

Application ref: 2023/1692/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 17 October 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

hgh Consulting
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

127-128

High Holborn

London

WC1V 6PQ

Proposal:

External alterations at ground floor of Norfolk House, including; removal of three existing sets of windows, stone cill and infills on the High Holborn frontage, and replace with three new shopfronts; subdivide one of the ground floor commercial units (Class E) into 2 x commercial units (Class E); installation of external rear extract duct at basement to roof level.

Drawing Nos: 19000, rev PL1; 19010, rev PL1; 19011, rev PL1; 19017, rev PL1; 19020, rev PL1; 19021, rev PL1; 19025, rev PL1; 19026, rev PL1; 19030, rev PL1; 19031, rev PL1; 19032, rev PL1; 19040, rev PL1; 19110, rev PL1; 19111, rev PL1; 19125, rev PL1; 19126, rev PL1; 19130, rev PL1; 19131, rev PL1; 19132, rev PL1; 19140, rev PL1; 19510, rev PL1; 19511, rev PL2; 19517, rev PL1; 19520, rev PL2; 19521, rev PL1; 19525, rev PL2; 19526, rev PL1; 19130, rev PL1; 19131, rev PL1; 19132, rev PL1; 19540, rev PL2; Design & Access Statement prepared by MICA Architects, reference 741 - 70000;; Heritage Assessment prepared by Ceni Projects dated March 2023; MEP Summary note prepared by Thornton Reynolds dated 20/03/2023; Structural Report prepared by Heyne Tilett Steel dated 21/03/23; Amended Shop Front design document, prepared by MICA Architects, reference 741 - 70000

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 19000, rev PL1; 19010, rev PL1; 19011, rev PL1; 19017, rev PL1; 19020, rev PL1; 19021, rev PL1; 19025, rev PL1; 19026, rev PL1; 19030, rev PL1; 19031, rev PL1; 19032, rev PL1; 19040, rev PL1; 19110, rev PL1; 19111, rev PL1; 19125, rev PL1; 19126, rev PL1; 19130, rev PL1; 19131, rev PL1; 19132, rev PL1; 19140, rev PL1; 19510, rev PL1; 19511, rev PL2; 19517, rev PL1; 19520, rev PL2; 19521, rev PL1; 19525, rev PL2; 19526, rev PL1; 19130, rev PL1; 19131, rev PL1; 19132, rev PL1; 19540, rev PL2; Design & Access Statement prepared by MICA Architects, reference 741 - 70000;; Heritage Assessment prepared by Ceni Projects dated March 2023; MEP Summary note prepared by Thornton Reynolds dated 20/03/2023; Structural Report prepared by Heyne Tillet Steel dated 21/03/23; Amended Shop Front design document, prepared by MICA Architects, reference 741 - 70000

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 Before the relevant part of the work is begun, detailed drawings and or samples, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

b) a sample of the facing fire rated glass to be provided on site

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal principally involves changing the use of the existing ground floor premises at Norfolk House, historically occupied by a bank but now vacant, into 3 x retail units. The existing ground floor units are commercial units that fall within the Class E use class. The subdivision of one of the larger units into 2 smaller commercial units within the Class E use class does not require planning permission. The 2 units would continue to be of a satisfactory size to ensure the vitality and viability of this part of the High Holborn frontage is retained.

The proposal would include external alterations at the ground floor level, including removal of three existing sets of windows, stone cill and infills on the High Holborn frontage, and replacement with three new shopfronts, and installation of external rear extract duct.

The proposal would generally reinstate the historic composition of the ground floor south elevation, which is understood to have included an original Edwardian style shopfront (later replaced with a window and stone infill after 1976), along with two unfinished bays which are understood to have each been infilled with a window and stone infill at an unknown date during the early-mid twentieth century.

The proposed shopfronts include a single timber entrance door aligning with the window bay, glazed window bay, high level transom lights, and a stall riser. A condition would be attached to secure the submission of the details of the new shopfronts.

While the new shopfronts would not be a complete replica of the historic shopfronts, in particular as the entry doors will be flush with the road frontage and not recessed, the proposed shopfronts would be sympathetically designed to display an appropriate level of consistency with a historic Edwardian shopfront and appear as appropriate to the host building. In addition, the public benefits of there being non-recessed entrances, would outweigh the harm to the Bloomsbury conservation area.

Further, the existing ground floor facades do not have a high level of activation with the street, owing to the unit's former use as a bank which are typically designed with more defensive and enclosed appearance. The new shopfronts with additional entries off the street, more glazing and the units accommodating a greater number of more active uses, would enhance the building's relationship with the streetscape and activate adjoining pedestrian realm on High Holborn and Southampton Row.

The proposed extract duct is required to service the new commercial units, and would be located on the rear of the building which has a lesser significance for the building and limited visibility from the street.

In summary, the works will not harm the character and appearance of the host building, streetscene and conservation area. 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 Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013 .

Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

- 2 With regard to noise impacts, the applicant's submitted noise assessment report indicates that the proposed plant should be capable of achieving the proposed environmental noise criteria with specified noise mitigation at the nearest and potentially most affected noise sensitive office and residential windows. The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the plant is acceptable in environmental health terms. Conditions would be attached to ensure the plant would meet the Council's

noise and vibration criteria.

No objections have been received. Transport for London has confirmed that they have no comments to make on the proposal. The site's history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, D3, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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).
- 5 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>.

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