER, TOWN HALL, JUDD STREET, LONDON WC1H 9JE

Enquiries to: Sola Odusina, Committee Services
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MEMBERS

Councillor Heather Johnson (Chair) (Regent's Park;) (L)
Councillor Edmund Frondigoun (Vice-Chair) (St Pancras and Somers Town;) (L)
Councillor Sagal Abdi-Wali, Camden Square; (L)
Councillor Lotis Bautista, King's Cross; (L)
Councillor Nasrine Djemai, Haverstock; (L)
Councillor Tommy Gale, South Hampstead; (L)
Councillor Liam Martin-Lane, King's Cross; (L)
Councillor Andrew Parkinson, Frognal; (C)
Councillor Tom Simon, Belsize; (LD)
Councillor Sue Vincent, Holborn and Covent Garden; (L)

There are no named substitutes.

L = Labour, C = Conservative, LD = Liberal Democrat

If you would like to make representations to the Committee on items contained in this agenda, please see the guidance notes at the end of the agenda pages.

Issued on: Wednesday, 24 July 2024

CAMDEN TOWN HALL FIRE/EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, leave the building quickly and calmly by the nearest available exit. Do not stop to collect personal belongings. Fire exit doors are clearly marked and lead via the staircases to Judd Street or Euston Road.

Do not use the lifts. If you are a wheelchair user or have a mobility problem which prevents you from using the staircases, please proceed to the lift lobby area where you will be evacuated from the building.

Do not wait immediately outside the building – proceed to Bidborough Street (outside the Openreach building) and await further instructions.

MEETINGS IN CAMDEN

Agendas for public meetings are available in advance on the Council's website at www.camden.gov.uk. If you are interested in a particular item being considered at a meeting and you wish to speak (called making a deputation), please write to the Committee Officer listed on the front of the agenda. The deadline for deputation requests for this meeting is **9am on Wednesday, 31 July 2024**. If your deputation request is accepted, the option to make your deputation remotely will be available.

The Council is allowed to discuss some items in private, although this does not happen often – any such items will be discussed at the end of the meeting and you will be asked to leave at this point. Any members of the public joining the meeting remotely will also be asked to leave.

Members of the public have a right to film, record or photograph public meetings for reporting purposes. This does not apply to any of the Council's meetings which are private or not open to the public. Laws on public order offences and defamation still apply, and you should exercise your rights with responsibility. Please respect the views of others when reporting from a meeting. You may be asked to stop filming, photographing or recording a meeting if the Chair feels that the activity is disrupting the meeting.

This meeting will be webcast and can be watched live or viewed for twelve months afterwards at www.camden.gov.uk/webcast. If you are attending a meeting but do not wish to appear on the webcast you are advised to sit in the public gallery.

If you have any views or questions about meetings at Camden Council please call Committee Services on 020 7974 1915.

Gender inclusive minutes: Camden seeks to write the minutes of its committees in a way that does not misgender individuals. If you are contributing to the meeting and you wish to let us know what your pronouns are, please contact the Committee Officer named on the front of this agenda. Otherwise, we will use job titles, full names or neutral terminology. We will not assume gender.

WEBCASTING NOTICE

This meeting will be broadcast live by the Council via www.camden.gov.uk/webcast. The whole of the meeting will be filmed and recorded, except where there are confidential or exempt items, and the footage will be on the website for at least 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you make a representation to the meeting you will be deemed by the Council to have consented to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

The Council is obliged by law to allow members of the public to take photographs, film, audio-record, blog or tweet the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

We have a privacy notice that explains our use of webcasting data which you can see at www.camden.gov.uk/webcast

If you have any queries regarding webcasting or the recording of meetings by the public, please contact the webcasting co-ordinator on 020 7974 5653.

PLANNING COMMITTEE

1 AUGUST 2024

THERE ARE NO PRIVATE REPORTS

PLEASE NOTE THAT PART OF THIS MEETING MAY NOT BE OPEN TO THE PUBLIC AND PRESS BECAUSE IT MAY INVOLVE THE CONSIDERATION OF EXEMPT INFORMATION WITHIN THE MEANING OF SCHEDULE 12A TO THE LOCAL GOVERNMENT ACT 1972, OR CONFIDENTIAL WITHIN THE MEANING OF SECTION 100(A)(2) OF THE ACT.

AGENDA

Wards

Development Management Structure

Planning Committee Procedure

1. APOLOGIES

2. DECLARATIONS BY MEMBERS OF STATUTORY DISCLOSABLE PECUNIARY INTERESTS, COMPULSORY REGISTERABLE NON-PECUNIARY INTERESTS AND VOLUNTARY REGISTERABLE NON-PECUNIARY INTERESTS IN MATTERS ON THIS AGENDA

Members will be asked to declare any pecuniary or non-pecuniary interests in respect of items on this agenda.

3. ANNOUNCEMENTS

Webcasting of the Meeting

The Chair to announce the following: "In addition to the rights by law that the public and press have to record and film public meetings, I would like to remind everyone present that this meeting will be broadcast live by the Council to the Internet and can be viewed on our website for twelve months after the meeting. After that time, webcasts are archived and can be made available on DVD upon request.

If you are seated in the Chamber it is likely that the Council's cameras will capture your image and you are deemed to be consenting to being filmed and to the use of those images and sound recordings for webcasting and/or training purposes. If you are addressing the Committee your contribution will be recorded and broadcast unless you have already indicated that you do not wish this to happen.

If you wish to avoid appearing on the Council's webcast you should move to one of the galleries."

Any Other Announcements

4. REPRESENTATIONS TO THE COMMITTEE

(i) Written Communications

The Committee will be asked to receive written submissions in respect of items on the agenda, if any.

(ii) Deputations

The Committee will be asked to receive requests for deputations in respect of items on the agenda, if any.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

6. MINUTES

To consider the minutes of the meeting held on 6th June 2024.

(Pages 29 -
36)

7. PLANNING APPLICATIONS

All Wards

Report of the Executive Director Supporting Communities.

(Pages 37 -
38)

7(1) 14 BEDFORD ROW, 12-13 AND 14 JOCKEY'S FIELDS, HOLBORN LONDON WC1R 4ED

All Wards

Application no: 2024/1810/P **Officer:** Josh Lawlor

(Pages 39 -
106)

Proposal: Change of use from Office (Use Class E) to Apart-Hotel (Use Class C1), partial demolition of link structure, introduction of terrace, rooftop plant and other associated physical works.

RECOMMENDATION: Grant conditional planning permission subject to a Section 106 Legal Agreement

7(2) RELATED APPLICATION

**Holborn and
Covent
Garden**

Application no: 2024/1764/P **Officer:** Josh Lawlor

Proposal: Internal alterations associated with the change of use from Office (Use Class E) to Apart-Hotel (Use Class C1), partial demolition of link structure, introduction of terrace, rooftop plant and other associated physical works.

RECOMMENDATION: Grant conditional listed building consent.

7(3) 40 BERNARD STREET, LONDON WC1N 1LE

Bloomsbury

Application no: 2021/3013/P **Officer:** Kristina Smith

(Pages 107 -
170)

Proposal: Refurbishment of fifth floor level including recladding and sixth floor roof extension above with terraces at fifth and sixth floor levels to provide additional office floorspace; provision of relocated plant enclosure and PV panels above.

RECOMMENDATION: Grant conditional planning permission subject to a Section 106 Legal Agreement

8. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

AGENDA ENDS

The date of the next meeting will be Thursday, 5 September 2024 at 7.00 pm in Council Chamber, Town Hall, Judd Street, London WC1H 9JE.

Use Classes (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended))

The table below is a summary of Use Classes (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended))

Planning permission is not required to change between uses which fall within the same Use Class. There are also extensive rights 'permitted development' to change between some Use Classes. Where those rights are relevant to the consideration of a particular application, they are set out in detail in the attached Officers' Reports.

Applications must be determined against the Use Classes Order as it was on the date the application was submitted.

Use	Use class until 31 August 2020	Use class from 1 September 2020
General industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure Residential Institution	C2A	C2A
Dwellinghouses	C3	C3
Houses in multiple occupation with no more than six residents	C4	C4
Shop	A1	E
Financial and professional services (not medical)	A2	
Restaurant or Cafe	A3	
Business (office, research and development, and light industrial process)	B1	
Non-residential institutions - Clinics, health centres, crèches, day nurseries and day centres	D1	
Assembly and leisure - Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	
Learning and non-residential institutions - Schools, non-residential education and training centres, museums, art galleries, museum, public library, exhibition halls, places of worship, law courts	D1	F.1
Local Community - Shop not more than 280 sqm	A1	F.2

Use	Use class until 31 August 2020	Use class from 1 September 2020
mostly selling essential goods, including food and at least 1km from another similar shop		
Local Community - Hall or meeting place for the principal use of the local community	D2	
Local Community - Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	
Pub or drinking establishment	A4	Sui Generis
Hot food takeaway	A5	
Cinemas, concert hall, bingo halls, dance halls, live music venues	D2	

The Use Classes Order specifies a number of uses for which no class is specified. These are described as Sui Generis and include (in addition to those noted above): Theatres; Launderettes; Hostels/Large HMOs; Nightclubs; Casinos; Betting Offices; and Pay Day Loan Shops. This is not an exhaustive list but identifies, those uses mostly commonly found in Camden.