

Application ref: 2023/1550/L
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Date: 17 October 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 the 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. Internal alterations at basement and ground floor levels and display of new signage.

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 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: 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; Tenant Plant Noise Assessment, prepared by Temple Group dated 29/03/2023; 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

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.

- 4 Before the relevant part of the work is begun, a sample of the facing fire rated glass shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved sample shall be retained on site until the work has been completed.

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 Reasons for granting permission/consent-

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 retail/commercial units. This would entail 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, replacement of the single glazed Southampton Row frontage glazing with fire rated glazing and installation of an external rear extract duct.

In addition, internal alterations are proposed at the ground and basement level floors as part of the refurbishment and fit-out works. Internal alterations include demolition works, specifically removing existing floor finishes, suspended ceilings and services, removing a hoist lift, modern partitions, and a section of masonry spine wall, and an existing staircase at the north-western corner. Internal construction works include infilling existing sections of walls to form a new party wall between the retail units, infilling an existing floor slab, installing new ducting, and installing a new fire rated door, louvres and fire rated windows at basement level. New signage would be displayed, in the form of 3 fascia level signs featuring lettering on existing granite fascia, and lettering behind glazing at 3 window bays serving the commercial/retail units at the High Holborn frontage; in addition to 2 brass plate wall mounted signs at the Southampton Place frontage.

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.

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 listed building.

The replacement of the existing glazing with fire rated glazing is necessary for the proposed units to comply with building regulations. The existing glazing is unlikely to be original to the building and the thickness of the proposed fire rated glazing would not be dissimilar to the existing glazing. Therefore, there would be little perceptible change to the glazing compared to the existing situation. A condition would be attached to secure these details.

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.

The internal demolition/removal works principally involve the removal of modern, non-original elements, or otherwise material which has limited significance to the listed building. The proposed internal works would better reveal features of the building's original interior, and better align with the ground floor's original design as being intended for separate commercial/retail units.

- 2 With regard to the signage, the proposed fascia signage would appear as commensurate to the size, form and arrangement of the shopfronts, with the fascia signage occupying a similar space as the previous fascia signage at the site (now removed) associated with the previous bank tenancy. The proposed letter signage would be subtle and minimise the amount of historic granite fascia covered over.

Similarly, the lettering behind the three bay windows would be recessive to the shopfront glazing, not obscure the central parts of the windows.. The proposed brass plates at the Southampton Row entry would be small in scale in the context of the large entrance arch, and contrast appropriately with the materiality of the arch's stone material.

The Council's Conservation Officer has reviewed the proposed amendments to the scheme and has raised no objections.

The proposed works are therefore considered to preserve the setting and significance of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer