

City of London
PO Box 270
Guildhall
London
EC2P 2EJOur Ref: **2015/1011/P**
Your Ref:
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

18 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objectionAddress:
Holborn Gate
330 High Holborn
London
WC1V 7PP

Proposal:

Request for observations from the City of London for (i) Change of use of part ground floor from offices (Class B1) to a flexible use for either Class A1/A3 use or Class B1 (120 sq m GEA). (ii) Extension of the south office reception for office Class B1 use (6 sq m GEA). (iii) Erection of a portico entrance to the north office reception for office (Class B1) use. (iv) Installation of new roof plant and landscaping of the existing piazza to the south. (v) Installation of new fluted white cladding panels at first floor level on part of the north, south, east and west elevations of the building to replace existing. Amendment to planning permission reference: 14/00812/FULL | Holborn Gate 330 High Holborn London WC1V 7PP

Drawing Nos: Consultation letter from City of London (Ref. 15/00135/FULL) dated 16/02/2015

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.



Informative(s):

1 Reason for no objection:

The proposal is very similar to the approval in 2014 with regards to design, massing and bulk. The amendments comprise altering the south entrance portico, the change of use of the part ground floor has been changed to a flexible use for Class A1 or B1 and the unit size has been reduced in size from 414sqm to 120sqm.

The site is not within any protected views.

It is considered that the application site is of a sufficient distance from Camden's Borough boundary not to have a detrimental impact on the setting or character and appearance of any Conservation Area or listed buildings, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

It is considered that the development, by virtue of its sufficient distance from Camden's borough boundary, would not adversely affect transport flows, parking capacity or public transport within Camden.

As such the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP20, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.12, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment