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The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Application Ref: **2016/0710/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

31 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

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

Proposal:  
Variation of condition 3 (approved drawings) of planning permission granted on 10/03/2015 (reference: 2015/0197/P for the installation of a new shopfront with an automatic sliding entrance door to retail unit (Class A1)), namely the installation of a fully glazed shopfront, replacement of solid panels with glazed panels above the shopfront and relocation of entrance door.

Drawing Nos: Cover Letter (dated 09/02/2016 - Revised 16/03/2016); [P-124846-] 100; 110 RevC; 110 RevE; 111; 201 RevC; 201 RevD.

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

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition 3 of planning permission 2015/0197/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3**



The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; Cover Letter (dated 09/02/2016 - Revised 16/03/2016); 201 RevD; 230 RevE; 231 RevD; [P-124846-] 100; 110 RevE; 111; 120 RevD; 220 RevD.

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

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 10/03/2015 under reference number 2015/0197/P and is bound by all the conditions attached to that permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

- 2 Reasons for granting permission:

The differences between this application and the previously approved scheme relate mainly to the shopfront. The proposal would include amendments to the detailing of the glazing within the shopfront to incorporate full height glazing. It is also proposed to replace the solid ventilation panels between the shopfront and the fascia to incorporate additional glazed panels. Whilst the development will have some impact in terms of introducing full height glazing within the shopfront and glazed panels at high level, such alteration in this location is not considered harmful to the character or appearance of the modern host building or the street scene and conservation area due to the variety of shopfronts that exists in the vicinity. The relocation of the entrance door to an off-centre position within the shopfront is not considered harmful to its character or appearance.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

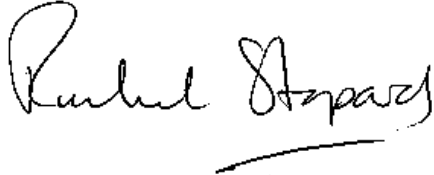
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment