

Address:	200 Gray's Inn Road London WC1X 8XZ		1
Application Number(s):	2025/4031/P	Officer: Lauren Ford	
Ward:	Holborn and Covent Garden		
Date Received:	12/09/2025		
Proposal:	Change of use from Class E to flexible use as Class E and Class F1(a) across 13,058m ² on levels 1-7 of the existing building.		
Background Papers, Supporting Documents and Drawing Numbers: Existing and Proposed Drawings: 200GIR-BAS-XX-ZZ-DR-AR-100001, P04/S3; 200GIR-BAS-XX-B2-DR-AR-140098, P03/S3; 200GIR-BAS-XX-B1-DR-AR-140099, P03/S3; 200GIR-BAS-XX-00-DR-AR-140100, P03/S3; 200GIR-BAS-XX-01-DR-AR-140101, P04/S3; 200GIR-BAS-XX-02-DR-AR-140102, P03/S3; 200GIR-BAS-XX-03-DR-AR-140103, P03/S3; 200GIR-BAS-XX-05-DR-AR-140105, P03/S3; 200GIR-BAS-XX-06-DR-AR-140106, P05/S3; 200GIR-BAS-XX-07-DR-AR-140107, P03/S3; 200GIR-BAS-XX-08-DR-AR-140108, P02/S3; 200GIR-BAS-XX-09-DR-AR-140109, P03/S3; 200GIR-BAS-XX-B2-DR-AR-141982, P02/S3; 200GIR-BAS-XX-ZZ-DR-AR-141993, P02/S4; 200GIR-BAS-XX-B2-DR-AR-200098, P07/S4; 200GIR-BAS-XX-B1-DR-AR-200099, P04/S4; 200GIR-BAS-XX-00-DR-AR-200100, P05/S4; 200GIR-BAS-XX-01-DR-AR-200101, P07/S4; 200GIR-BAS-XX-02-DR-AR-200102, P06/S4; 200GIR-BAS-XX-03-DR-AR-200103, P06/S4; 200GIR-BAS-XX-04-DR-AR-200104, P06/S4; 200GIR-BAS-XX-05-DR-AR-200105, P06/S4; 200GIR-BAS-XX-06-DR-AR-200106, P08/S4; 200GIR-BAS-XX-07-DR-AR-200107, P05/S4; 200GIR-BAS-XX-08-DR-AR-200108, P06/S3; 200GIR-BAS-XX-09-DR-AR-200109, P06/S3; 200GIR-BAS-XX-B2-DR-AR-201982, P03/S4; 200GIR-BAS-XX-ZZ-DR-AR-201993, P02/S4. Documents: Cover Letter, 5 September 2025; Marketing Report, 25 March 2026; Marketing Brochure; Travel Plan, November 2025; Transport Note, November 2025; Transport Assessment, April 2026; End of Trip Design Study, 18.04.24; Stage 4 Area Schedule, September 2024; Energy and Sustainability Statement, February 2023; Stage 3 Report, 10-11-2023.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement.			
Applicant:	Agent:		
C/O Agent	Newmark Toby Smith One Fitzroy 6 Mortimer Street London W1T 3JJ		

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
E(g)(i)	Office	13,058	0	-13,058
E and F.1(a)	Office and educational use	0	13,058	+13,058
Total	All uses	13,058	13,058	0

Type	Existing spaces	Proposed	Difference
Car parking	35	20	-15
Cycle parking	112	252	+140

EXECUTIVE SUMMARY

- i) The application site comprises 13,058 sqm of the existing building at 200 Gray's Inn Road which has a lawful use as Class E (offices). The remainder of the building is primarily occupied by Independent Television News (ITN), alongside a range of other commercial and media-sector occupiers such as Great Portland Estates (GPE).
- ii) The current application seeks a flexible change of use across 13,058 sqm of the existing building as either office (Class E) or educational use (Class F1(a)).
- iii) Approximately 50% of the building is currently vacant, and the submitted marketing material demonstrates that there is a lack of demand for office space in this location.
- iv) The site's location within a highly accessible location within Central London is considered appropriate for the proposed flexible use as office/education use.
- v) To mitigate the loss of employment space a financial contribution to support activities that create or promote opportunities for employment or training of local people would be secured by Section 106 agreement.
- vi) There are no external alterations proposed. As such, the proposals would not impact on the appearance of the building.
- vii) The Class F1 use would be similar in nature to the existing office use in terms of impact and potential disturbance to neighbouring residents, it is not considered that there would be any harm to amenity.

- viii) There is not considered to be harm to the local transport network and transport related contributions for a travel plan, associated monitoring and measures contribution and micro and shared mobility improvements contribution would be secured by Section 106 legal agreement.
- ix) The scheme complies with the development plan as a whole and is recommended for approval.

OFFICER REPORT

Reason for Referral to Committee: Development involving the change of use of more than 1,000 sqm of non-residential floorspace [Clause 3(ii)]; and subject to the completion of a Section 106 legal agreement for matters which the Director of Economy, Regeneration and Investment does not have delegated authority [Clause 3(iv)].

