

Application ref: 2023/2461/P
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Date: 7 August 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

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**55 - 57 High Holborn
London
WC1V 6DX**

Proposal:

Creation of three roof terraces (1x at first-floor and 2x at eighth-floor), in addition to associated exterior alterations.

Drawing Nos: 1256_S-x-P-00, 1256_EX-x-P-01, 1256_EX-x-P-07/RF, 1256_A-x-E-EW, 1256_A-x-E-ES, 1256_A-x-E-EE, 1256_A-x-E-EN, 1256_A-x-P-01, 1256_A-x-P-07/RF, 1256_A-x-P-EW, 1256_A-x-P-ES, 1256_A-x-P-EE rev 1, 1256_A-x-P-EN, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

1256_S-x-P-00, 1256_EX-x-P-01, 1256_EX-x-P-07/RF, 1256_A-x-E-EW, 1256_A-x-E-ES, 1256_A-x-E-EE, 1256_A-x-E-EN, 1256_A-x-P-01, 1256_A-x-P-07/RF, 1256_A-x-P-EW, 1256_A-x-P-ES, 1256_A-x-P-EE rev 1, 1256_A-x-P-EN, Design and Access Statement

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.

- 4 The roof terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The proposed new roof terraces will be located at the first and roof levels of Caroline House and will provide outdoor amenity area to the commercial occupiers of the building. The first-floor terrace will be located at the rear of the building which will overlook Hand Court, while the two terraces at roof level will overlook High Holborn to the south and Hand Court to the north.

The first-floor terrace will feature new perimeter planters and balustrade, external lights, and an additional door opening to allow for better access to the space. Similarly, the roof level terraces at the front and rear will also feature new perimeter planters and balustrades and external lighting. The new balustrades will be metal with a black finish placed on a low brick wall and will match the character and design of the existing building. The additional of perimeter planting will soften the roofline while offering addition biodiversity at roof level. It is considered that the proposed works will complement the design of the existing building, and will not have a negative effect on the character of the wider Bloomsbury Conservation Area.

With regards to amenity impacts to adjacent properties, it is not considered to create any additional impact as the three terraces do not have any outlook to any residential properties on Hand Court or High Holborn. In addition, due to

the nature of the office use, it is assumed that the outdoor amenity spaces will mainly be utilised during weekday working hours, thus lessening any potential noise or overlooking concerns. In order to mitigate any potential amenity impacts from the use of the roof terraces, a condition will be added limiting the use of the terrace to 08.00 to 20.00 and restricting the playing of music.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.](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 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer