

RECEIVED 25 AUG 2005

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Nicola Horsfall  
Montagu Evans,  
Ref.DMR/BJC/PD5879  
44-48 Dover Street,  
London,  
W1S 4AZ

Application Ref: **2005/1082/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 2078

05 August 2005

Dear Sir/Madam

**DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**125 HIGH HOLBORN**  
**COMPRISING 9-10 SOUTHAMPTON PLACE**  
**121-125 HIGH HOLBORN AND 3-9 & 11-13 SOUTHAMPTON ROW,**  
**LONDON,**  
**WC1V6QA**

Proposal:  
Demolition and redevelopment of 9-10 Southampton Place and  
3-9 Southampton Row, and demolition and redevelopment behind  
the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row  
to provide new office and retail accommodation together with associated plant, servicing  
and parking.

Drawing Nos: Site location plan; 2047-20-240 rev A; 241 rev B; 242 rev A; 243 rev A; 244  
rev A; 245 rev A; 246 rev A; 247 rev B; 248 rev B; 250 revD;  
251 rev B; 253 rev C; 260 rev B; 261 rev C; 262 rev A; 263 rev A; 270 rev A; 271 rev A; 272  
rev A; 273 rev A; 280 rev B; 281 rev B; 282 rev B; 283 rev B; 290 rev B;  
291 rev B; 292 rev B; 293 rev B; 294 rev B; 295 rev B; 296 rev B; 297 rev B; 298 rev B;  
801; 21-410 rev B; 21-411 rev B;  
21-441; 21-442; 21-443; 21-444; 21-421 rev A; demolition & redevelopment details;



supporting statement; appendix AB2; design report; planning report; outline planning stage document.

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 five 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 details of the glazed unit frames and the vertical bronze glazing support mullions within of the Southampton Place elevation shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 Sample panels of the windows, glazing, stairs, doors and all facing materials, demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 4 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy[ies] RE2[, EN5, EN6 and DS6] of the London Borough of Camden Unitary Development Plan 2000.

- 5 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy TR23 of the London Borough of Camden Unitary Development Plan 2000.

- 6 No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.

- 7 No work shall take place on site until a detailed design and method statement for the foundation design and all new groundworks has been submitted to and approved by the Council. The development shall only take place in accordance with the detailed scheme approved agreed pursuant to this condition.

Reason: In order to minimise damage to the important archaeological remains which exist on this site, in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.

- 8 The details of the proposed railings on the Southampton Place elevation, [in terms of how the railings will be set - in a metal or stone plinth, rather than a continuous set (to ensure that each railing is set individually)] shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 9 The details of the proposed dormer features at the Southampton Place elevation, shall not be otherwise than as shall have been submitted to (at scale of 1:20) and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 10 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes



account of the proposed running tunnels of the Cross Rail Project including any ground movements arising from the construction of the Cross Rail tunnels, has been submitted to and approved by the Council.

Reason: So that the Council [and the Cross Rail Project Team] may be satisfied that the proposed Crossrail Project is adequately safeguarded, in accordance with the requirements of policy TR5 and as set out in T2 of the Schedule of Transport Proposals, of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 2 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 5 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 020 7974 1553.
- 6 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE5, EN14, EN31 and numerous other policies. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Barlow', is written over the printed name 'P. A. Barlow'.

P. A. Barlow  
Environment Department

(Duly authorised by the Council to sign this document)