

Miss Allison Matthews  
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Application Ref: **2015/4492/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**303 Northumberland House**  
**High Holborn**  
**London**  
**WC1V 7JZ**

Proposal: Various alterations to building entrance including replacement canopy  
Drawing Nos: LO 0-001 A, LO 0-002 A, LO 0-003 A, LO 0-004 A, LO 0-005 B, LO 0-006 B  
and site location plan received 05/08/2015.

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: LO 0-001 A, LO 0-002 A, LO 0-003 A, LO 0-004 A, LO 0-005 B, LO 0-006 B and site location plan received 05/08/2015.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed works are considered to be of a minor nature that would serve to improve the appearance of the host building. The use of complementary materials such as Portland Stone to re-clad the existing stone planters and add detailing to the new entrance canopy are sympathetic, matching the existing fenestration details of the host building as well as that of surrounding buildings on High Holborn. The new canopy, is considered to be of an appropriate unobtrusive design in relation to the host building and of a minor nature that would not significantly alter the appearance of the building. The development is therefore considered to preserve and enhance the appearance of the wider Bloomsbury Conservation Area.

The proposals do not include any alterations that are considered to impact the amenity of neighbouring properties in terms of loss of outlook, privacy or daylight.

Although new uplighting will be added to the existing void above the entrance canopy, the lighting is considered appropriate in terms of the level of illumination and location and would not impact on neighbouring amenity nor would it be harmful to either pedestrian or vehicular safety.

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. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, consolidated with

amendments since 2011; 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



Ed Watson  
Director of Culture & Environment