

Application ref: 2023/2617/P  
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Date: 6 September 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)

Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Templar House**  
**81-87 High Holborn**  
**London**  
**Camden**  
**WC1V 6NU**

Proposal: Replacement of existing railings with balustrades at 6th and 7th floor levels together with new doors on the western and eastern elevations of the link block to access external terraces, replacement windows and installation of new double doors, new external deck, railings and brick wall all in association with the creation of an additional external amenity space at ground floor on the western side of the link building.

Drawing Nos: UCH-AST-XX-XX-DR-A-014601 rev P01; UCH-AST-XX-00-DR-A-014850 rev P01; UCH-AST-XX-00-DR-A-014750 rev P01; UCH-AST-XX-00-DR-A-014710 rev P01; UCH-AST-XX-06-DR-A-014716 rev P01; UCH-AST-XX-07-DR-A-014717 rev P01; UCH-AST-XX-00-DR-A-014800 rev P01; UCH-AST-XX-ZZ-DR-A-014801 rev P01; Noise Impact Assessment Report prepared by Auricl Acoustic Consulting dated 23/05/2023; Covering letter prepared by Montague Evans dated 23/06/2023.

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: UCH-AST-XX-XX-DR-A-014601 rev P01; UCH-AST-XX-00-DR-A-014850 rev P01; UCH-AST-XX-00-DR-A-014750 rev P01; UCH-AST-XX-00-DR-A-014710 rev P01; UCH-AST-XX-06-DR-A-014716 rev P01; UCH-AST-XX-07-DR-A-014717 rev P01; UCH-AST-XX-00-DR-A-014800 rev P01; UCH-AST-XX-ZZ-DR-A-014801 rev P01; Noise Impact Assessment Report prepared by Auricl Acoustic Consulting dated 23/05/2023; Covering letter prepared by Montague Evans dated 23/06/2023.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The 6th and 7th floor external terraces on the western side elevation and 7th floor external terrace on the eastern side elevation of the link building hereby permitted shall only be accessed between 08:00 hours to 21:00 hours Monday to Friday.

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

- 5 The external terrace at 6th floor level on the eastern side elevation of the link building hereby approved shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the replacement of existing metal railings with metal balustrade that would be increased in height to 1.1m at 6th and 7th floor levels on the western and eastern elevations of the link block to safely access the external terraces. The 6th floor terrace on the eastern side elevation would be accessible for maintenance purposes only. This would ensure the balustrades

comply with building regulations. The proposal also includes relocation of double doors through the side window bays at this level which would not harmfully alter the uniform appearance of the window openings along the side elevations of the link building. These minor alterations to the upper floor elevations of this part of the building would be considered acceptable. At ground floor level a new external deck, and brick wall and railings measuring 3m above ground level and 1.2m above internal office floor level would be installed to create an additional external amenity space for the offices on the western side of the link building. The new amenity space would be contained within a courtyard area and would not be visible from any public vantage point. The brick wall would match the existing brickwork of this part of the building and the railings would be bronze aluminium finish to complement the style of the building. The proposal would also include a revised escape stair configuration and installation of new full height curtain wall glazing within the existing window openings with 2 sets of new glazed double doors between the office and proposed western external amenity space. These changes would not alter the character or appearance of the building and would be screened from any public vantage point and would be considered acceptable in the context of the surrounding streetscene and Bloomsbury conservation area.

The proposal would include the use of terraces at 6th and 7th floor levels on the side elevations of the link building and the creation of a new terrace at on the western side elevation of the link building at ground floor level. The nearest residential properties are adjacent to the front of the building a 79-80 High Holborn and the rear of the building at 47-51 Eagle Street. A noise report has been submitted in support of the application. It advises that a maximum of 60 people could use each of the terraces at 6th and 7th floor levels between the hours of 08:00 hours to 21:00 hours Monday to Friday. However, it is more likely that 10 people would use each of the terraces at one time. The noise report has tested both the worst case scenario (60 people on each terrace concurrently) and the more likely case of 10 people. It has been demonstrated that, in the worst case scenario, the predicted noise level would not exceed the existing background noise level. It is considered that the use of the external terraces would not have an adverse impact on the amenity of neighbouring occupiers in terms of noise or disturbance. A condition would be attached to ensure the terraces would not be used outside of the proposed hours of use and that the 6th floor terrace on the eastern side elevation of the link building would be for maintenance purposes only.

The terraces at 6th and 7th floor levels would not directly overlook any neighbouring occupiers due to their location. At ground floor level, the new terrace would measure 24 sq. m in area. Views from the new terrace into the lower ground floor side windows of the commercial building would be partially screened by a brick wall and railings measuring 1.2m in height (above internal office floor level). The proposal would not result in any loss of daylight and sunlight or sense of enclosure.

Overall the proposal would not be considered to have a detrimental impact on the amenity of neighbouring occupiers in terms of daylight, sunlight, overlooking, sense of enclosure or noise and disturbance.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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 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](http://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.

- 4 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.

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 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer