

Application ref: 2018/5306/P
Contact: Elaine Quigley
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Date: 26 February 2019

Development Management
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Faye Wright
150 Holborn
London
EC1N 2NS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
150 Holborn
London
EC1N 2NS

Proposal:

Details of residential units designed and constructed in accordance with building regulations (condition 19) of planning permission 2016/2094/P granted on 25th June 2018 for redevelopment for mixed use development of commercial, residential and retail floorspace.

Drawing Nos: Covering letter produced by Forward Planning and Development dated 23 October 2018; Adaptability document prepared by Perkins + Will dated September 2018; Building Regulations Tracker (Approved Inspector Plan Check) dated 14 May 2018, updated June and September 2018; Adaptable unit plans (Unit Corridors Main entry and Level 01 - Unit 1 2BD) and email from Samantha Marsh of Currie Brown dated 18th February 2019

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

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission-

The applicant has submitted details illustrating how the new residential units would be designed and fitted out to meet Part M4(2) and M4(3) of the Building Regulations. The applicant used an approved inspector to review the documentation and found all items to be compliant. Notwithstanding this the Council's Access Officer raised concerns regarding several matters in relation to the layout of the M4(3) residential unit, and access to the residential block. These queries included the need to provide a canopy at the entrance to the residential building, the width of the communal doors, the requirement for a plan to show the layout of the furniture for the M4(3) unit, further annotation of the plan to show wheelchair storage area as being separate to the storage on the M4(3) unit and kitchen area with hob and sink that are not on the same rise and fall section. The applicants responded to each of these points advising that a canopy cannot be provided directly over the pavement at this level and a fob or similar entry system with a power assisted door would be used instead to ensure there would be no delay on entering the building. The applicant confirmed that the width of the communal doors would be 1000mm thereby complying with the 850mm clear opening width requirement. They advised that amendments had been made to the furniture requirements with only one omission from the the principal bedroom plan being a desk and chair. Although not shown there would be sufficient room to accommodate this without encroaching on the wheelchair circulation space. They also confirmed that one disabled car parking space would be dedicated to the residential development in line with the requirements of the parent permission. The Access Officer has reviewed this additional information and has advised that it has been designed so far as practical in accordance with Part M4 (2) and M4 (3) of the Building Regulations.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policy H6 of the Camden Local Plan 2017.

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 2019.

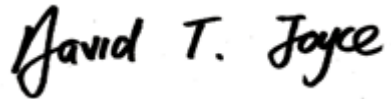
- 2 You are reminded that conditions 3 (drawings and samples as appropriate), 5 (hard and soft landscaping), 10 (gates), 16 (waste storage), 18 (water use), 22b (remediation measures), 23 and 24 (sound insulation), 25 (plant equipment details), 26 (biodiversity enhancement features), 27 (lighting scheme), 28 (PV panels), 29 (green roof), 31 (mechanical ventilation system), 32b and 33 (SuDS implementation), 34 (piling method statement), 35 (screenings, obscure glazing), 37b (post investigation WSI), 38 (food and drink use extract ventilation) and 44 (electric vehicle charging point) of planning permission 2016/2094/P granted on 25th June 2018 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning