

Application ref: 2022/4528/P
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Date: 10 March 2023

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

Phone: 020 7974 4444

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

Lewis and Hickey Limited
1 St Bernard's Row
Edinburgh
EH4 1HW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bank and Premises at Basement and Ground Floor
212-214 High Holborn
London
WC1V 7BF**

Proposal: Removal of existing fascia signage, projecting sign and ATMs and reinstatement of stonework to front facade.

Drawing Nos: E7284-EX-E1; E7284-EX-GD PUBLIC Rev. A; E7284-GA-E1; E7284-GA-GD PUBLIC Rev. A; E7284-GA-LP-BP; Design, Access & Heritage Statement Rev. C.

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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: E7284-EX-E1; E7284-EX-GD PUBLIC Rev. A; E7284-GA-E1; E7284-GA-GD PUBLIC Rev. A; E7284-GA-LP-BP; Design, Access & Heritage Statement Rev. C.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

Informative(s):

- 1 Reasons for granting permission.

The application site is a Grade II listed Palladian style building, currently occupied by NatWest as a retail bank at basement and ground floor levels. The building was constructed in 1854 to the design of Henry Baker and has a Portland stone façade with rusticated quoins and two slightly projecting entrance bays at each end. The site is also located within the Bloomsbury Conservation Area.

The proposal would remove the existing fascia and projecting signage and reinstate and repair the stonework to the front façade following the removal of the two existing ATMs from beneath the most westerly front window. The works are required due to the NatWest Bank vacating the building and handing it back to the landlord.

The proposed works would remediate previous unsympathetic external additions and alterations and generally restore the remaining historic fabric. The proposed stonework to be reinstated would be sandstone material to match the colour, texture, geology and sealant detail of the original stonework. All holes left by the removal of signage would also be infilled to match the material as required, and the mortar composition, colour and joint thickness would also match the existing.

Overall, the proposals are considered to enhance and better reveal the architectural significance of the Grade II listed building, and preserve the character and appearance of the Bloomsbury Conservation Area.

Due to the location and nature of the proposed development, the works would have no impact on neighbouring amenity.

No comments were received. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer