

Application ref: 2023/1853/P
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One America St
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
118-120 High Holborn
London
WC1V 6RD

Proposal:

Change of use of basement, ground floor and mezzanine from bank (Class Class E) to hotel use (Class C1) in association with adjoining hotel, relocation of existing clock to high level, provision of new windows, installation of skylight and lift over-run on roof, and provision of new external doors.

Drawing Nos: A11566 F0002 I1; A11566 F 0100 I1, A11566 F 0110 I1, A11566 F 0101 I1, A11566 F 0102 I1, A11566 F 0103 I1, A11566 F 0104 I1, A11566 F 0105 I1, A11566 F 0106 I1, A11566 F 0201 I1, A11566 F 0202 I1; A12144 D 0099 I1, A12144 D 0100 I1, A12144 D 0110 I1, A12144 D 0101 I1, A12144 D 0102 I1, A12144 D 0103 I1, A12144 D 0104 I1, A12144 D 0105 I1, A12144 D 0106 I1, A12144 D 0201 I1, A12144 D 0202 I1, A12144 D0210 I1, A12144 D0211 I1; A12144 Z 1099 I1, A12144 Z 1100 I1; Proposed Section AA 467GS01 Rev B; Heritage Statement.

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: A11566 F0002 I1; A11566 F 0100 I1, A11566 F 0110 I1, A11566 F 0101 I1, A11566 F 0102 I1, A11566 F 0103 I1, A11566 F 0104 I1, A11566 F 0105 I1, A11566 F 0106 I1, A11566 F 0201 I1, A11566 F 0202 I1; A12144 D 0099 I1, A12144 D 0100 I1, A12144 D 0110 I1, A12144 D 0101 I1, A12144 D 0102 I1, A12144 D 0103 I1, A12144 D 0104 I1, A12144 D 0105 I1, A12144 D 0106 I1, A12144 D 0201 I1, A12144 D 0202 I1, A12144 D0210 I1, A12144 D0211 I1; A12144 Z 1099 I1, A12144 Z 1100 I1; Proposed Section AA 467GS01 Rev B; Heritage 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 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, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new windows (including jambs, head and cill) 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the installation of the lighting hereby approved, details shall first be submitted to the local planning authority for its written approval. Once approved the lighting shall be installed in accordance with the agreed details and retained as such thereafter.

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.

Informative(s):

- 1 Reasons for granting permission.

The site comprises basement, ground, mezzanine and the first to fourth floors of the existing building at 118-120 High Holborn. The application site is a six storey building located within the Kingsway Conservation Area. The adjoining hotel at 2-6 Southampton Row is Grade II* listed.

The basement, ground and mezzanine floors were most recently in use as a bank. The conversion of the bank into a hotel at basement, ground and mezzanine levels and a range of external physical alterations including relocation of the existing clock from first to third floor level, the formation of new windows and the installation of a lift over-run and sky light, were granted permission as part of recent applications (2022/1386/P and 2022/1615/L).

This proposal represents some external design changes to the recent planning permission. The proposed change of use would be the same as previously approved and therefore it is considered acceptable as part of this application.

The external changes proposed are also mostly the same as previously approved. The principal change is the inclusion of two new solid timber doors at ground floor level, one at the corner of High Holborn and Southampton Row and another fronting onto High Holborn, to match original doors that were formerly in place before they were replaced through works undertaken during the former bank use. These design features would improve the external appearance of the building and as such they are considered acceptable in design terms and in terms of preserving the character and appearance of the Conservation Area.

New external lighting to match those lights on 2-6 Southampton Row is also shown on the plans. There are no objections to these lights in principle. The applicant has confirmed that these are indicative only at this stage and a further application for lighting is expected to be submitted at a later date. Details of lighting can be secured by condition.

The Council's Conservation Officer has not raised any objections to the proposed external works.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013 .

The nature of the works proposed leads to no impact on residential amenity. The planning history of the site has been taken into account in the assessment of this application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 5 Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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