

JHM/FL/DP3194

23 June 2014

Planning Department  
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Dear Sir/Madam

**HIGH HOLBORN HOUSE, 52-54 HIGH HOLBORN, LONDON, WC1V 6RL  
TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of our client, Prestbury Investment Holdings Ltd, we submit an application for planning permission.

The development description is as follows:

*'Proposed 6<sup>th</sup> floor roof terrace and the addition of air conditioning condenser units and power inverter heat pumps to High Holborn House'.*

The application is supported by the following documents:

- Cheque made payable to the London Borough of Camden for £385;
- Four copies of the completed application forms, certificates and schedules;
- Four copies of the completed Community Infrastructure Levy Additional Information Requirement form;
- Four copies of the site location plan (included within the Buckley Gray Yeoman Document dated June 2014);
- Four copies of the document prepared by Buckley Gray Yeoman dated June 2014 that includes the planning drawings for the proposed condenser units;
- Four copies of Design and Access Statement for the proposed roof terrace prepared by Amalga Consultants Limited dated 29 May 2014;



- Four copies of the drawing titled New Roof Terrace and Associated Works ref. 0180-50 prepared by Amalga Consultants Limited; and
- Four copies of the plant noise assessment report prepared by Sandy Brown dated 17 June 2014.

Also enclosed is a CD that contains a copy of all the above mentioned documents.

### ***The Site***

The site is located in Holborn, to the West of Grays Inn Road and to the East of Kingsway. The site is located on the North side of High Holborn and the main elevation faces due South.

High Holborn House is a 7-storey office building with a single basement level located on High Holborn. It is not a listed building, but it is located in the Bloomsbury Conservation Area.

### ***Planning History***

There have been various applications made for this property over the years. On the 14<sup>th</sup> August 2013 permission was granted for the installation of a metal balustrade to 5th floor roof for provision of terrace and replacement of 2 windows for door access (ref. 2013/3370/P).

On the 29<sup>th</sup> January 2014 planning permission was granted for the installation of 7 x air-conditioning units at 1st, 5th and 7th floor levels (retrospective) (ref. 2013/7494/P).

On the 9<sup>th</sup> April 2014 under the ref. 2014/1159/P permission was granted for the extension into internal lightwell at first floor level and installation of 3 x AC units at basement level.

### ***The Proposals***

The proposal is for a 6<sup>th</sup> floor roof terrace and the addition of air conditioning condenser units and power inverter heat pumps to High Holborn House.

The terrace will provide amenity space for use by the building tenants. Discrete metal railings are proposed for safety purposes.

The eight new condenser units and seven new power inverter heat pumps are proposed to be installed in various locations at basement, ground, first, fifth and seventh floor levels and will serve the refurbished level 1 to 6 offices.



## ***Planning Policy Framework***

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts should be made in accordance with the Development Plan unless material considerations indicate otherwise.

## ***Development Plan***

The Development Plan for the Site is the London Plan (2011); the London Borough of Camden Core Strategy (2010) and Camden's Development Policies (2010).

## ***Local Planning Policy***

### The Core Strategy

Camden's Core Strategy was adopted at a Full Council meeting on 8 November 2010. The Core Strategy sets out the key elements of the Council's vision for the borough and is a central part of their Local Development Framework (LDF).

### Development Policies

Camden's development policies set out detailed planning criteria that the Council uses to determine applications for planning permission in the borough.

### Bloomsbury Conservation Area Appraisal and Management Strategy

The site falls within Sub Area 9 that includes Lincoln's Inn Fields, Inns of Court and High Holborn. The Strategy states the following about High Holborn House, *'Designed by the architect George Vernon, the six storey neo-classical front is surmounted by a mansard attic storey, and the entrance is emphasised by a double-height arched opening with a balconette on the central window above' (page 71).*

14–19 Flank of High Holborn House is described as making a positive contribution to the Bloomsbury Conservation Area (page 141).

## ***Planning Policy Assessment***

Policy at a national, regional and local level calls for new developments to demonstrate good design. Paragraph 58 of the NPPF states that decisions should aim to *'respond to local character*



*and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'. Paragraph 131 of the NPPF states that in determining planning applications local planning authorities should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness'.*

Development Policy 12 (DP12) states that to manage potential harm to amenity or the local area, the Council will, in appropriate cases, use planning conditions and obligations to address noise/vibration, fumes and the siting of plant and machinery.

Policy DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design. The policy requires that developments consider character, setting, context and the form and scale of neighbouring buildings and that they consider the character and proportions of the existing building, where alterations and extensions are proposed. The Council will also consider the quality of the materials to be used.

Policy DP25 of the Development Policies states the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

Policy DP28 states that the Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

The design approach for the 6<sup>th</sup> floor roof terrace has ensured that there are no overlooking or amenity impacts on the adjacent office building. The terrace has been designed to match the existing building fabric and all effort has been made to match the design styles that exist. The proposed roof fabric is a modern flat roofing system which is similar to the existing flat roof colours. The balustrade is to match exactly the 5th floor roof terrace design and finish. The intended use of the new terrace is an extension of the existing floor plate, providing additional break out office space to meet the needs of the proposed tenant.

The roof terrace will not be visible from the street and it is considered that the design is sympathetic to the building and the Bloomsbury Conservation Area. Please refer to the Design and Access Statement and the New Roof Terrace drawing ref. 0180-50 prepared by Amalga Consultants Limited for full details.



The eight new condenser units and the seven new power inverter heat pumps that are proposed to be installed in various locations at basement, ground, first, fifth and seventh floor levels will serve the refurbished level 1 to 6 offices. The units will be located in visually inconspicuous positions and it will not be possible to view the condensers from any of the surrounding streets.

An acoustic report has been prepared and submitted in support of this application to demonstrate that the proposed condensers will comply with the Council's noise standards. Full details of the locations of the units can be found within the Buckley Gray Yeoman document.

On this basis it is considered that the proposed roof terrace, condenser units and power inverter heat pumps will preserve and enhance the appearance and character of the existing building and the wider conservation area. The proposals will not create amenity issues and the condenser units will also not exceed the Council's noise thresholds. As such the application is considered to comply with the aims of Core Strategy Policy CS15 and Development Policies DP12, DP24, DP25 and DP28.

We look forward to confirmation that the application has been registered. Should you have any queries please do not hesitate to contact Jonathan Marginson or Faye Lord of this office.

Yours faithfully

**Faye Lord**

**Planner**

**DP9 Ltd**

Encs.