

Application ref: 2019/0164/P  
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Date: 4 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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DP9 Limited  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ  
UK

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Mid City Place**  
**71 High Holborn**  
**London**  
**WC1V 6EA**

Proposal: Installation of 3x doors and balustrade at 6th floor level to create new terrace.

Drawing Nos: 1836-BG-00-ZZ-DR-A-00.101 Rev. P1; 1836-BG-06-ZZ-DR-A-10.208 Rev.P1; 1836-BG-06-ZZ-DR-A-10.255 Rev.P1; 1836-BG-06-ZZ-DR-A-10.275 Rev.P1; 1836-BG-06-ZZ-DR-A-10.276 Rev.P1; 1836-BG-06-ZZ-DR-A-10.277 Rev.P1; 1836-BG-06-ZZ-DR-A-20.208 Rev.P2; 1836-BG-06-ZZ-DR-A-20.255 Rev.P2; 1836-BG-06-ZZ-DR-A-20.275 Rev.P2; 1836-BG-06-ZZ-DR-A-20.276 Rev.P2 and 1836-BG-06-ZZ-DR-A-20.277 Rev.P2.

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

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

1836-BG-00-ZZ-DR-A-00.101 Rev. P1; 1836-BG-06-ZZ-DR-A-10.208 Rev.P1; 1836-BG-06-ZZ-DR-A-10.255 Rev.P1; 1836-BG-06-ZZ-DR-A-10.275 Rev.P1; 1836-BG-06-ZZ-DR-A-10.276 Rev.P1; 1836-BG-06-ZZ-DR-A-10.277 Rev.P1; 1836-BG-06-ZZ-DR-A-20.208 Rev.P2; 1836-BG-06-ZZ-DR-A-20.255 Rev.P2; 1836-BG-06-ZZ-DR-A-20.275 Rev.P2; 1836-BG-06-ZZ-DR-A-20.276 Rev.P2 and 1836-BG-06-ZZ-DR-A-20.277 Rev.P2.

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

- 4 The terrace shall not be occupied between 7pm and 7am.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 No music shall be played on the terrace in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of a clear glass balustrade with a stainless steel toprail. It will occupy the full elevation facing Hand Court and partial elevations of High Holborn and Sandland Street. The balustrade will be set back from the edge of the roof along the High Holborn elevation. 3 glass doors will be inserted at 6th floor level to provide access to the terrace. Given its high level and set back position, public views will be limited. The host property is highly glazed and it is considered that the development in terms of its scale, siting, design and materials would preserve the character and appearance of the host property, street scene and the wider conservation area.

The proposal will only front onto Hand Court which is primarily commercial with small areas fronting High Holborn and Sandland Street. Given the narrow footprint, small scale, siting and design that these properties and those located along Red Lion Street are significantly set away from the site to not create

issues of overlooking or loss of privacy to an extent that would warrant a reason for refusal. The development is also not considered to have an adverse impact on the amenity of any neighbouring properties in terms of loss light or a sense of enclosure. In addition as the terrace is very narrow and small scale, it is not considered that it can accommodate a large volume of people or generate noise concerns. Conditions have been attached restricting its hours of use and playing of loud music.

One comment was received and this was duly taken into consideration. No objections were received prior to making this decision. Bloomsbury CAAC raised no objection. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning