

Delegated Report		Analysis sheet		Expiry Date:		08/07/2014	
		N/A / attached		Consultation Expiry Date:		03/07/2014	
Officer				Application Number(s)			
Sally Shepherd				2014/2731/P			
Application Address				Drawing Numbers			
199-206 High Holborn London WC1V 7BD				Refer to draft decision notice			
Proposal(s)							
Erection of single storey side extension to undercroft, and installation of new shopfront.							
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	102	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 10/06/2014 to 01/07/2014 A press notice was published from 12/06/2014 to 03/07/2014 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response received					

Site Description

The site comprises a part five/six storey building located on the corner of High Holborn and Newton Street. It is occupied by a ground floor retail frontage onto High Holborn and this application relates to the retail unit on the corner of Newton Street.

Part of the site (nos. 199-201) is Grade II listed, however since its listing in 1973, the building has been entirely demolished behind the façade. Only the Italianate Renaissance façade remains, which dates from circa 1870.

The site is located in the Bloomsbury Conservation Area and the ground floor retail frontage is designated as Central London frontage in the LDF.

Relevant History

The current building on the site was constructed following planning permission granted in the 1960s:

P14/30/C/4921 - The redevelopment of the sites of 199-206 High Holborn and 2-8 Newton Street, Holborn, by the erection of a building of basement, ground, first and second floors surmounted by blocks of part eight, part-nine storeys over, for use as car parking in the basement, shops on the ground floor, restaurant and public rooms on the first floor, showrooms on the second floor, showrooms and residential flats on the third floor, offices and residential flats on the fourth to tenth floors, and offices on the eleventh floor.

This was not implemented until after the listing in 1973 and the granting of further consents:

P14/30/C/24765; P14/30/C/25458; P14/30/C/26509; P14/30/C/28866) for “The retention of the existing facade at numbers 199-201 High Holborn and the redevelopment of the site of the remainder of the building together with the sites of numbers 201-206 (consecutive) High Holborn and numbers 2-8 (even) Newton Street for shops, offices, housing and ancillary storage, servicing and car parking areas and plant rooms”. The site then included 8 High Holborn which is now a separate demise occupied by the existing 13-storey block of flats.

2011/4914/P – Permission granted 23/12/2011 for change of use from existing office (Class B1) to a hotel (Class C1); erection of fourth floor extension along Newton Street frontage in place of existing roof top plant enclosure along with provision of refuse store, car parking and cycle parking.

2011/4918/L – Listed building consent granted 23/12/2011 for alterations in connection with the change of use from existing office (Class B1) to a hotel (Class C1), removal of roof top plant enclosure and erection of an extension at fourth floor level along the Newton Street frontage, along with provision of refuse store, car parking and cycle parking.

2013/1769/P – Non-material amendment to planning permission ref. 2011/4914/P granted on 19/04/2013 to alter the internal partitioning arrangements to increase the number of rooms from 138 to 174.

2013/2653/P – Approval of details of demonstrating 10% of guest rooms to meet wheelchair standards as required by condition 10 of planning permission ref. 2011/4914/P. Granted on 28/06/2013).

2013/2899/P – Planning permission granted on 14/08/2013 for part change of use from retail (Class A1) plus extension of the ground floor into part of the existing rear service yard to provide for a hotel entrance, lobby and reception area, ancillary bar, restaurant and meeting rooms at ground floor level for hotel use (Class C2); and change of use from office (Class B1a) to a restaurant (Class A3) at basement level to be accessed off High Holborn. Includes alterations to the existing shopfronts in

connection with the above including a new retail entrance to 199 High Holborn.

2013/3056/L – Listed building consent granted on 14/08/2013 for external and internal alterations including new entrances and shopfront alterations in connection with the part change of use from retail (Class A1) plus extension of the ground floor into part of the existing rear service yard to provide for a hotel entrance, lobby and reception area, ancillary bar, restaurant and meeting rooms at ground floor level for hotel use (Class C2); and change of use from office (Class B1a) to a restaurant (Class A3) at basement level to be accessed off High Holborn. Includes alterations to the existing shopfronts in connection with the above including a new retail entrance to 199 High Holborn.

2014/2290/P – Approval of details granted on 14/05/2014 for condition 6 (cycle storage) following planning permission granted 14/8/13 (2013/2899/P).

2014/2735/P – Application submitted (not yet determined) for a variation of condition 12 (approved drawings) of planning permission ref 2013/2899/P dated 14/08/2013 (for part change of use plus extension of the ground floor in connection with hotel use and restaurant at ground floor and basement levels); namely for additional plant space, reconfiguration of service yard in connection with relocated sub-station and refuse area, provision of new generator, reduction of disabled parking bay from 4 to 3, changes to staff service lobby entrance plus related minor changes to elevations.

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP20 (Shopfronts)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Bloomsbury Conservation Area Statement April 2011

Assessment

Proposal

Planning permission is sought to extend the existing retail unit by infilling the existing undercroft to the north and east elevation incorporating new glazed shopfront. An additional entrance door would be installed on the east elevation. The extension would provide an additional 22sqm of floorspace. The unit would remain as retail (Class A1).

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design (visual impact)
- Amenity (impact on the amenity of adjoining occupiers)

Design

The principle of extending the shopfront is considered to be acceptable as it would fit within the existing undercroft of the building and would not have an adverse visual impact on the streetscene. A fully glazed shopfront is proposed on both the north and east elevations which would match the shopfronts approved under application ref. 2013/2899/P.

Although the site is listed, the proposed alterations are only contained to the modern building and do not have any impact on the Italianate Renaissance façade. Listed building consent is therefore not required for the alterations as there would be no impact on special interest of the listed building.

Amenity

The proposal no amenity concerns

Recommendation

Grant Planning Permission