

Application ref: 2018/0837/P  
Contact: Robert Lester  
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Date: 17 April 2018

**Development Management**  
Regeneration and Planning  
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Kevin Scott Consultancy Limited  
Sentinel House  
Ancells Business Park  
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GU51 2UZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Holborn Tower**  
**137 High Holborn**  
**London**  
**WC1V 6PL**

Proposal:

Alterations to the existing rear entrance including new glazed doors and frontage, cladding of existing canopy and replacement louvres.

Drawing Nos: OS Plan, EX\_EL\_1, EX\_EL\_2, PR\_EL\_1, PR\_EL1 A, and Planning, Design and Access Statement produced by Kevin Scott Consultancy dated February 2018

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

Condition(s) and Reason(s):

- 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 The development hereby permitted shall be carried out in accordance with the

following approved plans OS Plan, EX\_EL\_1, EX\_EL\_2, PR\_EL\_1, PR\_EL1 A, and Planning, Design and Access Statement produced by Kevin Scott Consultancy dated February 2018.

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

- 3 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission

Permission is sought for alterations to the existing rear Barter Street entrance of Holborn Tower, including a replacement glazed entrance, cladding of the existing canopy with grey powder coated aluminium and replacement louvres also in grey powder coated aluminium.

The proposed alterations to the building entrance would result in a high quality contemporary appearance which would enhance the appearance of the existing building entrance. It would preserve and enhance the character of the conservation area. The materials including the glazing and grey powder coated aluminium framing, canopy and louvres are considered to be sympathetic to the character and appearance of the building.

Due to the nature of the proposal it would not have any adverse impacts on the amenity of neighbouring properties and there would be no highways issues.

The proposed replacement entrance would be accessible and would include level access and an accessible control panel.

The planning history of the site was taken into account when coming to this decision. No objections were received. The Covent Garden Community Association raised no objections to the proposal.

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 Planning (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 A1, C6, D1, D2 and D3 of the London Borough of Camden Local Plan. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

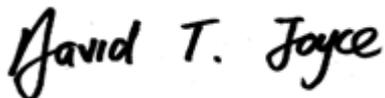
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning