

Application ref: 2019/3251/L  
Contact: Obote Hope  
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Date: 15 August 2019

**Development Management**  
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Alistair Grills Associates  
4 Chisholm Road  
Richmond  
TW10 6JH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal: Internal alterations associated with the use of the existing restaurant for new enclosed private dining rooms along the communal corridor, relocation of the plant to basement level, new suspended lighting rigs to the ceiling, sockets and internal partition walls; installation of external signage (retrospective).

Drawing Nos: PLA02; PLA05; PLA11 REVB; Design and Access with Heritage Statement (Internal alterations) commissioned by Alistair Grills Associates dated June 2019 & Design and Access with Heritage Statement (Advert) commissioned by Alistair Grills Associates dated June 2019.

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PLA02; PLA05; PLA11 REVB; Design and Access with Heritage Statement (Internal alterations) commissioned by Alistair Grills Associates dated June 2019 & Design and Access with Heritage Statement

(Advert) commissioned by Alistair Grills Associates dated June 2019.

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 Reason for granting listed building consent:

The site is a Grade II listed building, formerly town hall and library, located on the south side of High Holborn. The building is located within close proximity to the junction with New Oxford Street within the Bloomsbury Conservation Area. The library (formerly St Giles's Library) dates from 1894 by W Rushworth (eastern wing) extends to 4 storeys with a mansard roof/basement and has a decorative stone façade with Baroque details by Hall and Warwick 1906-8. The eastern wing is designed in the French Renaissance style by W Rushworth c1894. The building had a former part 3-4 rear wing which was extended in the early 2000s to form the current 5 storey rear wing on the south western side and is in office use (B1) between ground - fourth floors. However, the ground/basement of the former Holborn Library at the east of the site is in use as a restaurant (A3) and the proposed works relates to the ground floor restaurant.

Retrospective listed building consent is sought for refurbishment of the existing restaurant comprising the installation of internal partitions and infill panels associated with two new private dining rooms; the surface mounted lighting and sockets to the walls would be replaced along with new suspended lighting rigs to the ceiling. The existing air condenser units at mezzanine level is relocated at basement level with acoustic panels installed over the main restaurant area and the installation of noise attenuation air intake system with replacement louvre within the rear lightwell.

Internally, the original layout and form is still apparent. The ground floor and basement has been substantially altered with large commercial kitchen and bars. However, the double height ceiling remains and the installation of the internal partition with infill panels are completely irreversible, the installation of banqueting seating, electric sockets has in most instance avoided historic loss to the historic walls and chasing to the plaster boards.

At basement level, there is some resemblance of the historic multi cellar layout. However, additional sub-division has occurred and the original structure is no longer visible and the plant room at basement level has been fitted with a tanked concrete box, the application was accompanied by an acoustic and fumes report and the noise officer consider the proposal policy compliant. The conservation officer has been consulted and works are considered acceptable, the officer considers that the relocation of the machinery is an improvement over the pre-existing condition and does not harm the fabric of the Listed Building. The internal lighting is reversible, discreet and appropriate to the interiors. The sound-attenuating panels attached to the ceilings are said to be easily removed without harm to historic fabric.

It is considered that the works are of a reversible nature and will not impact on any historic features, thus causing no harm to the special interest of the grade II listed building or to the character and appearance of the conservation area.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. The listed and planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

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

- 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.

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