

Application ref: 2023/0505/L
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Date: 21 April 2023

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Iceni Projects
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
193-197 Holborn Hall
High Holborn
London
Camden
WC1V 7BD

Proposal:

Two additional condenser units and the reconfiguration of the 12 units approved
Drawing Nos: Site location plan, 35048 R EXSC (exist secs), 35048 R EXST (exist
plans eles), heritage statement, 3222/M/05 P8 (propo mech), 35048 R EXPL (exist
plan)

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:

Site location plan, 35048 R EXSC (exist secs), 35048 R EXST (exist plans
eles), heritage statement, 3222/M/05 P8 (propo mech), 35048 R EXPL (exist
plan)

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.

Informative(s):

- 1 The site is a 19th-century former town hall, now offices.

The proposals represent a minor alteration to a previously consented scheme.
Rooftop condensers are concealed within a walled enclosure; services run in
concealed locations, surmounting a chimney stack, rather than penetrating it.

Any works other than those specifically mentioned in the consented documents
are unauthorised. If further works are found to be needed, the permission of
the council's conservation team must be obtained in writing, or further listed
building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice,
whereby there were no consultation responses. The site's planning history has
been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special
interest of the listed building, under s.16 of the Listed Buildings and
Conservation Areas Act 1990 as amended by the Enterprise and Regulatory
Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden
Local Plan 2017. The proposed development also accords with the London
Plan 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer