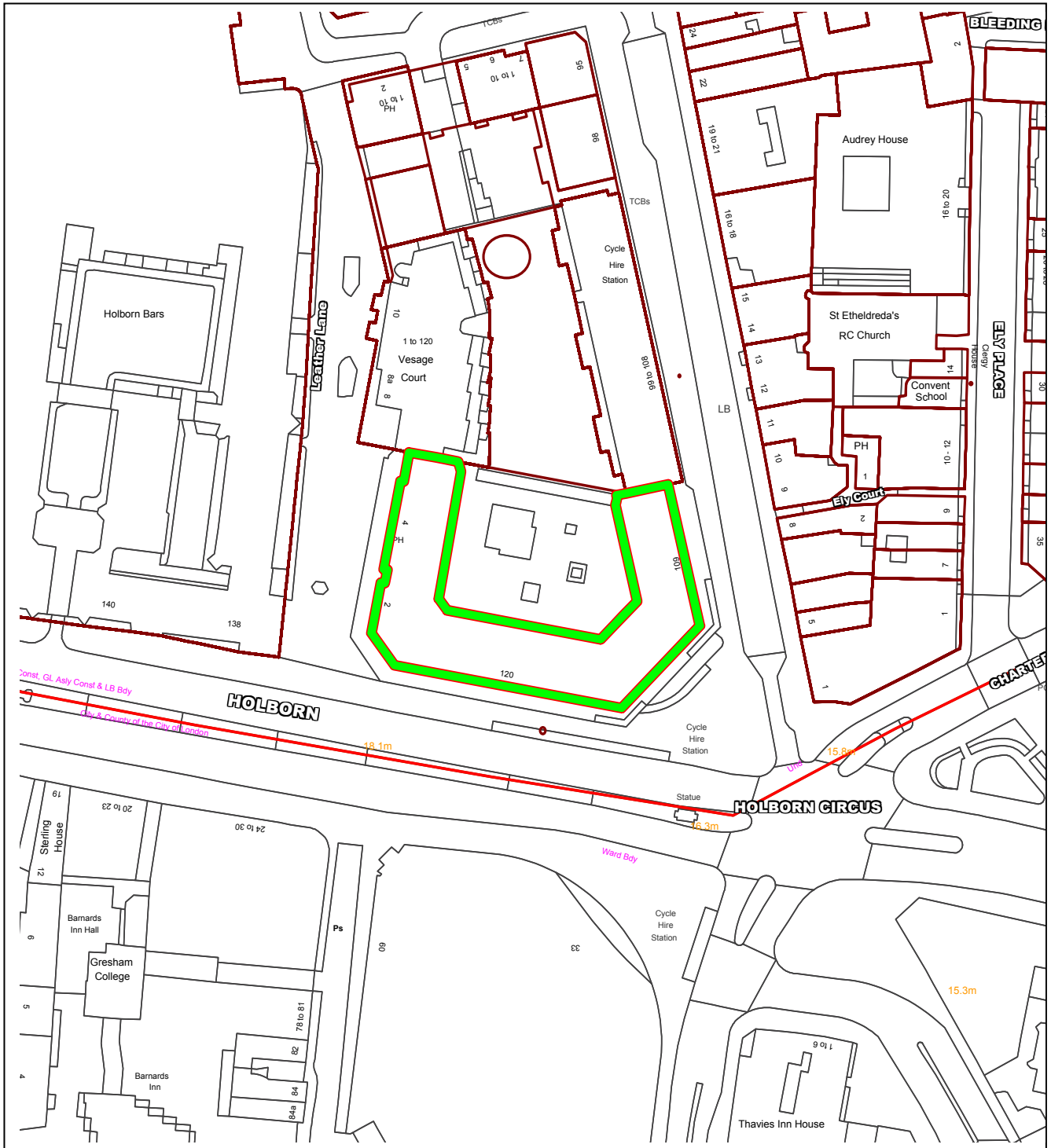


120 Holborn - 2015/5293/P



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120 Holborn - 2015/5293/P

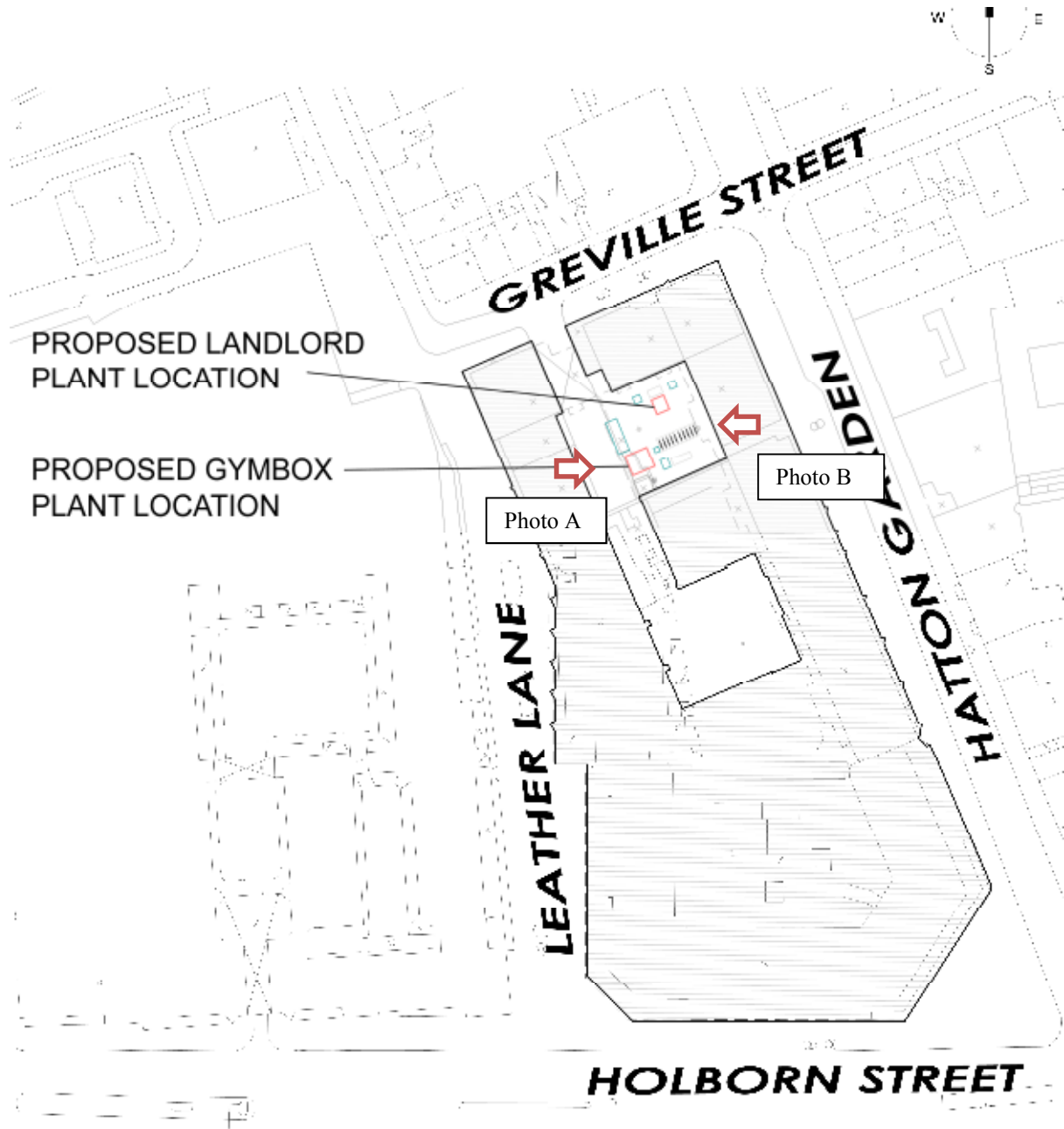


Photo A –



Photo B –



Delegated Report		Analysis sheet		Expiry Date:		12/11/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/11/2015	
Officer				Application Number(s)			
Gideon Whittingham				2015/5293/P			
Application Address				Drawing Numbers			
120 Holborn London EC1N 2TD				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 13no. plant units located at ground floor level within rear courtyard							
Recommendation(s):		Grant Planning Permission subject to Conditions					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	281	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Site notice: 21/10/2015 – 11/11/2015 Press notice: 23/10/2015 – 13/11/2015</p> <p>A total of 3 objections were received from Flat 17 Jeygrove Court, 101 Hatton Garden, 90 Vesage Court and 17 Vesage Court, 8a Leather Lane regarding the following:</p> <ul style="list-style-type: none"> • Increased number of plant will result in noise disruption (paragraphs 3.1 – 3.4) • Restrict access to basement parking facilities (paragraph 4.1) 					
CAAC/Local groups comments:	The Kingsway CAAC was notified directly via email of this application. To date no response has been received.					

Site Description

The site is located on the north side of Holborn close to Holborn Circus, a major intersection where Holborn meets New Fetter Lane, St Andrews Street, Holborn Viaduct, Charterhouse Street and Hatton Garden. The application site comprises a modern office building (Class B1) with 10 storeys and basement.

The site also comprises a majority of commercial uses (Class A1/A2/A3/A4) set within the recess at ground floor level along the perimeter of the site with Holborn, Leather Lane, Greville Street and Hatton Garden. The upper floors of the site (Vesage Court, Greville Street) are in residential use (Class C3).

The site is located within the Hatton Garden Conservation area. The building is not listed.

Buildings to the west on Leather Lane and east along Hatton Garden are Listed.

The southern end of the site, south of Vesage Court is located within the Central London Frontage.

Relevant History

0375AB: Change of use to computer/information compilation and redistribution to clients via private data lines. GRANTED 28/08/1987

8400070: Change of use of the mezzanine floor for demonstration customer support and after sales service of computer software together with showroom and training facilities ancillary storage and office functions. GRANTED 06/03/1984

8702046: Change of use from ancillary office retail to a B1 Business Use. GRANTED 24/09/1987

2013/8256/P: Change of use from office use (Class B1) at part ground and first floor levels to leisure/fitness use (Class D2). GRANTED 13/03/2014

2014/2782/P: Change of use of part basement to 120 Holborn and 12a Leather Lane from office (class B1) and retail (A1) to leisure centre (D2) and light industrial (B1c) with associated works (amended description). GRANTED 20/08/2015

2014/2983/P: Alterations to internal courtyard at first floor level. GRANTED 29/05/2014

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 (Conserving Camden's heritage)

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance 2011: CPG6 Amenity

Camden Planning Guidance 2015: CPG1 Design

Hatton Garden conservation area appraisal and management strategy (2000)

Assessment

1. Proposal:

1.1 The application proposes:

- The proposal seeks the installation of 13no. plant units at ground floor level within the rear courtyard, accessed via Greville Street. The plant would serve the gym at lower level (associated to ref: 2014/2782/P) and the remainder of the commercial site.

1.2 The main issues for consideration therefore are:

- Design
- Residential amenity

2. Design

2.1 Set within the recess at ground floor level, the courtyard is adjacent to vehicular and pedestrian access which serves the commercial and residential elements of the site.

2.2 In consideration of DP24 and DP26, there is a general presumption that external alterations such as plant units can be unsightly by virtue of their exposed location or prominent position. In this instance however, the courtyard is fully enclosed within the site and the plant, subordinate in scale to the host building, would be incorporated in a sympathetic manner with no public view at ground floor level. Although subject to private views from above, the proposal would not be harmful to the character or appearance of the courtyard, host building or the surrounding Hatton Garden Conservation Area.

3. Residential amenity

3.1 As per the consultation responses, a number of residents have raised concern as to the increase in noise levels as a result of the proposal. It is acknowledged a number of plant and vent units are already in situ within the courtyard which service the adjacent shops and offices of 120 Holborn.

3.2 The applicant has submitted an acoustic report and background noise survey which includes calculations of the predicted noise levels to support compliance with the Council's standards.

3.3 The Council's Environmental Health officer has assessed the submitted acoustic report and is satisfied the Council's required standards are capable of being met, subject to the standard recommended condition regulating noise and vibration levels. As such no adverse amenity impacts are envisaged.

3.4 It is considered that no undue harm would be caused with regard to the amenity of the occupiers of the neighbouring and adjacent properties in terms of access to sunlight, daylight, privacy, visual bulk or sense of enclosure. The proposed external alterations in particular, are considered limited in their scope, nature and impact upon the adjacent occupiers.

4. Access

4.1 As depicted on the submitted plans, the courtyard neither serves as a vehicular access route, nor a formal vehicular parking area for either the commercial or residential elements of 120 Holborn. The proposal would not therefore impact upon neither pedestrian nor vehicular movement. The cycle storage provision and access would remain unchanged as a result of this proposal.

Recommendation: **Grant Planning Permission subject to Conditions**

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th November 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Miss Katie Smith
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/5293/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

16 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**120 Holborn
London
EC1N 2TD**

DECISION

Proposal:
Installation of 13no. plant units located at ground floor level within rear courtyard
Drawing Nos: 100A, 001B, 002B, 003B, 04A, 011A, 012A, 013C, 014B, Plant Noise
Assessment: REPORT 6838/PNA, Prepared: 9 June 2015, Revision Number: 1.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Comment [FF1]: Don't think this is necessary as its just for a/c units

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [100A, 001B, 002B, 003B, 04A, 011A, 012A, 013C, 014B, Plant Noise Assessment: REPORT 6838/PNA, Prepared: 9 June 2015, Revision Number: 1]

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation at maximum capacity unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 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.

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

Director of Culture & Environment

DRAFT

DECISION