1. SITE AND BACKGROUND

Designations

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

Designation	Details
Central London Area	
Conservation Area	N/A
PTAL (Public transport accessibility)	6b (Excellent)
Underground development constraints and considerations	- Subterranean (groundwater) flow - Slope stability

Table 1 - Site designations and constraints

Description

- 1.2 The application site comprises a 10 storey (plus basement) building bounded by Coley Street to the north-west, Gray's Inn Road to the south-west, Gough Street to the north-east and Elm Yard to the south-east, as shown on Figures 1 and 2 below.

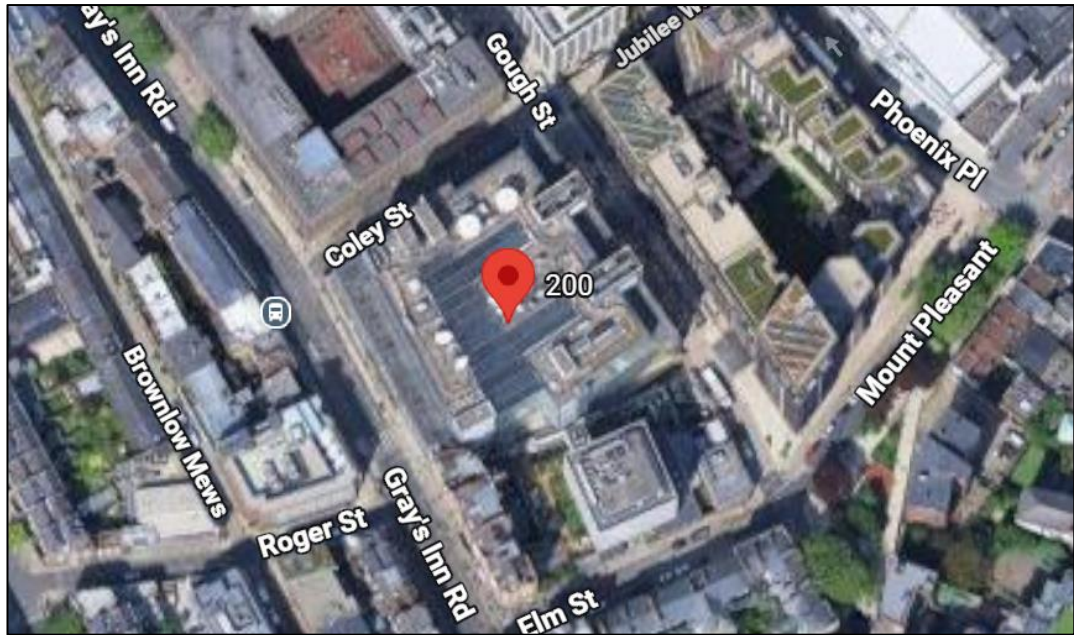


Figure 1: Aerial view of the application site at 200 Gray's Inn Road



Figure 2: Streetview of the application site along Gray's Inn Road

- 1.3 The application building comprises 284,765 sq ft of floorspace and has a lawful Class E (Commercial, Business and Service) use.
- 1.4 Currently, the building is primarily occupied by ITN, alongside a range of other commercial and media-sector occupiers such as GPE. ITN occupy 117,000 sq ft of the building and have committed to a further 10 years. GPE are refurbishing 140,000 sq ft across floors 1-7. Additional refurbishment works are also currently being undertaken to the building (see reference

2023/0869/P in relevant planning history below) including a roof extension terrace. A breakdown of each floor and the current occupier is provided in Table 2 below.

Unit	Customer	NIA (sq ft)
1 st floor	Vacant	4,017
1st floor (rear)	Vacant	19,666
2 nd floor (front)	Globecast UK Limited	9,161
2 nd floor (rear)	Vacant	19,214
3 rd floor (front)	Vacant	8,890
3 rd floor (rear)	Vacant	18,764
4 th floor (front)	Auctane Limited	8,878
4 th floor (rear)	Vacant	18,281
5 th floor (front)	Turkish Radio and Television Corporation	9,116
5 th floor (rear)	Vacant	17,795
6 th floor (front)	Vacant	4,908
6 th floor (rear)	Vacant	12,400
7 th floor	Vacant	16,623
Basement Level 1, Basement Level 2, Basement Level 3, Ground (Part) Mezzanine	Independent Television News Limited	45,530
Lower Ground, Ground (part), Atrium Office, Atrium Studio, Atrium Store	Independent Television News Limited	71,522
Total		284,765

Table 2: Breakdown of occupation of building as existing

- 1.5 As demonstrated through Table 2 above, approximately 50% of the building is currently vacant. The vacant areas have been unoccupied since December 2023, apart from level 1 (front) and level 6 (rear) which have been vacant since September 2024.
- 1.6 Pedestrian access to the building is available via the revolving doors on the Gray's Inn Road frontage.
- 1.7 Cycle access is available from the ramp on Gough Street, which provides a step-free access to the cycle store.
- 1.8 The site is not within a conservation area, however the Bloomsbury Conservation Area is located directly to the west of the site, and the Hatton Garden Conservation Area is located directly to the south of the site. Gough Street which adjoins the site to the northeast is also locally listed for its

architectural, historical and townscape significance. Figure 3 below shows the nearby heritage assets at the site.



Figure 3: Map of the site and nearby heritage assets (conservation area shown in beige, locally listed street shown in light blue and Grade II listed buildings shown in dark blue)

- 1.9 The site has a Public Transport Accessibility Level (“PTAL”) rating of 6b which is considered ‘excellent’ and is the best possible rating. Chancery Lane, Russell Square and Farringdon underground stations are located approximately 600m to the south, 850m to the west and 1km to the east of the site respectively. Farringdon Station also provides National Rail and Elizabeth Line services. There is also a bus stop located on Gray’s Inn Road, opposite the site.
- 1.10 The surrounding area comprises a mix of commercial uses, with predominantly office buildings, with ground floor retail, cafes and restaurants.
- 1.11 The site is not in a local flood risk zone or a previously flooded street, however there is a risk of surface water flooding identified in the vicinity of the building.

2. THE PROPOSAL

- 2.1 The proposal is for a change of use from office (Class E) to a flexible use as either office (Class E) or educational use (Class F1(a)) across 13,058m² of the existing building.
- 2.2 A breakdown of the area of each floor that is subject to the flexible change of use is provided in Table 3 below.

Level	Total
1	2,200 (m ²)
2	1,785
3	2,569
4	1,698
5	1,653
6	1,608
7	1,544
Total	13,058

Table 3: Breakdown of area that the flexible use relates to

- 2.3 The orange hatched areas as shown on the proposed drawings (see images at the end of the report) are not subject to this change of use application, however the remainder of the floorspace shown is subject to this application.
- 2.4 No external alterations are proposed.
- 2.5 The applicant does not currently have a prospective occupier for the Class F1 (Education) use, the flexibility is sought to increase the chances of bringing the space back into use.

3. RELEVANT HISTORY

The site

- 3.1 **8800251:** *The redevelopment for B1 use; including television purposes storage and parking. **Granted**, 28/07/1988.*
- 3.2 **2016/2049/P:** *Extension at sixth floor level and creation of terrace at seventh floor level on Gough Street elevation. **Granted**, 03/06/2016.*
- 3.3 **2023/0869/P:** *Erection of single storey roof extensions for ancillary office space with associated roof terrace and relocation of plant. **Granted**, 19/04/2023.*

The area

- 3.4 **1-19 Torrington Place (2022/3535/P):** *Temporary change of use for a period of up to 10 years for flexible office E(g)(i) and education F1(a) (excluding retail and other commercial units on Tottenham Court Road frontage, the data centre at basement and part ground floor levels and the UKPN substation). **Granted** subject to a Section 106 Legal Agreement, 07/02/2024.*

- 3.5 **40 Bernard Street (2021/5595/P):** *Temporary change of use of the second (part), third and fourth floors from Office (Class E) to Education (Class F1) for the University College London until 30 June 2027. **Granted**, 21/01/2022.*

4. CONSULTATION

Adjoining occupiers

- 4.1 3 site notices were displayed for the planning application on 03/12/2025 and expired on 27/12/2025 as follows:

- 1 x site notice on Gough Street;
- 1 x site notice on Coley Street; and
- 1 x site notice on Gray's Inn Road.

- 4.2 No comments were received.

5. POLICY

National and regional policy and guidance

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

[Draft National Planning Policy Framework 2025 \(Draft NPPF\)](#)

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

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

[GG5 Growing a good economy](#)

[GG6 Increasing efficiency and resilience](#)

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

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

[D14 Noise](#)

[E1 Offices](#)

[E2 Providing suitable business space](#)

[E3 Affordable workspace](#)

[E11 Skills and opportunities for all](#)

[T3 Transport capacity, connectivity and safeguarding](#)

[T4 Assessing and mitigating transport impacts](#)

[T5 Cycling](#)

[T6 Car parking](#)

[T6.1 Residential parking](#)

[T6.2 Office Parking](#)

[T6.5 Non-residential disabled persons parking](#)

[T7 Deliveries, servicing and construction](#)

[T9 Funding transport infrastructure through planning](#)

[DF1 Delivery of the Plan and Planning Obligations](#)

[M1 Monitoring](#)

[London Plan Guidance \(LPG\)](#)

[Accessible London SPG](#)

[Sustainable Transport, Walking and Cycling](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy TC2 Camden's centres and other shopping areas](#)

[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):

[Access for All CPG - March 2019](#)

[Amenity - January 2021](#)

[Biodiversity CPG - March 2018](#)

[Developer Contribution CPG - March 2019](#)

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

[Transport - January 2021](#)

Draft Camden Local Plan (DCLP)

- 5.1 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 examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.
- 5.2 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.
- 5.3 The Proposed Submission Draft Camden Local Plan (DCLP) 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.

Draft London Plan (2026)

- 5.4 The draft London Plan was published on 16th July 2026 for consultation. It's weight at this time ahead of any responses to consultation will be extremely limited. None of its draft policies are considered relevant to any of the applications being considered to the extent that they would affect the recommendations made by officers in the committee reports on the agenda.

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	Design
9	Impact on Neighbouring Amenity
10	Transport
11	Employment and training opportunities
12	Trees, Greening and Biodiversity
13	Community Infrastructure Levy (CIL)

7. LAND USE

- 7.1 The proposal seeks the ability to change the use of a portion of the building between either Class E (office) or Class F1(a) (education) use for a period of 10 years by way of a flexible use permission.

- 7.2 A flexible permission allows the applicant the right to change between the uses granted for a 10-year period from the date of permission, after which the lawful use would revert to whichever use is taking place at that time. This is based on the legislation set out in the General Permitted Development Order (GDPO), Schedule 2, Part 3, Class V.

Loss of existing employment space (Class E)

- 7.3 Policy E2 (Employment premises and sites) states that the Council will encourage the provision of employment premises and sites in the borough and protect premises or sites suitable for continued business use. However, Policy E2 goes on to add that the Council will accept the loss of business premises where (A) the site is no longer suitable for its existing business use

and (B) the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period.

- 7.4 Cushman & Wakefield and Knight and Frank have marketed the building since 2022, and the submitted marketing material has been reviewed by Council's Inclusive Economy Team. The property has been marketed on various platforms. A letting board was not displayed as it was not possible to attach a traditional letting board to the building, however a vinyl advert was stuck to the glass instead.
- 7.5 Marketing has been undertaken in excess of the 2-year period required by the CPG (Business premises and employment sites) and Policy E2 of the Local Plan.
- 7.6 A viewing schedule has been submitted, containing viewings undertaken from May 2023 – March 2026. Enquiries were discounted primarily for location, but also for tenant mix, specification and fitout.
- 7.7 While the application site is within a highly accessible location, the submitted marketing information states that this location is not preferred by office occupiers when there are comparable schemes closer to major transport interchanges.
- 7.8 The submitted marketing report contains a table (Section 3.2) outlining other office space for rent within the area and associated rent prices. Council's Inclusive Economy Officer has confirmed that the rental rates proposed for the application building are reasonable.
- 7.9 While the application building is a high-class office building, designed to grade A specification, the submitted marketing report has demonstrated a lack of demand for this office space in this location.
- 7.10 The proposed flexible change of use would allow for the area of the building subject to this application to be used as either a Class E or Class F1 (education) use, providing increased flexibility and helping respond to the demand in the market. The submitted marketing material states that there is currently good demand within the London market from educational occupiers as educational office space/teaching space is required.
- 7.11 This position is accepted and overall ensures the scheme contributes to the vitality and viability of the area.
- 7.12 Overall, the submitted marketing material has demonstrated that there is a lack of demand for the vacant office space within the building, therefore its possible loss is accepted in this instance. The flexible nature of the

permission would allow for continued office use should there be interest in the future, providing flexibility to respond to occupier demand.

Proposed educational use (Class F1)

- 7.13 Policy S3 of the London Plan also sets out that proposals should ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.
- 7.14 Policy C2 of the Local Plan sets out how the Council will ensure that there is provision of community facilities to meet the needs of a growing population. 'Community facilities' includes childcare, education, adult learning and training, healthcare, police stations, libraries and public houses which form a vital part of local neighbourhoods.
- 7.15 Policy C2 of the Local Plan also describes how the Council will ensure that there is provision of community facilities to meet the needs of a growing population.
- 7.16 While F1 does not fall under the definition of a business and employment use, there would still be some level of employment retained in association with an F1 use. Therefore, the site would continue to provide employment opportunities in line with Policy E2.
- 7.17 No details have been provided by the applicant as to prospective education occupiers as they do not currently have one.
- 7.18 Given the site's highly accessible location within Central London, the educational use would be suitably located for any future students to access the site on foot or by other sustainable modes of transport. The site is also within close proximity to a concentration of education uses in Bloomsbury and Kings Cross.
- 7.19 Overall, the proposed education use is considered appropriate in this location, making efficient use of the site and supporting educational and employment-generating uses within the Central London Area.

8. DESIGN

- 8.1 Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG (Design).

- 8.2 The proposal is for a flexible change of use to an existing building and does not involve any external alterations which would affect the appearance of the building or the nearby Bloomsbury and Hatton Garden conservation areas. The proposals are therefore acceptable in this regard.

9. IMPACT ON NEIGHBOURING AMENITY

- 9.1 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. Impact from construction works are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 9.2 Given the nature of proposed works, whereby no external changes are proposed, the proposal would not result in any change to the level of daylight, sunlight or outlook to surrounding properties nor would it increase the degree of overlooking.
- 9.3 The flexible Class F1 use would be similar in nature to the existing office use in terms of impact and potential disturbance to neighbouring residents. The site is located within a busy Central London Area and the main entrance off Gray's Inn Road. It is not considered that there would be any harm to neighbouring amenity by way of loss of privacy or disturbance.

10. TRANSPORT

- 10.1 Policy T1 of the Local Plan seeks to promote sustainable transport by prioritising walking, cycling and public transport in the borough.
- 10.2 A Transport Assessment has been submitted which has been reviewed by Council's Transport Officer.

Trip Generation

- 10.3 The proposed development would not result in an increase in floorspace, therefore it is reasonable to expect that total daily trips will be broadly comparable to the existing office use. However, student use would generate a different pattern of pedestrian activity throughout the day and evening, creating pressure on pavements, crossings and cycle infrastructure at times when office trips are normally low.

Travel Planning

- 10.4 A draft travel plan has been submitted in support of the planning application. This is welcomed as it demonstrates a commitment to encouraging and

promoting trips by sustainable modes of transport. The targets for active travel are acceptable.

- 10.5 A Travel Plan covering an associated monitoring and measures contribution of £11,348 will be secured by Section 106 legal agreement.

Access and Permeability

- 10.6 The proposal does not include any external alterations. Pedestrian and cyclist arrangements will be as per the existing situation. Pedestrian access is via the revolving doors at the Gray's Inn Road frontage. Cycle access is via the existing ramp on Gough Street which provides step-free access to the cycle store.

Car Parking

- 10.7 The site is located in controlled parking zone CA-D (Kings Cross Area), which operates 08:30-18:30 Monday to Friday, and 08:30-13:30 on Saturday.
- 10.8 One disabled parking bay will be provided at basement level, accessed via the existing vehicle ramp. This is an improvement to the existing situation as there is currently no dedicated parking for disabled persons.

Cycle Parking

- 10.9 The Council requires high quality cycle parking to be provided in accordance with Local Plan Policy T1, CPG Transport, the London Cycling Design Standards (LCDS) and London Plan Policy T5:
- 1 space per 75 sqm (GEA) long stay
 - first 5,000 sqm 1 space per 500 sqm, thereafter 1 space per 5,000 sqm (GEA) short stay.
- 10.10 Cycle storage, consisting of 252 spaces across a mixture of double stackers and Sheffield Stands is proposed in the basement through the removal of 15 car parking spaces, accessed via the existing ramp on Gough Street. Any visitors arriving by bicycle will be able to park in the secure cycle store at basement level.
- 10.11 Full cycle parking details will be secured by condition 3.

Micromobility and shared mobility improvements

- 10.12 Parking bays for dockless rental e-bikes and rental e-scooters are located nearby. However, these merely provide capacity for existing usage by residents and people who work in or visit the area.
- 10.13 The Council has plans to expand the network of dockless rental e-bikes and rental e-scooter bays, car club bays, and electric vehicle bays in the area.

Considering the STAL grades and the demand arising for this transport mode from the proposal, it is appropriate that additional bays are provided in the future via developer contributions.

- 10.14 A cycle/e-scooter hire improvements contribution of £5,000 would therefore be secured by Section 106 legal agreement. This would allow the Council to provide additional capacity for the parking of dockless rental e-bikes and rental e-scooters in the local area (e.g., by expanding existing bays and providing additional bays). Officers anticipate staff and visitors using these modes of transport as an alternative to public transport, especially when their primary mode of transport is rail with a secondary trip by micromobility vehicles.

Conclusion

- 10.15 The proposal is acceptable in terms of transport implications subject to the following planning obligations being secured by legal agreement:
- Travel Plan and associated monitoring and measures contribution of £11,348; and
 - Micro and shared mobility improvements contribution of £5,000.

11. EMPLOYMENT AND TRAINING OPPORTUNITIES

Compensation for loss of employment space

- 11.1 As per paragraph 54 of the Employment Sites and Business Premises CPG, in these circumstances, where the loss of employment use can be expected to result in a reduction of potential job opportunities for Camden residents, the Council will seek a contribution from developers towards measures which create or promote opportunities for employment or training of local people. A contribution will only be sought in cases where the net loss of employment space is 500 sqm (GIA) or more. The contribution will be held by the Council and used to support activities that create or promote opportunities for employment or training, which could include providing affordable employment space in the borough.
- 11.2 The calculation below is set out in paragraph 60 of the Employment Sites and Business Premises CPG which calculates the amount of jobs based on floor area.
- FT jobs expected in employment use: $13,058 / 12 = 1088$ FT jobs.
 - Full time jobs lost $1088 \times 21\% = 228$ [% residents who work in Camden]
 $228 \times £3,995$ [cost to provide training per employee] = £910,960.
- 11.3 A loss of employment space contribution would only be applicable where the proposed Class F1 use occupies 500 sqm GIA (or more). As the extent of

floorspace to be occupied by a future Class F1 user is not yet known, the Section 106 legal agreement will include a mechanism requiring details of the Class F1 floorspace to be provided prior to occupation. The loss of employment space contribution will then be calculated in accordance with the CPG (Employment sites and business premises), based on the amount of floorspace occupied by the Class F1 use, where it exceeds 500sqm GIA. The payment cap for this contribution would be £910,960, in accordance with the calculation provided in paragraph 11.2 above.

- 11.4 As per the CPG (Employment sites and business premises) the final contribution amount should reflect the fact that the proposed Class F1 (Education) use would also generate employment. In order to provide this calculation, details of the likely future occupier(s), the type of educational use proposed and information on anticipate staffing levels or employment generated by the proposed Class F1 use are required. These details are not yet available as there is no intended occupier currently. The Section 106 legal agreement will therefore be drafted to secure the submission of details mentioned above prior to occupation, following which the contribution amount will be recalculated (in accordance with the CPG – Employment sites and business premises) to reflect the level of employment generated by the Class F1 use.
- 11.5 In summary, a loss of employment space contribution will be secured by Section 106 legal agreement where the proposed Class F1 use occupies 500 sqm GIA or more. However, as the intended occupier and amount of floorspace to be occupied is not yet known, the specific contribution amount cannot be calculated at this stage, but the cap is £910,960.

12. TREES, GREENING, AND BIODIVERSITY

Statutory Biodiversity Net Gain

- 12.1 As well as the requirements of the development plan, there are statutory requirements for 10% Biodiversity Net Gain (BNG).
- 12.2 BNG is a way of creating and improving natural habitats with a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Every grant of planning permission is deemed to have been granted subject to a condition which requires the submission of a Biodiversity Net Gain Plan (BGP) before development can commence, showing how the 10% gain will be met.
- 12.3 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this scheme will not require the approval of a BGP because it is below the de minimis threshold. This is because it does not impact 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. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 13.1 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. The final CIL liability will be determined by the CIL team.
- 13.2 No new floorspace is proposed, therefore the scheme will not be CIL liable.

14. CONCLUSION

- 14.1 Overall, the introduction of a flexible Class E (office)/ Class F1 (education) use across a portion of the existing building is considered an appropriate use of the site given its highly accessible location within Central London and the current lack of demand for the vacant office space, as demonstrated through the submitted marketing material.
- 14.2 No external changes are proposed, therefore the proposals would not impact on the appearance of the building.
- 14.3 The Class F1 use would be similar in nature to the existing office use in terms of impact and potential disturbance to neighbouring residents, therefore it is not considered that there would be any harm to neighbouring amenity.
- 14.4 The scheme includes contributions for transport and highways and loss of employment space. It is noted that these would only be payable if an F1 use occupies the building.
- 14.5 In conclusion, the proposed development is considered to comply with the development plan as a whole and represents a sustainable and appropriate use of a highly accessible site. It is therefore recommended that planning permission be granted.

15. RECOMMENDATION

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

Transport

- Travel Plan and associated monitoring and measures contribution of £11,348; and
- Micro and shared mobility improvements contribution of £5,000.

Employment and training plan

- Loss of employment space contribution (as appropriate, calculated in accordance with the CPG (Employment sites and business premises) reflecting the loss of jobs and uptake in floorspace of a future occupier and with a cap of £910,960);

16. LEGAL COMMENTS

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

17. CONDITIONS

1	Three years from the date of this permission 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	Approved drawings The development hereby permitted shall be carried out in accordance with the following approved plans: 200GIR-BAS-XX-ZZ-DR-AR-100001, P04/S3; 200GIR-BAS-XX-B2-DR-AR-140098, P03/S3; 200GIR-BAS-XX-B1-DR-AR-140099, P03/S3; 200GIR-BAS-XX-00-DR-AR-140100, P03/S3; 200GIR-BAS-XX-01-DR-AR-140101, P04/S3; 200GIR-BAS-XX-02-DR-AR-140102, P03/S3; 200GIR-BAS-XX-03-DR-AR-140103, P03/S3; 200GIR-BAS-XX-05-DR-AR-140105, P03/S3; 200GIR-BAS-XX-06-DR-AR-140106, P05/S3; 200GIR-BAS-XX-07-DR-AR-140107, P03/S3; 200GIR-BAS-XX-08-DR-AR-140108, P02/S3; 200GIR-BAS-XX-09-DR-AR-140109, P03/S3; 200GIR-BAS-XX-B2-DR-AR-141982, P02/S3; 200GIR-BAS-XX-ZZ-DR-AR-141993, P02/S4; 200GIR-BAS-XX-B2-DR-AR-200098, P07/S4; 200GIR-BAS-XX-B1-DR-AR-200099, P04/S4; 200GIR-BAS-XX-00-DR-AR-200100, P05/S4; 200GIR-BAS-XX-01-DR-AR-200101, P07/S4; 200GIR-BAS-XX-02-DR-AR-200102, P06/S4; 200GIR-BAS-XX-03-DR-AR-200103, P06/S4; 200GIR-BAS-XX-04-DR-AR-200104, P06/S4; 200GIR-BAS-XX-05-DR-AR-200105, P06/S4; 200GIR-BAS-XX-06-DR-AR-200106, P08/S4; 200GIR-BAS-XX-07-DR-AR-200107, P05/S4; 200GIR-BAS-XX-08-DR-AR-200108, P06/S3; 200GIR-BAS-XX-09-DR-AR-200109, P06/S3; 200GIR-BAS-XX-B2-DR-AR-201982, P03/S4; 200GIR-BAS-XX-ZZ-DR-AR-201993, P02/S4. Reason: For the avoidance of doubt and in the interest of proper planning.
3	Cycle Parking The cycle parking shown on the approved plans (200GIR-BAS-XX-B2-DR-AR-201982) shall be provided in full prior to occupation of the building by a F1 (education) use, and shall thereafter be retained for the duration of the development.

	Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy T1 of the Camden Local Plan 2017.
4	Controlling Use Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020, or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the property shall only be used for a flexible use as any use in Use Class E, or only for educational use in Use Class F1 (and for no other F1 use), and for no other purposes whatsoever. Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises or immediate area by reason of noise and disturbance or pressures on the highway network in accordance with Policies A1, A4, and T3 of the London Borough of Camden Local Plan 2017.

18. 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	Biodiversity Net Gain (BNG) Informative (1/3): 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: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

	(b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. 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. 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).
4	Biodiversity Net Gain (BNG) Informative (2/3): + Summary of transitional arrangements and exemptions for biodiversity gain condition The following are provided for information and may not apply to this permission: 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: - 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). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).
5	Biodiversity Net Gain (BNG) Informative (3/3): + Irreplaceable habitat: 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. + The effect of section 73(2D) of the Town & Country Planning Act 1990 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. + Phased development 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.
6	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.
7	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

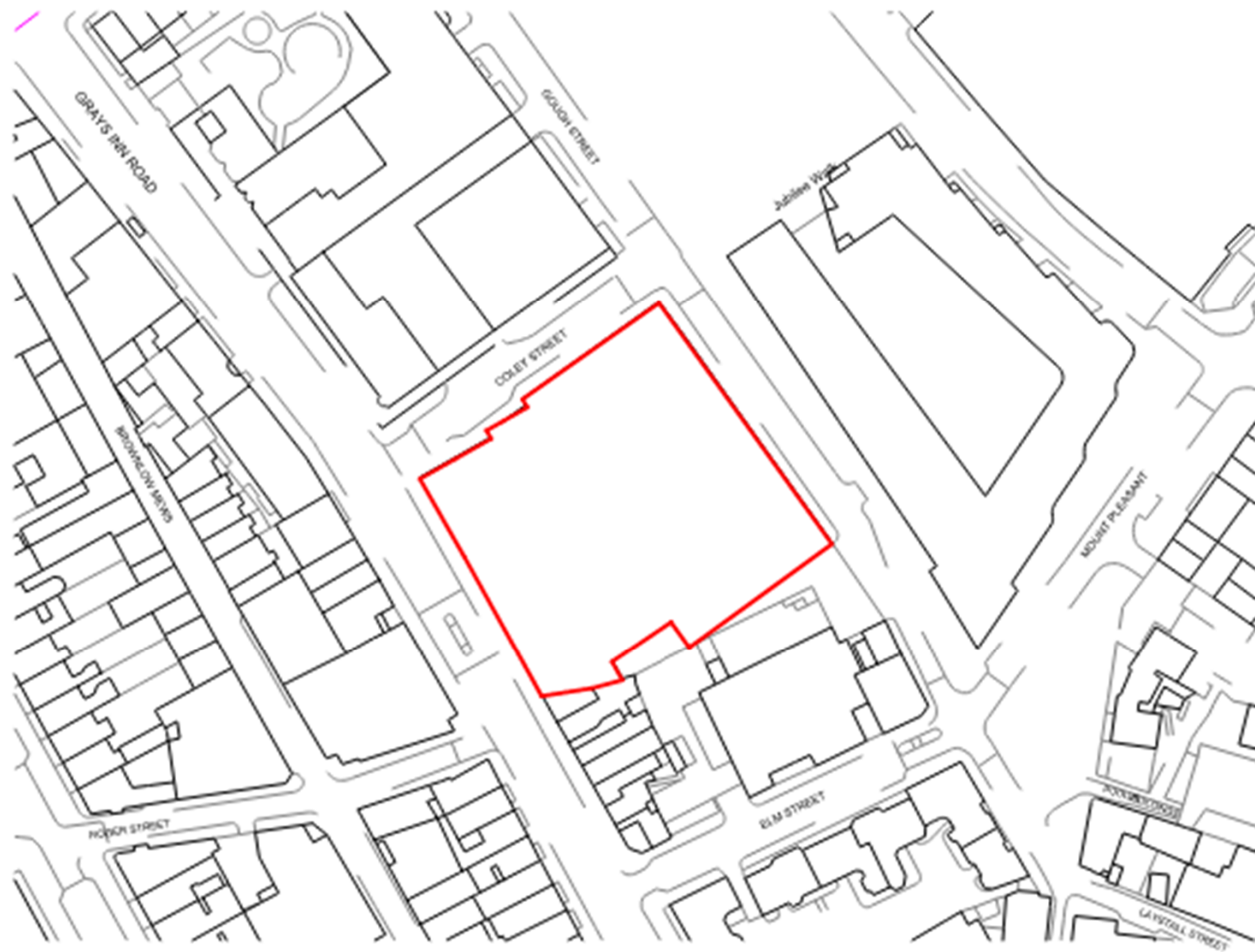
	Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
8	This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
9	The applicant is advised that this permission grants a flexible change of use. Under Schedule 2, Part 3, Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), changes between the uses authorised by this permission may be undertaken without further planning permission within 10 years of the date of this permission. After that 10-year period, the lawful use of the premises will be the use operating at that time and any subsequent material change of use may require planning permission.

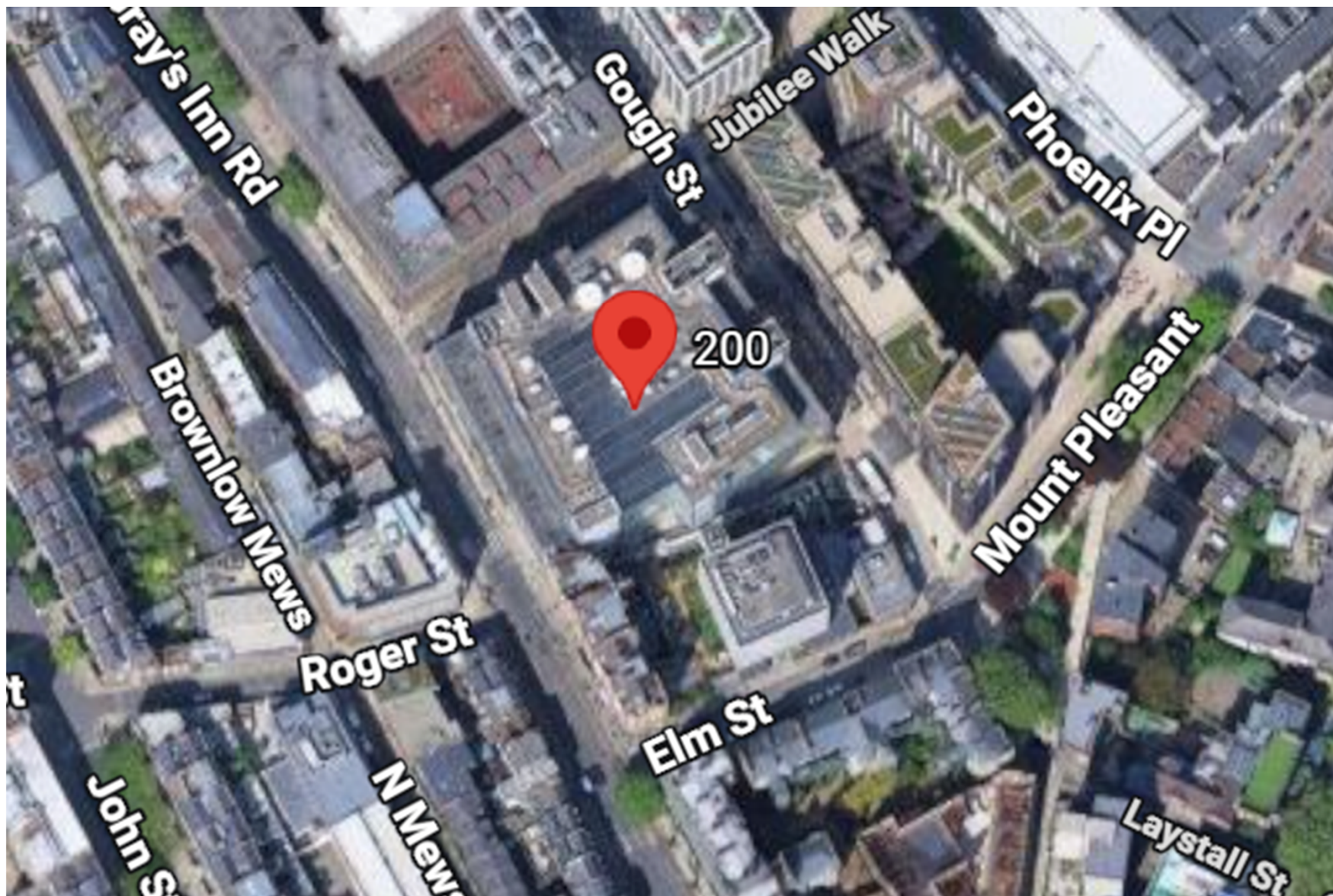
Planning Committee

30th July 2026

2025/4031/P

200 Gray's Inn Road
London
WC1X 8XZ







- Conservation Area
- Local List
- Listed Building
 - I
 - II
 - II*





