

Application ref: 2017/1827/P  
Contact: David Fowler  
Tel: 020 7974 2123  
Date: 15 August 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**294-295 High Holborn**  
**London**  
**WC1V 7JG**

Proposal:

Erection of a 9 storey building comprising retail use (Classes A1-A3) at basement and ground floor levels, office use (Class B1) at first and second floor levels and 10 residential units (6 x 1-bed and 4 x 2-bed) (use class C3) above including plant and associated works

Drawing Nos: Existing drawings:

" 151-10-PL-0010, 151-10-PL-0100, 151-10-PL-0200, 151-10-PL-0250, 151-10-PL-0251, 151-10-PL-0252, 151-10-PL-0400, 151-10-PL-0401, 151-10-PL-0402.

Proposed drawings:

" 151-10-PL-0001, 151-10-PL-1000 C, 151-10-PL-1001 A, 151-10-PL-1002 B, 151-10-PL-1003 B, 151-10-PL-1004, 151-10-PL-1020A, 151-10-PL-2000 A, 151-10-PL-2100 C, 151-10-PL-2101, 151-10-PL-2102, 151-10-PL-2103, 151-10-PL-2110.

Supporting documents:

" Daylight and Sunlight Amenity Study 02 (Watts) 21 March 2017, Construction Management Plan (DP9 Ltd) March 2017, Noise and Vibration Impact Assessment Revision 01 (Scotch Partners) 09 March 2017, Planning Statement (DP9) March 2017, Transport Statement Final Rev A (Motion) 27/03/2017, Travel Plan Statement Final Rev A (Motion) 27/03/2017, Sustainability Statement Rev 02 (Scotch Partners) March 2017, Air Quality Assessment (Air Quality Consultants) March 2017, Archaeological Desk-Based

Assessment (MW Archaeological Consultancy) March 2017, Ground Movement Report Revision 1 (CGL) March 2017, Desk Study and Ground Investigation Report JO7148 (Pell Frischmann Engineers) August 2007, Structural Engineer's Report for Planning 6940 (MBP) March 2017, Design and Access Statement (Independent Architects) March 2017, Affordable Housing Statement (DP9), Affordable Housing Note (DP9) October 2017, Energy Statement Revision R02 (Scotch Partners) March 2017, Basement Impact Assessment LBH4455bia Ver 1.0 (Michael Barclay Partnership LLP) May 2017, Servicing Analysis (Motion) 6 September 2017, Ecology Report (Cambridge Ecology) July 2014.

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved drawings

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

Existing drawings:

" 151-10-PL-0010, 151-10-PL-0100, 151-10-PL-0200, 151-10-PL-0250, 151-10-PL-0251, 151-10-PL-0252, 151-10-PL-0400, 151-10-PL-0401, 151-10-PL-0402.

Proposed drawings:

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" Daylight and Sunlight Amenity Study 02 (Watts) 21 March 2017, Construction Management Plan (DP9 Ltd) March 2017, Noise and Vibration Impact Assessment Revision 01 (Scotch Partners) 09 March 2017, Planning Statement (DP9) March 2017, Transport Statement Final Rev A (Motion) 27/03/2017, Travel Plan Statement Final Rev A (Motion) 27/03/2017, Sustainability Statement Rev 02 (Scotch Partners) March 2017, Air Quality Assessment (Air Quality Consultants) March 2017, Archaeological Desk-Based Assessment (MW Archaeological Consultancy) March 2017, Ground Movement Report Revision 1 (CGL) March 2017, Desk Study and Ground Investigation Report JO7148 (Pell Frischmann Engineers) August 2007, Structural Engineer's Report for Planning 6940 (MBP) March 2017, Design and Access Statement (Independent Architects) March 2017, Affordable Housing Statement (DP9), Affordable Housing Note (DP9) October

2017, Energy Statement Revision R02 (Scotch Partners) March 2017, Basement Impact Assessment LBH4455bia Ver 1.0 (Michael Barclay Partnership LLP) May 2017, Servicing Analysis (Motion) 6 September 2017, Ecology Report (Cambridge Ecology) July 2014.

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

### 3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and stonework with a full scale sample panel of stonework, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of the proposed entrance door grille.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

### 4 Mitigation of overlooking

Prior to occupation of the residential units, full details of overlooking mitigation measures for the windows facing eastwards, shall be submitted to and approved by the Council. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the proposed flats would have a satisfactory level of privacy, in accordance with policy A1 of the Camden Local Plan 2017.

### 5 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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 of the London Borough of Camden Local Development Framework Development Policies.

6 Refuse and recycling

Prior to first occupation of the residential accommodation, the refuse and recycling storage areas shall be completed and made available for occupants and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan.

7 Roof terraces

No flat roofs within the development shall be used as terraces, unless they are marked as such on the approved plans, except for maintenance and emergency purposes.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

8 Hours of use - Class A3 restaurant

The Class A3 restaurant hereby approved shall not open outside of the hours of 08:00 to 23:00 Monday to Saturday and 09:00 to 22:30 hours on Sunday and public holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with policy A1 of the Camden Local Plan 2017.

9 Green roof

Prior to commencement of the above ground construction works, full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority.

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied

Reason: So as to assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed plus to comply with CG3 where it states that opportunities should be sought for the incorporation of biodiversity into developments and for

habitat creation in any development proposal.

10 Biodiversity enhancement features

Details of biodiversity enhancement measures such as bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any of the above ground construction works commencing on site. Boxes/bricks should be integrated into the fabric of the building wherever possible, to increase sustainability. Details submitted shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

Reason: So as to assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed plus to comply with CG3 where it states that opportunities should be sought for the incorporation of biodiversity into developments and for habitat creation in any development proposal.

11 Rainwater/greywater harvesting

Prior to commencement of any development above ground level other than site clearance & preparation details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

12 Solar PV

Prior to relevant stage of construction, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

13 SUDS - details

Prior to commencement of the development, full details of the sustainable drainage system where feasible shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change,

such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a 50% reduction in run off rate (with maximum site run-off rate of 50.4 l/s). Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

#### 14 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

#### 15 Non-road mobile machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Camden Local Plan 2017 policies G1, C1 and A1.

#### 16 Air quality monitoring

Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Camden Local Plan 2017 policies G1, C1 and A1.

#### 17 Mechanical ventilation

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system, including air inlet locations and details of NOx filters, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Camden Local Plan 2017 policies G1, C1 and A1.

18 Tree protection

Prior to the commencement of any works, details demonstrating how trees to be retained on Lincoln Inns Gardens shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with Camden Local Plan 2017 policy A3.

19 Noise levels - office

The noise level in rooms at the development hereby approved shall meet the noise standard specified in table 2 of BS8233:2014 for internal office space.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration.

20 Noise levels - residential

The noise level in rooms in the residential development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration

21 Anti-vibration

Prior to use, machinery, plant or equipment or any extract/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

## 22 Design and method statements - construction

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- " provide details on all structures
- " accommodate the location of the existing London Underground structures and tunnels
- " accommodate ground movement arising from the construction
- " thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

## 23 Cycle parking

Prior to first occupation, the approved cycle parking, (20 long stay spaces including 1 adaptive cycle space) shall be ready to use and all such facilities shall thereafter be retained."

Reason: To ensure that the scheme encourages cycling, in line with policy T1 of the Camden Local Plan 2017.

## 24 M4 building regulations

All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

## 25 Future proofing - decentralised energy network

On or prior to the Implementation Date, details of future proofing of opportunities to connect to a future decentralised energy network shall be submitted to and



approved by the Council in writing. Any approved future proofing details shall be retained permanently thereafter

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Camden Local Plan 2017 policies CC1 and CC2."

Informative(s):

- 1 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.
- 2 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 3 Highways licence

Highway licenses would be required to facilitate the proposed works and the applicant would need to obtain such highway licences from the Council prior to commencing work on site.

4 Temporary relocation of bus stop

The bus stop directly adjacent to the site on High Holborn would need to be relocated on a temporary basis for the duration of construction. The developer would need to arrange this directly with Transport for London.

5 LUL

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.

6 CMP Implementation Support Contribution

An advice note providing further information on this financial contribution is available on the Council's website at the hyperlink below:

" <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

7 CMP Pro-Forma

The Council have a pro-forma that is recommended to be prepared once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. A Key element of the CMP should address (amongst others) best practice guidelines in TfL's Standard for Construction Logistics and Cyclist Safety (CLOCS) scheme:

o <http://www.clocs.org.uk/standard-for-clocs/>

8 Thames Water - surface water drainage and sewage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers

for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

- 9 Biodiversity measures (with regards the future discharge of condition 7)  
The following recommendations are made with regards the discharge or condition 7:
- The provision of up to 30 bird boxes is considered excessive. In officers' opinion the development could incorporate 4-6 swift bricks or bat bricks (those built into the Portland stone fabric) along the east elevation at height (8th floor), preferably near the roof top. Swift bricks would require to have at least a 5m drop space immediately below the entrance hole. In addition a similar number of house sparrow or starling bricks or boxes could be located at a lower level (2nd floor) on the east elevation or 2 standard bird boxes for blue tit instead of the sparrow/starling bricks boxes could be placed here (they would require to be a minimum 20m apart from each other if that was feasibly possible. It may be possible to locate sparrow/starling bricks/boxes or standard bird (tit) boxes along any western elevation if space allows.
  - Butterfly-bush should not be used for any planters within the development as it is an invasive species.
  - The species suggested for the proposed balcony planters are not suitable for ornamental plantings and although would be beneficial for invertebrates they would require considerable management to maintain. There are numerous alternative species that are more ornamental, require less intensive management and would be better suited for this environment.
- 10 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).
- 11 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 12 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.

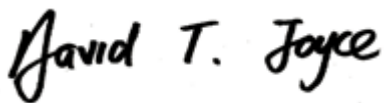
- 13 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 14 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).
- 15 In reaching the decision to grant planning permission the Council has taken into consideration the impact of the proposed massing and scale of the redevelopment of the adjacent site at Lincoln House (as presented at pre-application discussions) and considers the impact of the proposed development on their site (294-295 High Holborn) in terms of residential amenity to be acceptable.

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



David Joyce  
Director of Regeneration and Planning