

Delegated Report		Analysis sheet		Expiry Date:		05/12/2014	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hugh Miller				2014/6988/P			
Application Address				Drawing Numbers			
150 Holborn London EC1N 2NS				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Removal of condition 4 (regarding landscaping details) from planning permission ref 2011/4198/P dated 25.1.12 for extensions and alterations to the property.							
Recommendation(s):		Grant planning permission					
Application Type:		Non Material Amendments					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

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 site is part of a Central London Frontage which largely operates as a town centre for workers and the residential community in the Holborn area with approximately 150 ground floor commercial units. The frontage comprises the shopping streets of High Holborn / Holborn (from the junction of New Oxford Street to Holborn Circus) and most of Kingsway south of High Holborn.

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, the Grade II listed no. 335 High Holborn and the Grade II* Listed Prudential Assurance Building, no. 142 High Holborn.

The site comprises a part-six part-three storey red brick modern building with mansard roof and basement level forming a 'U' shape with frontages along High Holborn, Brooke Street and Gray's Inn Road.

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

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.

25/10/2011 – planning application (2011/4609/P) granted for partial change of use from retail use (Class A1) to office use (Class B1) at ground floor level, including alterations to main office entrance including the creation of a double height entrance, and associated alterations.

25/01/2012 – pp. granted subject to legal obligation (2011/4198) 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 Gray's 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; and conditions:

Condition 03

Before the use commences full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the

London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

Condition 04

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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Relevant policies

The proposed amendments are assessed on their materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

Proposal

- Non-material amendment to planning permission dated 25/01/12 (Ref: 2011/4198/P) for the removal of condition 4 from decision notice due to similar wording with condition and details of hard and soft landscaping will be dealt with on discharge of condition 3 as granted under the above date and reference planning permission.

Condition 03

Before the use commences full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Condition 04

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Removal of condition

The applicant asks for the removal of condition 04 and retention of condition 03, owing to the similarities of the wording of the 2 conditions and that the wording of condition 3 provides the appropriate time trigger to discharge that condition.

It is acknowledged that the wordings of the conditions are largely similar but the time trigger differs and that's the key issue here. Condition 03 require details to be discharged prior to commencement of use, which is later within the development phase, whilst condition 4 is triggered earlier, prior to

development works. Both the conditions would result in the submission of the hard and soft landscaping details for the Council's consideration; and owing to there being no specific remit in the officers committee report to have condition 4 discharged earlier, it is considered that the removal of condition 4 would be reasonable under the circumstances and on balance is considered acceptable.

Recommendation: Approve non material amendments.