

Application ref: 2020/5914/P  
Contact: David Fowler  
Tel: 020 7974 2123  
Email: David.Fowler@camden.gov.uk  
Date: 23 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Braeside Developments Ltd  
4 Springwood Hall  
Springwood Park  
Tonbridge  
TN11 9LZ  
Kent

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**294 - 295**  
**294 High Holborn**  
**London**

Proposal: Details of external windows and door & entrance grille as required by condition 3 (a) and (c) of planning permission 2017/1827/P dated 15/08/2018 for erection of a 9 storey building of mixed use retail and 10 x residential units.

Drawing Nos: Covering letter (Braeside Developments) 21.12.2020, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1715 P2, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3021, 3022, 3050, 3051, 3052, Technical Note (Scotch Partners) 28th August 2020, P1100.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approval:

Part a of condition 3 requires details of external doors and windows. Full details have been submitted for part a.

Full details of external doors and windows in terms of sections and elevations

have been submitted in accordance with the condition.

Part c of condition 3 requires details of the proposed entrance grille. A recessed doorway was proposed on High Holborn. Given that recesses are not considered acceptable as they offer places for anti-social behaviour, a grille was proposed. The applicant proposed a horizontal, sliding grille which would have been in line with the front building line, which would mitigate this issue. A condition was attached requiring details of the grille. However, an alternative solution is proposed where the doorway is sufficiently recessed to allow people using wheelchairs to shelter from inclement weather, but would not be large enough to provide space for anti-social behaviour.

An Urban Design Officer has assessed the submitted details and is satisfied. The design and materials are consistent with the design intentions of the approved scheme. Officers therefore discharge this condition.

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

As such, the proposed development is in general accordance with Camden Local Plan 2017 policies D1 and D2.

- 2 You are advised that the condition 6 is still outstanding for application reference 2017/1827.

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