

Application ref: 2022/5128/L
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Development Management
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Lewis and Hickey Limited
1 St Bernard's Row
Edinburgh
EH4 1HW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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. Internal works including removal of all non-original furniture, fixtures and fittings relating to the bank use.

Drawing Nos: E7284-EX-BA PUBLIC; E7284-EX-E1; E7284-EX-GD PUBLIC Rev. A;
E7284-EX-MZ; E7284-GA-BA PUBLIC; E7284-GA-E1; E7284-GA-GD PUBLIC Rev. A;
E7284-GA-LP-BP; E7284-GA-MZ; Design, Access & Heritage Statement Rev. C;
Artisan Plastercraft Ltd Fibrous Plaster Repairs Appointment Letter.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: E7284-EX-BA PUBLIC; E7284-EX-E1; E7284-EX-GD PUBLIC Rev. A; E7284-EX-MZ; E7284-GA-BA PUBLIC; E7284-GA-E1; E7284-GA-GD PUBLIC Rev. A; E7284-GA-LP-BP; E7284-GA-MZ; Design, Access & Heritage Statement Rev. C; Artisan Plastercraft Ltd Fibrous Plaster Repairs Appointment Letter.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The appointed plasterer specialising in fibrous plaster repairs, Artisan Plastercraft Ltd, shall undertake the internal fibrous plaster repair works. Any subsequent change or reappointment shall be confirmed forthwith and submitted to and approved by the local authority for the duration of the internal repair works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

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.

Externally, listed building consent is sought for the removal of the existing fascia and projecting signage and reinstatement and repair of the stonework to the front façade following the removal of the two existing ATMs from beneath the most westerly front window.

Internally, consent is sought for the removal of non-original internal signage, fixtures, fittings, furniture and equipment relating to the bank. The works are required due to the NatWest Bank vacating the building and handing it back to the landlord.

Following negotiation with the Council's Conservation Officer, the proposed works were revised to include repairs to the bases of internal columns and the removal of existing secondary glazing, and are now considered to be

acceptable.

Externally, the proposed works would remediate previous unsympathetic 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. Details of the specific stone to be used have been included in the Design and Access Statement and confirmed as acceptable by the Council's Conservation Officer.

The interior of the bank at ground and mezzanine floor levels has been substantially modified and there are only limited surviving historic features, including four doric columns in the main banking chamber. Any holes in the walls and damage to the original fabric from the removal of fixtures and fitting would be repaired and made good using matching materials. The revised scheme would also produce direct heritage benefits through addressing general areas of existing damage to the building fabric, including at the base of the two original columns in the Cashiers Area, and through the removal of the secondary glazing unit over the original window above the ATMs. To ensure that the internal repair works are carried out sympathetically, a plasterer specialising in fibrous plaster repairs is required to undertake the works. Details of the appointed specialist plasterer have been provided and are considered acceptable.

The proposed works would remediate previous unsympathetic internal and external additions and alterations and generally restore the remaining historic fabric, in particular the stonework on the front façade. It is therefore considered that the works would enhance and better reveal the architectural values and significance of the listed building.

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 and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policy 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer