

Application ref: 2019/4543/P
Contact: Rachel English
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Date: 5 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100
Pall Mall
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
High Holborn House
52-54 High Holborn
London
WC1V 6BX

Proposal:

Installation of air conditioning units in basement lightwell. Alterations to ground floor Brownlow Street façade and basement level entrance.

Drawing Nos: (975_HHE-) EX-01-PL1, GE-01revP1, DE-02-P1, (975_HHH-) SP-01P1, GA-00P1, GA-01P1, DE-00P1, EX-00PL, Planning Statement updated October 2019, Design and Access Statement dated 13th August 2019, Acoustic Consultancy Report 96152/3/1/3 External Plant Assessment revision 1, Energy and Sustainability Statement by GDM, Farebrother letter dated 17th February 2020 (ref JJH/HHH/mjd)

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:

(975_HHE-) EX-01-PL1, GE-01revP1, DE-02-P1, (975_HHH-) SP-01P1, GA-00P1, GA-01P1, DE-00P1, EX-00PL,

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 The air conditioning units shall be installed in accordance with Acoustic Consultancy Report 96152/3/1/3 External Plant Assessment revision 1.

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

It is proposed to install air conditioning units in the basement lightwell and alterations to the Brownlow Street facade. The proposals involve the change of use of 701sqm of floorspace at part basement and part ground floor levels from offices. Under the changes to the Use Classes Order 2020, the existing and proposed uses fall under Class E therefore planning permission is not required for the change of use.

The proposed changes to the Brownlow Street frontage would be in keeping with the host building and not detract from the character of the Conservation Area. The air conditioning units would be screened from any public views due

to the location within an existing basement lightwell. They are considered acceptable in terms of size, appearance and location.

The Council's Environmental Health team have assessed the submitted acoustic report and consider that sufficient information has been submitted, to ensure that the air conditioning units would not have an adverse impact in terms of noise and vibration on nearby residential occupiers. The Council's standard noise conditions are attached.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

As such, the proposed development is in general accordance with policies A1, A4, CC1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Intend to Publish London Plan 2019 and the National Planning Policy Framework 2019.

- 2 You are advised that this permission does not grant consent for any advertisements. These will need to be applied for under a separate application for Advertisement Consent.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for

more advice.

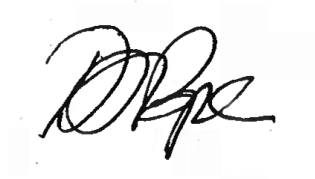
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment