

Mr Ed Britton
GL Hearn
280 High Holborn
London
WC1V 7EE

Application Ref: **2015/5927/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Holborn Telephone Exchange
268 High Holborn
London
WC1V 7EJ

Proposal:
Change of use from Telephone Exchange (Sui Generis) to Offices (Class B1) on 1st, 2nd and 4th floors only
Drawing Nos: Planning Statement, Location plan, 0465 04 GA(11)01), 0465 03 GA(11)01), 0465 02 GA(11)01), 0465 01 GA(11)01), 0465 GR GA(11)01), 0465 04 GA(10)01), 0465 03 GA(10)01), 0465 02 GA(10)01), 0465 01GA(10)01) & 0465 GR GA(10)01)

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 The development hereby permitted shall be carried out in accordance with the following approved plans- Planning Statement, Location plan, 0465 04 GA(11)01), 0465 03 GA(11)01), 0465 02 GA(11)01), 0465 01 GA(11)01), 0465 GR GA(11)01), 0465 04 GA(10)01), 0465 03 GA(10)01), 0465 02 GA(10)01), 0465 01GA(10)01), 0465 GR GA(10)01).

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

Informative(s):

- 1 Reasons for granting permission

The existing Sui Generis telephone exchange is considered to be a similar use type and function to the proposed B1 offices. The change of use would not result in loss of employment floorspace. The floorspace in the building is currently under-utilised and surplus to requirements, and optimum use of the floor space in a central London location is welcomed. The proposed increase in offices is appropriate to the Holborn growth area and this change of use would not result in any harm to the character and function of this Central London frontage.

No external alterations are proposed to the building. The similarity between the proposed and existing use function is not considered to result in excessive noise or other harmful amenity implications.

No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS1, CS2, CS5, CS8 and CS9 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13 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 2015; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.

- 2 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).
- 3 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment