

20 January 2017
L 170120 Application Covering Letter



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Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR ALTERATIONS
TO THE INTERNAL LAYOUT AND REFURBISHMENT OF A LISTED BUILDING; PART DEMOLITION OF
LISTED BUILDING AT BASEMENT AND GROUND FLOOR LEVEL; DEMOLITION OF MODERN
ADDITIONS AT MEZZANINE, FIRST, SECOND, THIRD, AND FOURTH FLOOR LEVELS;
CONSTRUCTION OF NEW EIGHT STOREY ABOVE BASEMENT REAR EXTENSION; CREATION OF
NEW CLASS A1 / A3 UNIT AT BASEMENT, GROUND, AND MEZZANINE LEVEL; AND USE OF THE
REMAINING FLOORSPACE FOR CLASS B1 OFFICE USE.**

**212-214 HIGH HOLBORN, LONDON, WC1V 7BF
AUSTRINGER CAPITAL LIMITED**

We write on behalf of our client, Austringer Capital Limited, to apply for planning permission and listed building consent for alterations to the internal layout and refurbishment of a listed building; part demolition of listed building at basement and ground floor level; demolition of modern additions at mezzanine, first, second, third, and fourth floor levels; construction of new eight storey above basement rear extension; creation of new Class A1 / A3 unit at basement, ground, and mezzanine level; and use of the remaining floorspace for Class B1 office use at 212-214 High Holborn.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the documents which comprise the application include the following:

1. This covering letter;
2. The completed application and Community Infrastructure Levy forms;
3. Drawing Numbers:
 - a) 8918-L01 – ‘Location Plan’;
 - b) 8918-P01 – ‘Existing Site Plan’;
 - c) 8918-P02 – ‘Proposed Site Plan’;
 - d) 8918-P03b – ‘Existing Floorplans’;
 - e) 8918-P04 – ‘Demolition Plans’;
 - f) 8918-P05b – ‘Proposed Floorplans 1 of 2’;
 - g) 8918-P06b – ‘Proposed Floorplans 2 of 2’;
 - h) 8918-P07 – ‘Existing Elevations’;
 - i) 8918-P08b – ‘Proposed Elevations’;
 - j) 8918-P09 – ‘Existing Section’; and
 - k) 8918-P10b – ‘Proposed Section’.
4. Planning Statement, prepared by Savills;
5. Archaeological Assessment, prepared by Thames Valley Archaeological Services;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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6. Construction Management Plan, prepared by Inn8vds;
7. Design and Access Statement, prepared by Cassidy & Ashton;
8. Heritage Statement, prepared by Heritage Collective;
9. Structural Planning Report, prepared by Partington Associates;
10. Sustainability and Energy Statement, prepared by Project 23;
11. Transport Statement and Framework Travel Plan, prepared by Mouchel;
12. BRE Daylight and Sunlight Study; prepared by Right of Light Consulting;
13. Correspondence from Transport for London, dated 6 December 2016;
14. Correspondence from Crossrail, dated 8 December 2016; and
15. Section 106 Draft Heads of Terms.

As the application has been submitted electronically, a BACS transfer has been made for £12,705.00.

The Site and Surroundings

The application site is located at 212-214 High Holborn in the London Borough of Camden (the 'Site'). It is occupied by a Grade II listed building set out over basement, ground, mezzanine, and four upper floors. The Site is located within the Bloomsbury Conservation Area, as well as forming part of the defined Central London Area, a Central London Frontage, and adjoins the boundary of the Holborn Growth Area, as set out in the Camden Local Development Framework Policies Map.

The basement, ground, and mezzanine of the existing building is currently occupied by Natwest bank. The remaining floorspace at first, second, third, and fourth floor level has been vacant since the end of the previous decade, when the Environmental Council ceased occupation of this floorspace. After this time it was not possible to secure a new tenant due to the poor quality of the existing office floorspace. Accordingly, the majority of the building has not made a positive contribution to the economic generation of the local area for an extended period of time.

The Site is highly accessible by a range of sustainable transport modes, which is reflected in Site having the highest possible PTAL rating of 6b.

The Proposal

The application seeks full planning permission and listed building consent for refurbishment and extension of a Grade II listed building. The proposal will deliver 3,193 sq m (GIA) of new build and refurbished office floorspace in a highly sustainable and accessible location. In addition, a 338 sq m refurbished unit at basement, ground, and mezzanine level will be provided for a Class A1 or Class A3 operator to maintain an active street frontage for the building.

A detailed review of the proposed physical works is included in the Design and Access Statement and the Heritage Statement. In summary however; the proposed physical works are as follows:

- Partial demolition of listed building at basement and ground floor level;
- Demolition and removal of modern additions at mezzanine, first, second, third, and fourth floor levels;
- Removal of modern internal partitions at basement and ground floor level;
- Removal of internal partitions at second and third floor level with the retention of nibs and downstands;
- Construction of new rear interlinked extension at basement, ground, and seven rear upper floors;
- Refurbishment of grand Palladian front elevation, and retention of front pitch of existing hipped roof and chimneys;
- Removal of unsympathetic ATM installation to reinstate the historical significance of the street level elevation;
- Creation of a new lobby facility to attract high quality Class B1 office occupiers. Provision of space at basement and ground floor level for occupiers to incorporate client café, meeting rooms, staff changing facilities, and ancillary health and fitness suite;

- Creation of new lifts, stairs, and toilet facilities on all levels;
- Provision of new external terraces at fifth and seventh floor levels; and
- Creation of a 338 sq m Class A1 / A3 unit at basement, ground, and mezzanine level.

The overall Gross Internal Area (GIA) of the proposal will be 3,531 sq m, comprising 338 sq m of Class A1 / A3 floorspace and 3,193 sq m of Class B1 office floorspace. The existing GIA of the building is 1,396 sq m therefore, the proposal will provide 2,135 sq m of net additional floorspace.

Proposals for the refurbishment and extension of the existing building have been the subject of extensive pre-application discussions with the LPA. In addition, initial discussions have been undertaken with both TFL and Crossrail in respect of underground infrastructure.

The proposed development will have a series of positive impacts which are material considerations and weigh heavily in favour of the grant of planning permission. These include:

- Meeting the identified need for new modern office floorspace in Holborn to encourage new companies to establish or expand their operations in the Borough;
- Provision of a long term viable use of a listed the building to ensure that it does not suffer from ongoing neglect;
- Creation of **163-264 new Full Time Equivalent positions** and **£6-8.5m of new earnings** within the office floorspace, in addition to the short term jobs in the demolition and construction phases of the development; and
- Assisting in the delivery of new housing units in more appropriate locations in the Borough through a payment-in-lieu.

Summary and Conclusion

The application seeks full planning permission and listed building consent for refurbishment and extension of a Grade II listed building. The proposal will deliver 3,193 sq m (GIA) of new build and refurbished office floorspace in a highly sustainable and accessible location. In addition, a 338 sq m refurbished unit at basement, ground, and mezzanine level will be provided for a Class A1 or Class A3 operator to maintain an active street frontage for the building.

Proposals for the refurbishment and extension of the existing building have been the subject of extensive pre-application discussions with the LPA, TFL and Crossrail. The proposal will protect the historical significance of the listed building while delivering a long term sustainable use of the property. It will create new modern employment floorspace in a highly sustainable location and assist Camden in meeting its growth objectives.

The proposed development will create **163-264 new Full Time Equivalent positions** and **£6-8.5m of new earnings** within the office floorspace. In addition, short term jobs will be created in the demolition and construction phases of the development.

The proposed development accords with the overarching objective of the National Planning Policy Framework to deliver sustainable development and the relevant core planning principles relating to economic growth. We conclude that the application accords with the development plan and respectfully request that the application is approved in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the information provided above and on the enclosed drawing is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Raymond Tutty or Lewis Wright at these offices.



Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive style.

Savills (UK) Limited
Retail Planning

cc. Bryony P Jennings – Austringer Capital Limited