

Mr Jonathan Stickland
Stickland Design Ltd
23 Coast Drive
Greatstone
Kent
TN28 8NX

Application Ref: **2015/3782/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

6 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
193 High Holborn
London
WC1V 7BD

Proposal:

Alterations to third floor and basement to include new perimeter trunking, entrance doors, floor finishes, basement stairs and decorations throughout. Alterations to third floor WCs. New signage to underside of front entrance canopy.

Drawing Nos: Location plan, heritage statement, design and access statement, basement floor alterations SDLHH02A (existing and proposed), third floor alterations SDLHH01B (existing and proposed)

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The site is a grade II listed Edwardian former town hall with a modern rear extension.

In the historic part of the building, the applicant proposes to replace a non-original modern timber staircase with a glass and steel staircase. He wishes to install a sign on the building's front to identify it. He proposes to install skirting board trunking and a pair of new doors on the third floor. A lavatory area will be reconfigured. In the modern rear extension, he proposes to replace existing perimeter trunking and reconfigure the lavatories.

The staircase proposal involves no loss of original fabric and will tend to differentiate the new work. The sign on the façade is appropriately and sensitively designed for the context and will be attached to an existing modern grille. The skirting trunking on the third floor will have a minor effect on a secondary storey; the existing skirting board will remain in situ. The doors will replace existing inappropriately designed doors with copies of period doors on the same level. The alterations to the lavatories will not affect historic fabric and will remain within the existing footprint.

A proposal to cover a decorative terrazzo floor with laminate flooring has been withdrawn at officer request.

The application has been advertised in the press and by means of a site notice, whereby there was one consultation response from the CAAC. This stated that the CAAC had no objection, provided that the sign was not internally illuminated, which it is not (it is edge lit). The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 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, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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