

Delegated Report		Analysis sheet		Expiry Date:		07/11/2011	
		N/A / attached		Consultation Expiry Date:		13/10/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/4609/P			
Application Address				Drawing Numbers			
150 Holborn London, EC1N 2NS				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of part of retail unit (Class A1) to office use (Class B1) at ground floor level, including alterations to main office entrance to create extended double height entrance.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		2 x site notices were displayed, 1 x Holborn and 1 x Chancery Lane on the 23/09/2011 allowing comment until the 14/10/2011 – no responses were received – no comments received.					
CAAC/Local groups comments:		N/A					
Site Description							
<p>The site is located on the north side of High Holborn with Brooke Street to the east and Gray's Inn Road to the west adjacent to the boundary with the City of London. The site is located within the Central London Area in a designated Neighbourhood Renewal Area and a designated Growth Area. The building is in use retail accommodation and a public house on the ground floor with office accommodation, an ancillary squash court and 1 x 3 bedroom flat on the upper floors. The retail units are located along the main frontage and Gray's Inn Road frontage with the entrance to the office accommodation is on the corner. The site is part of a Central London Frontage which largely operates as a town centre for workers and the small residential community in the Holborn area with approximately 150 ground floor commercial units.</p> <p>The site is not located within any conservation area but is positioned between the Hatton Garden Conservation Area to the east, Chancery Lane Conservation Area to the south and Bloomsbury conservation area to the west. There are a number of listed buildings surrounding the site comprising the Grade II listed no. 337 & 338 Staple Inn Buildings, Grade I listed 1-4 High Holborn and the Grade II listed no. 335 High Holborn and the Grade II* Listed Prudential Assurance Building, no. 142.</p>							
Relevant History							
02/07/1980 – p.p. granted (N16/20/A/29129) for the erection of a basement, ground and part 2, part 6-storey building, comprising shops offices, banking hall, squash courts and one flat of that part of the site within the Borough of Camden.							
<i>A number of planning applications and listed building consent applications for external works including the addition of plant and advertisements have been granted since the building was constructed.</i>							

05/09/2008 – **p.p. granted (2008/2520/P)** for alterations to both High Holborn and Brooke Street ground floor shopfront elevations, including repositioning of main entrance on High Holborn (front) elevation and relocation of two ATMs (Automated Teller Machines) from Brooke Street (side) elevation to High Holborn (front) elevation.

26/08/2011- **Major planning application (2011/4198/P)** received for refurbishment and alterations to the property, including extension to 5th and 6th floor and additional floor at 7th level for Class B1 offices on Holborn and Grays Inn Road elevations, extension at 3rd, 4th and 5th floor level for Class B1 offices and Class C3 residential on Brooke Street elevation, creation of 5 new residential units with 1 x existing unit (Class C3) and new residential entrance core off Brooke Street and associated elevation alterations, replacement plant and enclosures at roof levels, recladding to exterior elevations, alterations to main entrance and reception area including associates partial change of use from shops (Class A1) to offices (Class B1) at ground floor, partial change of use from offices (Class B1) to financial and professional services (Class A2) at 1st floor level, creation of enclosed service yard to rear with amenity space above, green/brown roofs and cycle parking. [currently being determined]

Relevant policies

LDF Core Strategy and Development Policies

Core strategies

CS2 (Growth areas), CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), CS8 (Promoting a successful and inclusive Camden economy), CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP16 (The transport implications of development), DP21 (Development connecting to the highway network), n)

DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours), DP29 (Improving access)

Camden Planning Guidance 2011

Assessment

Proposal - Planning permission is sought for the following;

- Change of use of part of the ground floor from retail (Class A1) to office use (Class B1) to create an enlarged office entrance.
- External alterations to create double height glazed entrance with revolving doors and pass doors.

Principle of development – The proposals to create an enlarged office entrance results in the loss of 46sqm of floorspace from retail to office accommodation as part of a general internal renovation of the building. The proposal will not affect the number of retail units in the ground floor level of the building.

The site is located within a Central London Frontage where retail use is strongly protected. Central London Guidance 2007 states that the Council seeks to protect the retail function and planning permission will not be granted for development involving loss of retail uses which result in retail uses falling below 50% of the total units each individual frontage. The proposal does not affect the percentage of total units within the frontage and the proposal will serve to improve the attractiveness of the building and the shopping units and is therefore considered acceptable.

Design - The existing office entrance is located on the junction of Gray's Inn Road and High Holborn is a single storey reception with access to the lifts to the floors above. The ground floor level is comprised of glazed openings with stone breaks between each shopfront. There are stone cantilevered bays projecting above each glazed opening from first floor to roof level. The proposal is to create a more prominent, wider double height entrance comprising three bays at ground floor level. The double height openings will be glazed with revolving entrance doors. The first floor section of the three existing stone cantilevered arches above the entrance will be removed with the existing detail under the bay replicated. It is considered that these amendments would replicate characteristics of the existing building and would not harm the character or appearance of the host building or wider street scene.

Amenity – The proposed alterations to the entrance would not have a detrimental impact on the amenity of any neighbouring occupiers in comparison to the existing situation.

Access – In addition to the revolving door a pass door is indicated which will comply with Part M of the Building Regulations. This is considered to be acceptable and will ensure that access for those with assistance dogs, visual impairment and mobility problems, and also people with prams can still easily access the building.

Transport - It is considered that due the scale and kind of development and the likely method of construction a Construction Management Plan (CMP) is not considered necessary in order to mitigate any adverse impacts. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

Recommendation – Grant planning permission

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