

Delegated Report		Analysis sheet	Expiry Date:	26/12/2014
		N/A / attached	Consultation Expiry Date:	09/10/2014
Officer			Application Number(s)	
Mandeep Chaggar			2014/4551/P	
Application Address			Drawing Numbers	
Alliance House 29-30 High Holborn London WC1V 6AZ			Please see decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of 2 storey rear extension at 4th and 5th floor levels above approved 2nd and 3rd floor rear extension under ref. 2013/7078/P dated 11.07.2014 to provide new office floorspace.				
Recommendation(s):				
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	41	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 24/09/2014 until 15/10/2014 Press notice displayed from 25/09/2014 until 16/10/2014</p> <p>One objection has been received from the offices at 2nd floor, Alliance House with the following concerns:</p> <p>1. The proposed building will block the skyline view from our rear view windows completely.</p> <p>Officer comment: As the neighbouring use is also commercial the amenity of these windows would not be protected in the same way that a residential use would be. A similar approach is taken to the impact on the light received by these windows: there would be an impact, but given the use affected, this is not considered to be a reason for refusal.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC: No comments made.</p>					

Site Description

The site is located on the north side of High Holborn close to the junction with Fullwood Place. The surrounding area comprises a mix of uses, mainly commercial, with a variety of retail units and office entrances at ground floor level. The site is located in the Bloomsbury Conservation Area. It is designated as a Central London Frontage.

The site relates to a former bank/building society at ground floor and basement levels which form part of a 7-storey office building fronting High Holborn. The ground floor of the building runs through to Fullwood Place at the rear however there is a void at first floor level between the front building and a two storey office building at the rear of the site. The two storey rear building and the High Holborn building are linked via a corridor at second floor level.

Relevant History

2013/7078/P - Erection of a 2 storey rear extension at second and third floor level, to provide offices (Class B1a). Creation of new ground floor entrance on Fullwood Place. Approved on 11th July 2014.

2013/2477/P - Change of use of basement and ground floor from bank (Class A2) to restaurant (Class A3) with alterations to rear elevation including insertion of door at ground floor level and installation of extract flue terminating at roof level. Approved on 23th October 2013.

N16/19/B/2561 - Permitted development certificate for the use of the first floor as offices. Approved on 03/10/1966.

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy and Development Policies (2010)

[CS1 \(Distribution of growth\)](#)

CS5 (Managing the impacts of growth and development)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful and inclusive Camden economy)

CS9 (Central London)

CS14 (Promoting high quality places and conserving our heritage)

CS18 (Dealing with our waste and encouraging recycling)

DP1 (Mixed use development)

DP13 (Employment sites and premises)

DP18 (Parking standards and limiting the availability of car-parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

DP28 (Noise & vibration)

DP29 (Improving access)

Camden Planning Guidance

CPG1 Design 2013 – Chapters 2, 3, 4, 5, 10

CPG5 Town Centres, Retail and Employment 2013 – Chapters 3, 7

CPG6 Amenity 2011 – Chapters 2, 3, 4, 6, 7, 8

CPG7 Transport 2011 – Chapters 2, 5

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a 2 storey rear extension at 4th and 5th floor levels above the approved 2nd and 3rd floor rear extension under ref. 2013/7078/P dated 11.07.2014 to provide new office floorspace. The approved extension has not yet been implemented. The new office accommodation would be accessed from Fullwood Place.

1.2 The application proposes an increase in floorspace of 110sqm of self-contained office (Class B1) floorspace. The extension would measure 6.35metres high x 6.5metres wide x 7.6metres deep.

1.3 The two storey extension would be brick built with double glazed metal framed windows to match the existing windows on the rear elevation.

1.4 This application is assessed in terms of landuse, design and impact on the character and appearance of the conservation area and the impact on amenity of neighbouring properties.

2.0 Land Use

2.1 The application site is located within Central London and is occupied by B1 offices. There would be no loss of office/employment floorspace, the proposal would increase the office floorspace by a cumulative 220 sq. m GIA by creating four additional floors. The proposal would therefore be consistent with Policies CS8 and DP13 which encourage the provision of new employment floorspace in this central London location.

2.2 The application site is located within the Central London Area and therefore policy DP1 is applicable in this instance. Policy DP1 seeks to provide mixed use development and states that where proposals would create an additional 200sqm of floorspace in central London locations, a contribution to the Borough's housing supply is required. This is to make best use of the Borough's limited land and developing a mix of uses on individual sites to reduce the need to travel between homes, jobs and services; providing a range of activities through the day, and so increasing community safety and security; contributing to the creation of areas that are diverse, distinctive and successful; allowing an efficient use of land, with other uses developed above those uses which need direct ground floor access or a street-level frontage, such as shops; and providing more opportunities for the development of housing. It states that the Council will seek to negotiate up to 50% of the additional gross floorspace as housing. Where inclusion of a secondary use cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu. The applicant has failed to provide any justification as to why no residential use can be included on site or why it cannot be included elsewhere or to provide a contribution to the mix of uses elsewhere in the area. As such, the proposed development fails to demonstrate the requirement for housing as part of this development proposal and develop a mix of uses on individual sites, contrary to Policy DP1.

3.0 Design

3.1 Development Policy DP24 and DP25 require all developments including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider: the character, setting, context, form and scale of the building and neighbouring buildings; the quality of materials to be used. Supplementary guidance CPG1 states that extensions should be subordinate to the host building in terms of scale and situation, unless the specific circumstance of the site would enable an exception to this approach.

3.2 The application site lies between two buildings which run the full depth from High Holborn to Fullwood Place. The application site has a void area from 1st floor level between the office building

fronting High Holborn and the two storey building adjacent to Fullwood Place that are linked via a two storey corridor. The proposed extension to the rear would not have a significant impact on the appearance of the building or character and appearance of the Bloomsbury conservation area. It has been designed to respect the appearance and materials of the existing building and respect the proposed fenestration detailing of the floors below. It would be located on top of the existing rear building and would not infill the courtyard area. Although the proposed rear extension would be four-storey and would be almost full width it would still clearly be read as a subservient addition to the existing buildings. The rear extension is considered to be acceptable in design terms.

4.0 Amenity

4.1 Policy DP26 requires that development does not cause harm to the amenity of neighbours, by affected factors such as daylight, sunlight, privacy and overlooking. The development is surrounded by a mix of residential and commercial occupiers.

4.2 At the rear of the site, across Fullwood Place is Fairfax House which is an office block. There are residential occupiers at the rear of numbers 31-33 High Holborn from second floor level upwards with windows which face to the north. There are no residential windows that would be materially impacted upon by the proposals, given its positioning on top of the existing extension away from residential windows. The extension would not block sunlight/daylight to any surrounding properties nor there any opportunity for overlooking to residential occupiers.

4.3 As the neighbouring use at numbers 31-33 High Holborn is also commercial the amenity of these windows would not be protected in the same way that a residential use would be. A similar approach is taken to the impact on the light received by these windows: there would be an impact, but given the use affected, this is not considered to be a reason for refusal.

4.4 It is considered that this four storey rear extension would be unlikely to cause any unacceptable pollution in this central London location.

4.5 The increase in office floorspace of 220sqm is unlikely to lead to a large increase in footfall to Fullwood Place. There is already access to the offices via Fullwood Place. An informative would be attached to any permission reminding the applicants that any noise is controlled by Environmental Health legislation.

4.6 As the site is located at the rear of High Holborn and access to the site is restricted via pedestrianized Fullwood Place, it is recommended that a Construction Management Plan is submitted and secured via a Section 106 legal agreement if the application is recommended for approval.

5.0 Transport

5.1 There is no vehicular access to the site and none is proposed. The site has a PTAL level of 6b (excellent). The front of site is on a red route with no stopping. Given the site's location between Chancery Lane and Holborn Stations, it is considered that there would not be great demand by office users for parking permits as they will use public transport to get to the site. It is therefore not considered necessary to have a S106 for car free development. It is considered that the existing public transport network would adequately cope with any additional numbers attracted to additional office users.

6.0 Appeal

The appellant has appealed (Ref APP/X5210/W/15/3007974) on the ground of non-determination, as the Council failed to give notice of its decision within 8 weeks, i.e. by 26th December 2014. The Appellant's Statement of Case has not offered any justification as to why no residential use can be included on site or why it cannot be included elsewhere or to provide a contribution to the mix of uses

elsewhere in the area.

7.0 Conclusion

7.1 The proposals are considered to conflict with policies CS1 and DP1 and would not provide a mix of uses or contribute to the supply of housing.

8.0 Recommendation

8.1 Refuse.