

Miss Katie Smith
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/2365/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Building Manager's Office
120 Holborn
London
EC1N 2TD

Proposal: Change of use of the Building Manager's Office from office (Class B1a) to retail (Class A1) and associated works

Drawing Nos: P09/001_P1; P09/002_P1; P09/003_P1; P09/004_P1; P09/006_P1; P09/007_P1; P09/008_P1; Design and Access Statement; and Cover Letter dated 26 April 2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

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 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 if in CA] 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: P09/001_P1; P09/002_P1; P09/003_P1; P09/004_P1; P09/006_P1; P09/007_P1; P09/008_P1; Design and Access Statement; and Cover Letter dated 26 April 2016.

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

Informatives:

- 1 Reasons for Granting Permission.

The proposal results in a loss of 21sqm of ancillary and redundant office space which results in an acceptable remainder of office reception space (84.0sqm) at the ground floor level. The proposal for a small retail unit is appropriate in its location and will provide retail employment as well as still retaining office employment. On balance, the loss in small office space is considered acceptable.

External alterations proposed are a new entrance door to accommodate the retail unit which is considered to be appropriate in its design. The full height glazing on the elevation will be retained which relates well to 120 Holborn and the neighbouring units within the building. The proposed signage will be internal and therefore not considered to adversely impact upon the streetscene or the character and appearance of the Hatton Garden Conservation Area.

It is not considered there would be adverse amenity impacts upon neighbouring residential occupiers as the change of use is internal with minimal external works.

No objections have been raised in relation to the works. The application site's planning history and relevant decision were taken into account when coming to this decision.

Considerable importance and weight has been attached and 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 Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5, CS7, CS9 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP15, DP24, DP25 and DP26 of the

London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with 2.15, 3.19, 4.7, 4.8, 6.9 and 7.4 of the London Plan 2016 and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework

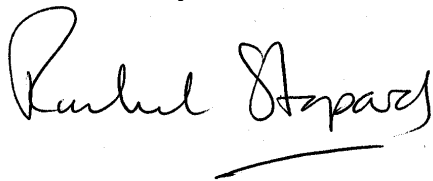
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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



Rachel Stopard
Executive Director Supporting Communities