

Application ref: 2018/4545/L
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Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**193-197 High Holborn
London
WC1V 7BD**

Proposal:

Erection of fifth floor rear roof extension (southwest side of the building) incorporating new roof terrace to provide additional commercial accommodation, installation of 2 x roof top plant areas with 9 air condition units and 1 heat pump, installation of roof light, replacement enclosure of lift overrun and associated external and internal servicing pipework.

Drawing Nos: 815 (01)001 rev A; (01)101 rev A; (01)102 rev A; (01)103 rev A; (01)104 rev A; (01)105 rev A; (01)106 rev B; (01)107 rev C; (01)108 rev C; (01)200 rev C; (01)201 rev B; (01)300 rev A; (01)301 rev B; (01)606 rev D; (01)607 rev F; (01)608 rev C; (01)617 rev K; (01)700 rev D; (01)701 rev C; (01)800 rev B; (01)801 rev C; (01)900 rev B; (01)901 rev B; (01)910 rev G; (PS)112 rev B; (PS)113 rev B; Planning Statement produced by Rolfe Judd dated 17th July 2018; 200 Daylight and sunlight report produced by BVP dated June 2018; Sustainability Statement produced by Waterman dated August 2018; Construction Method Statement rev 0 produced by Blenheim House Construction dated 03rd April 2018; Environmental Noise Survey and Acoustic Design Statement Report produced by Hann Tucker Associates dated 27th June 2018.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

815 (01)001 rev A; (01)101 rev A; (01)102 rev A; (01)103 rev A; (01)104 rev A; (01)105 rev A; (01)106 rev B; (01)107 rev C; (01)108 rev C; (01)200 rev C; (01)201 rev B; (01)300 rev A; (01)301 rev B; (01)606 rev D; (01)607 rev F; (01)608 rev C; (01)617 rev K; (01)700 rev D; (01)701 rev C; (01)800 rev B; (01)801 rev C; (01)900 rev B; (01)901 rev B; (01)910 rev G; (PS)112 rev B; (PS)113 rev B; Planning Statement produced by Rolfe Judd dated 17th July 2018; 200 Daylight and sunlight report produced by BVP dated June 2018; Sustainability Statement produced by Waterman dated August 2018; Construction Method Statement rev 0 produced by Blenheim House Construction dated 03rd April 2018; Environmental Noise Survey and Acoustic Design Statement Report produced by Hann Tucker Associates dated 27th June 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 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 of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

B) Samples and manufacturer's details of all new facing materials and rain water goods. 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 panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and new pointing or repointing.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:-

The building has an existing 5 storey rear wing in the south western part of the site, which apart from the lift overrun is lower than the mansard roof on the main front part of the building. This rear wing has already been extended to this height from its former part 3-4 storey stepped level. The existing lift overrun extends higher than the existing main mansard at the front of the building, but is set back from the this mansard and is a relatively small projection measuring approx. 5 m depth by 5 m width. It is not uncommon for roof plant rooms and stair/lift overruns to project higher than the roof of buildings. In this context the proposed fifth floor extension would result in the rear wing extending to 6 storeys in height up to the height of the existing lift overrun, which would be higher than the main front mansard on the building.

The wing has been extended already to create an additional floor. It would match the layout and detailed design of the existing fourth floor rear extension below and would be set away from the buildings principal mansard roof. Consequently there would be no loss of historic fabric and the external form, which has already been compromised, would not be considered to harm the architectural significant of the listed building. A planning condition is attached requiring details of all new windows and doors as well as facing materials and rain water goods to ensure that they match the existing extension below.

The rear part of the site is enclosed by a number of tall buildings ranging from 4 to 11 storeys and the proposed extension would not be visible from the surrounding streets including Stukeley Street, Newton Street or Macklin Street. Given its enclosed location at the rear of the building the scale and design of the extension would be well integrated within the existing building and would not be considered to detract from the architectural significance and setting of the listed building.

Internally, the new cooling units would not harm the historic fabric of the fourth and fifth floor levels of the building. Their coolant pipes would be surface mounted, apart from a small underfloor section which would either a) where possible utilise existing notches or b) require a small amount of drilling through joists, which is preferable to additional notching. Following negotiation, units 4, 6 and 11 have been moved either to reduce servicing or more appropriately to allow appreciation of chimney breasts. The proposal is not considered to cause harm to the special interest of the building.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the listed

building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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



Daniel Pope
Chief Planning Officer