

Mrs Sally Williams  
Design LSM  
The Bath House  
58 Livingstone Road  
Hove  
Sussex  
BN3 3WL

Application Ref: **2016/0942/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

23 May 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**193 High Holborn**  
**London**  
**WC1V 7BD**

Proposal:  
Proposed restaurant refurbishment of a Grade 2 listed building  
Drawing Nos: Design & access statement, heritage statement, 0804A, 0803B, 0802F,  
BL003152, 0202H, 0202G, 0801A, 0102B, 0101B

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 Reasons for granting listed building consent:

The site is a grade-II-listed former town hall that makes a positive contribution to the Bloomsbury Conservation Area. The applicant proposes to convert it from a Chinese restaurant into a lobster restaurant, moving the kitchen from its existing position in the basement to a glazed structure in the light well. While this is an appropriate place to put the kitchen, because a direct connection can be made to an existing flue riser, for sound proofing reasons the glazed structure will have to be largely walled in. Since this structure was likely to have only consented on the condition that it read as an outside element, rather than part of the interior, this part of the scheme was negotiated over. Finally, as much glazing as possible was left, in the form of a strip window across the western end. The interior walling will be removable so that future users will be able to open up the glazed structure once again. In addition, two original windows will be exposed that were previously encapsulated beneath surfaces. These are to be kept exposed, and retain their existing glass. The remainder of the proposal involves reinstating damaged plaster where a mezzanine was crudely inserted and installing feature lighting in the main room. No external changes are proposed in this application.

The proposed works will not harm the special interest of the grade II listed building.

Being internal works only, the application was not advertised in the press or by means of a site notice. 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

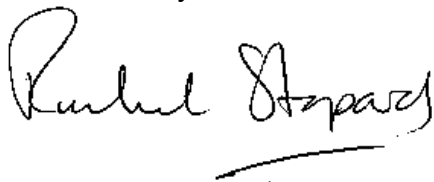
and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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.

Rachel Stopard  
Director of Supporting Communities