

Mr Philip Atkinson  
Orbit Architects  
83 Blackfriars Road  
London  
SE1 8HA

Application Ref: **2016/1632/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

6 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**100 Holborn Hall**  
**Gray's Inn Road**  
**London**  
**WC1X 8AL**

Proposal:  
Installation of louvre panel to replace 1no. existing window to rear elevation at 5th floor level.

Drawing Nos: Site location plan, Design & Access statement, 1404-D00-100 Rev P2, 1404-D00-200 Rev P2.

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

#### **Conditions and Reasons:**

- 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 of the louvres on 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, Design & Access statement, 1404-D00-100 Rev P2, 1404-D00-200 Rev P2.

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed removal of window and installation of a louvre is subordinate in scale and location to the four storey host building, and respects the character and setting of the existing and neighbouring buildings. The powder coated metal finish (light grey) design would match the other louvres on this building and appropriate for the Hatton Garden conservation area. It is considered to be acceptable and not prominent to the street scene as it is located to the rear of this considerably large commercial property.

Due to the nature of such proposal and its location on the 5th floor surrounded by commercial properties, it is considered that it would not create any amenity harm to any adjoining residential occupiers in terms of the loss of privacy, outlook and light to the neighbours.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received prior to 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.72 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 2016; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

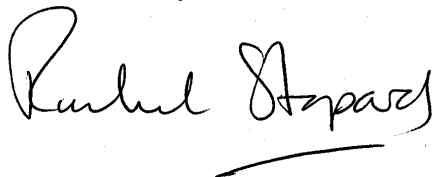
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 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 Noise and Licensing Enforcement Team, 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities