

Application ref: 2024/1335/L  
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Date: 21 June 2024

**Development Management**  
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Broadwall House  
21 Broadwall  
London  
SE1 9PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**127-128**  
**High Holborn**  
**London**  
**Camden**  
**WC1V 6PQ**

#### Proposal:

Installation of plant on roof (7 air condenser units on roof with associated handrail/ladder etc.) extract duct on rear (north facing elevation) alteration to window on High Holborn elevation at basement level (to accommodate louvres) and associated internal plant/services on ground floor and in basement.

Drawing Nos: 00001 P0, 00002 P0, 01000 P0, 01001 P0, 01099 P0, 02000 P0, 02001 P0, 03000 P0, 03001 P0, 21000 P0, 21002 P0, 21099 P0, 22002 P0, 22003 P0, 22004 P0, 22005 P0, 23000 P0, 23001 P0

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 drawings:

00001 P0, 00002 P0, 01000 P0, 01001 P0, 01099 P0, 02000 P0, 02001 P0, 03000 P0, 03001 P0, 21000 P0, 21002 P0, 21099 P0, 22002 P0, 22003 P0, 22004 P0, 22005 P0, 23000 P0, 23001 P0

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.

#### Informative(s):

- 1 Reasons for granting Listed Building Consent:

The application proposes the installation of 7 air condenser units and associated structures on the high level flat roof at the rear of the site. A 16.8m extract duct would be attached to the side elevation of the rear wing and alterations undertaken to two windows on the High Holborn elevation at basement level (louvres and a condenser bracket fitted).

Due to the siting on the roof (and on the rear wing) the 7 air condenser units (and associated structures, including the extract duct) would not affect the significance of the Listed building. The alterations to the two windows on the High Holborn elevation at basement level would also result in any significant harm to the integrity of the Listed building. An existing window would be louvred. However, at basement level, it is considered that the public benefits of bringing the ground floor of the existing into use over-ride any harm to the merits of the Listed building.

The Council's Conservation Officer has reviewed the proposals and has no objections.

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 (ERR) 2013.

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposal would not harm the historic and architectural merits of the Listed building. The proposal therefore complies with policy D2 of the Camden Local Plan. It would also comply with the London Plan 2021 and the NPPF 2023.

- 2 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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer