

Application ref: 2020/1892/P
Contact: Josh Lawlor
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Date: 7 July 2020

Development Management
Regeneration and Planning
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Sheppard Robson
77 Parkway
London
NW1 7PU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
262 High Holborn
London
WC1V 7EE

Proposal: Details for condition 9 (acoustic isolation) of planning permission 2013/3983/P granted on 11/04/2014 for the 'construction of a roof extension and 8 storey rear extension following demolition of existing 7 storey rear block and top floor, change of use of part of the ground floor from retail (class A1) to office use (class B1), basement and first floor of the existing public house (class A4) to office use (class B1), and basement and ground floor of existing public house (class A4) to flexible shop/restaurant/bar (class A1/A3/A4).

Drawing Nos: R1-REV-A-14.4.20-262-264 High Holborn-2019518-MOT

The Council has considered your application and decided to approve details:

Informative(s):

1 Reasons for approval of details:

The proposal is to install an air conditioning chiller in a plant area on the 7th floor roof, with the main ventilation plant located in a basement plant room with fresh air inlets and exhausts ducted to louvres at ground floor level. Toilet extract fans are located on each floor of the development.

The surrounding area is a combination of other commercial/retail outlets. The nearest noise sensitive premises are The Chancery Court Hotel adjacent to the development, and 268-270 High Holborn (understood to be offices) which is adjacent to the development, and extends to the rear of the development. Whilst the development building is stand alone, with no party walls to adjacent properties, the submitted report suggests that all mechanical services plant, extract fans, AHU's and chillers are mounted on suitably selected anti-vibration mounts, and all extract fans and AHU's are isolated from the associated ductwork with flexible connectors as required by Condition 9. The Councils Environmental Health Officer has reviewed this statement within the acoustic assessment and on this basis is satisfied that the condition can be discharged.

The details demonstrate that amenities of the adjoining premises and the area generally would be protected in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission granted on of planning permission ref. 2013/3983/P granted on 11/04/2014 which need details to be submitted, have been 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment