

Delegated Report		Analysis sheet		Expiry Date:		06/02/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2007/6264/P			
Application Address				Drawing Numbers			
73-78 and 79-80 High Holborn London WC1V 6LS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of the planted roof pursuant to condition 15 of planning permission granted subject to a section106 agreement dated 30th April 2007 (ref 2006/3615/P) for the change of use and works of conversion involving the erection of a single storey roof extension at 79-80 High Holborn.							
Recommendation(s):		Approve					
Application Type:		Approval of Details					
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:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		NONE					

Site Description

The application relates to two adjoining properties on the north side of High Holborn: 73-78 High Holborn and 79-80 High Holborn. Neither property is listed or in a conservation area.

73-78 High Holborn is a large early 20th century red brick 7-storey building. The top two storeys are a double height mansard which are likely a later addition. The ground floor is a stone base. There is also a decorated stone entrance; with a cartouche, stone decoration, and the engraved names of the building's original architects. The original windows have been replaced by metal casements. The current use comprises retail and restaurant use on the ground/basement floors (now vacant – previously Sommerfield, a gift shop and Torts, a restaurant/bar) and office space above.

79-80 High Holborn is also a 20th century building. It is 5 storeys in height including a mansard top floor. It is red brick with stone window surrounds and detailing. There is a prominent stringcourse at second floor level. The windows in this building are timber sliding sash. The current use comprises a dentist on the ground/basement and office space above.

The site is within the Central London Area as designated in the UDP and is identified as the Holborn Central London Frontage to protect its retail character.

Relevant History

Planning permission granted subject to a section106 agreement dated 30th April 2007 (ref 2006/3615/P) for the change of use and works of conversion involving the erection of a single storey roof extension at 79-80 High Holborn.

Relevant policies

B1- General design principles
SD9- Resources and energy
N5- Biodiversity

Assessment

The green roof (extensive green roof system from Blackdown Horticultural Ltd) is to be located at 73-78 High Holborn and will be partly visible from the public realm on High Holborn.

The roof is a sloping roof and as such the green roof will be constructed in line with the company's specifications and will include a number of thrust battens to hold the roof in place.

Where the roof is visible at the front of the building, it is proposed to install a strip of 'Naturemat' which has established planting to provide instant effect. The remainder of the roof will be plug planted and seeded and will establish over time.

A maintenance plan has been provided detailing how the green roof will be maintained and this is considered acceptable.

The details regarding the green roof system are considered acceptable and it is recommended Condition 15 be approved.

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