

Application ref: 2018/5333/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 27 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Sheppard Robson
77 Parkway London NW1 7PU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
262 High Holborn
London
WC1V 7EE

Proposal: Replacement glazed shopfronts with double doors and fascia signage panels above.

Drawing Nos: 5578-00-001 Rev B; 4728-20-100; 4728-20-120; 5578-02-200 Rev C; 5578-02-210; 5578-02-211; 5578-02-220 Rev D; 5578-02-604; 5578-02-608; 5578-02-609.

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 [5578-00-001 Rev B; 4728-20-100; 4728-20-120; 5578-02-200 Rev C; 5578-02-210; 5578-02-211; 5578-02-220 Rev D; 5578-02-

604; 5578-02-608; 5578-02-609]

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 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).
- 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 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.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts

(Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

6 Reasons for granting permission.

The existing street frontage is of poor quality and does not reflect the quality of the upper floors and associated extant permissions. The proposed design would replace the shop units with a design which relates to the form and appearance of the main body of the façade and the associated extant permissions. The building and streetscape along High Holborn would be improved in appearance with the proposed replacement of all of the shopfronts.

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 2013.

The shopfront entrances would be centrally located and retain level access.

The shopfront alterations, by virtue of their limited intervention within existing openings would not result in a detrimental loss of privacy, loss of light or outlook to neighbouring occupiers.

The planning history of the site has been taken into account when coming to this decision. No comments were received during the course of this application.

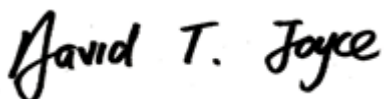
The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, C6, D1 and D2. The proposed development also accords with the London Plan 2016, the National Planning Policy Framework 2018 and the Bloomsbury Conservation Area appraisal and management strategy.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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