

Hanne Puttonen
FREPIIM
11-15 Wigmore Street
London
W1A 2JZ

Application Ref: **2015/1750/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Weston House
246 High Holborn
London
WC1V 7EX

Proposal:
Demolition of existing entrance canopy to front elevation and erection of a new longer entrance canopy and new ground floor glass frontage to enclose an enlarged entrance reception area.

Drawing Nos: 050_01A, 050_02A, 050_03A, 050_04_Rev D, 050_05A, 050_06_Rev D, 050_07A_revA, 050_08_Rev D, 050_09_Rev D, 050_10A and Design Statement dated March 2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 050_01A, 050_02A, 050_03A, 050_04_Rev D, 050_05A, 050_06_Rev D, 050_07A_revA, 050_08_Rev D, 050_09_Rev D, 050_10A and Design Statement dated March 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) plan, elevation and section drawings showing the intersection between the existing stone plinth and wall and the proposed glazing and its fittings, at a scale of 1:20.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The position, size and design of the new canopy are considered acceptable as a subordinate and appropriate element to the building and streetscene. It has been widened to cover the new entrance and is considered to create less impact on the street scene than the existing arrangement. It is a more slim line design and of a more uniform projection than the old canopy. The use of bronze metal is considered a complementary addition, which would relate well to the bronze window frames of the host building. The canopy is of a simple contemporary

design which would not obscure any prominent architectural features of the building.

The enlargement of the ground floor reception lobby, both in width and depth, with a wider glass frontage is considered acceptable as it would not be bulky or prominent in the streetscene and helps to create an active street frontage onto High Holborn.

The proposal is considered to preserve the setting of the neighbouring listed building and the character of the surrounding conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015 and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment