

Application ref: 2023/3573/P  
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**Development Management**  
Regeneration and Planning  
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City of London  
Guildhall  
London  
EC2P 2EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:

**40 Holborn Viaduct  
London  
EC1N 2PB**

Proposal:

Refurbishment and extension of the existing office building to include an additional three storeys; replacement of the facades; creation of terraces and balconies on the south and west elevations; retail at ground and lower ground levels; and all plant, disabled parking, cycle parking and associated works including landscaping of the external area on Holborn Circus.

Drawing Nos: See City of London Council planning application ref. 23/00867/FULMAJ

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

1 Reasons for no objection:

The application site is directly across the road from the London borough of Camden. The nearest Camden properties are within the Hatten Garden Conservation Area. The closest Grade II listed buildings are Porters Lodge in the middle of Ely Place and Nos. 7-9 and 26-34 Ely Place. Due to the distance, the development is not considered to harm the character or appearance of the Hatten Garden Conservation Areas or the setting of the

Grade II listed buildings .

The site is outside the Protected Vista Viewing Corridor but lies within a Protected Vista Assessment Area. The site's location within the view is shown within the Design & Access Statement which accompanies the proposal. In light of the existing significant foreground development to which the proposed works will contribute, the development is not considered to cause material detriment to these strategic views from the London Borough of Camden.

If planning permission were to be granted, Camden would encourage a construction management plan secured via a section 106 agreement as a pre-commencement condition in order to limit negative impacts on the vicinity and local vehicular traffic.

In respect of impact on the amenity of residents within Camden, given the distance of the works proposed from the borough border it is not considered to give rise to any negative impact. As such no objection is raised.

Camden would encourage a development of high-quality design within this historic environment and a development of the highest sustainability standards which would have minimal impact on the transport network.

It is advised that London Borough of Camden raises no objection and the application should be determined under The City of London's planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer