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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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19 HIGH HOLBORN, LONDON, WC1R 5JA FULL PLANNING APPLICATION

Please find enclosed a full planning application for the installation of plant at the above site. The application is submitted on behalf of our client, The Honourable Society of Gray's Inn (the applicant).

1. The Site

The application site measures approximately 1,140sqm (or 0.1ha) and includes number 19 High Holborn. The site is subject to redevelopment (see below relevant planning history) and construction is well underway. The site is located partially within the Bloomsbury Conservation Area. The building neighbouring is number 21 High Holborn which comprises a Grade II listed building (known as the Gray's Inn Gatehouse). However, this application relates only to the property at 19 High Holborn.

2. Application Documents

We enclose copies of the following application documents and drawings which have been prepared by MICA Architects to address the full range of planning considerations for this application:

- Drawing No. 606-16-01 (Schedule of External Facing Materials – L01);
- Drawing No. 606- 19400-PL2 (Existing Location Plan);
- Drawing No. 606- 19410- PL2 (Existing Site Plan First Floor);
- Drawing No. 606- 19420- PL2 (Existing GA Floor Plan, Ground and First Floor);
- Drawing No. 606- 19430- PL1 (Existing Section C-C);
- Drawing No. 606- 19431- PL1 (Existing East Elevation);
- Drawing No. 606- 19432- PL1 (Existing Section F-F);
- Drawing No. 606- 19510- PL2 (Proposed Site Plan First Floor);
- Drawing No. 606- 19520- PL2 (Proposed GA Floor Plan, Ground and First Floor);
- Drawing No. 606- 19530- PL2 (Proposed Section C-C);
- Drawing No. 606- 19531- PL2 (Proposed East Elevation); and
- Drawing No. 606- 19532- PL1 (Proposed Section F-F).

The application is also accompanied by an Acoustic Planning Report (July 2019), prepared by Waterman Infrastructure and Environment Limited.

3. Planning History

The relevant planning history for the redevelopment of 19-21 High Holborn is set out below. Planning permissions are denoted with a 'P' at the end of the reference number and those with an 'L' are the listed building consents for works at 21 High Holborn.

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- 2016/6785/P: Approved 3 August 2017 for: Refurbishment, extension and part change of use of existing building to provide a mixture of uses including retail, office and ancillary uses, involving roof, rear and basement extensions comprising 621sqm (GEA) of additional floorspace and associated plant. Two existing residential units to be provided at 12 Gray's Inn Square as part of a land use swap.
- 2016/6787/L: Approved 4 August 2017 for: Restoration and upgrade of façade including replacement windows, installation of new roof materials, thermal improvement to façade and installation of plant at roof level including 1.8m high screen
- 2018/3092/P: Approved 20 August 2018 for: Non-material Amendment to facilitate minor adjustments to rear ground floor for operability granted under reference 2016/6785/P.
- 2018/3089/L: Approved 7 September 2018 for: New drawing numbers relating to NMA application 2018/3092/P affecting no. 21 High Holborn.
- 2019/1799/P: Approved 29 July 2019 for: Non-material amendment for the installation of render finish at ground floor level, installation of a new keystone and revised landscape materials to application approved under planning permission 2016/6785/P.
- 2019/1761/L: Approved 29 July 2019 for: Minor alteration to works approved under listed building consent 2016/6787/L for the restoration and upgrade of facade including replacement windows, installation of new roof materials, thermal improvement to facade and installation of plant at roof level including 1.8m high screen and installation of keystone to rear arch and application of lime render to rear service road walls.

4. Overview of the Proposals

The original planning application (reference 2016/6785/P) included plant as part of the proposals but mistakenly omitted the plant from the ground and first floor of the property. It is therefore necessary to submit this new full planning application to secure the plant that is required within these floor of the building. The plant will be serviced and maintained from within the site and the light well, details of which can be secured by condition if deemed necessary.

The Honourable Society of Gray's Inn occupies the offices in the first floor of the building (and above) and is only seeking planning permission for their plant at first floor level, measuring 7.2sqm. The prospective new leasee of the ground floor retail unit, Tesco, has submitted a planning application separately (earlier this week) for plant at first floor level, measuring 14.4sqm. This is shown indicatively on the planning drawings submitted with this application.

For the avoidance of doubt, the parapet levels, heights and the overall bulk and massing of the building is not proposed to be changed from that granted in the original application (reference 2016/6785/P).

5. Application Submission

The enclosed application has been submitted through the Planning Portal (reference PP-08142306) and comprises the aforementioned drawings and documents. Payment of the statutory planning application fee of £462 has been made to the Planning Portal.

I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the application has been validated. In the meantime, please feel free to contact me or my colleague Natalie Render of these offices (020 7409 8105 / natalie.render@savills.com) if you have any queries or would like to discuss.

Yours sincerely



Laura Fletcher-Gray
Associate Director

CC. J. Fox, the Honourable Society of Gray's Inn
Enc. As above