



Herbrand House  
Window Treatment

**Planning Statement**

DP9 Limited  
19 October 2020

DP9 Ltd  
100 Pall Mall

London

SW1Y 5NQ  
Tel: 020 7004 1700  
Fax: 020 7004 1790

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## 1. INTRODUCTION

- 1.1 This Planning Statement is provided on behalf of our client LabTech Investments Limited ('Labs') as the owner of 7-11 Herbrand Street, known as Herbrand House.
- 1.2 Our client is seeking to replace the windows of the first, second and third floors of the building to the northern, southern and western façades. The purpose of this Planning Statement is to assess the merits of the proposal in planning terms.
- 1.3 This Planning Statement is submitted in support of a Section 73 application to vary Condition 1 of the extant planning permission at the building and a Section 19 application to vary Condition 1 of the extant Listed Building Consent at the building. These conditions relate to the approved drawings associated with the earlier redevelopment of the building which must be amended to illustrate the proposed window treatment so that this can be implemented following the relevant approvals.

## 2. SITE CONTEXT

- 2.1. Herbrand House rises to five storeys and is Grade II statutorily listed, situated within the Bloomsbury Conservation Area. It is an art-deco building constructed in the 1930's as a vehicle park, which was substantially remodelled in 2000 when the building was converted to office space.
- 2.2. The building was previously occupied by McCann Enterprise but has been vacant since March 2020. Labs has a multimillion-pound restoration programme planned for the building and is undertaking a comprehensive feasibility study to consider how exactly the building could be enhanced to add long term value and conserve the building's heritage status over the years to come.
- 2.3. Russell Court, a large-scale art-deco 1930's residential block is located to the west of Herbrand House and rises to nine storeys. It is in close proximity to Herbrand House and spans the western and northern sides of the building, within 10m. The closest distance is 9.4m between the western façade of Herbrand House and Russell Court.
- 2.4. To the south of the site is the Morton Hotel, HSBC bank and Woburn Court, a period mansion block of five storeys.
- 2.5. The windows of the first, second and third floors of the Herbrand House to the northern, southern and western façades have been treated with a frosted film in order to protect the privacy of the adjoining residential occupiers.
- 2.6. The frosted film is compromising the internal atmosphere of the office space which is deterring new occupiers. Accordingly, Labs requires comfort that the window treatment can be amended before proceeding with detailed work on the wider restoration programme.
- 2.7. Essentially, our client's ability to proceed with the wider restoration programme is contingent upon a solution for the rear windows of the building being agreed with the London Borough of Camden and formalised through a planning consent and listed building consent.

### 3. PLANNING HISTORY

3.1. Planning Permission PS9704201R2 and Listed Building Consent LS9704202R2 were approved on 25th March 1998. These permitted the change of use of the building from a vehicle park to offices with associated health club use and the development of a roof extension (fourth floor) to accommodate two self-contained residential flats. Importantly, these consents also approved the repair and replacement of the original glazing to the northern, southern and western façades. The Decision Notices are included at Appendix 1 of this Planning Statement.

3.2. Condition 4 of the Planning Permission PS9704201R2 stated:

“The details of the glazing to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall not be otherwise than have been submitted to and approved by the Council before any work on the glazing is commenced. Such details shall be implemented and permanently retained as such”.

3.3. The Decision Notice for Planning Permission PS9704201R2 states that the above condition was imposed in order to protect the privacy of the occupiers of nearby residential premises (i.e. Russell Court and Woburn Court).

3.4. Condition 4 of the Listed Building Consent LS9704202R2 stated:

“Detailed drawings, or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun.

- a. Repaired and replaced windows;
- b. Introduction of floors and ceilings to ramp;
- c. Signage; and
- d. Forecourt external works”.

3.5. The Decision Notice for Listed Building Consent LS9704202R2 states that the above condition was imposed to safeguard the special architectural and historic interest of the building.

- 3.6. Following Planning Permission PS9704201R2 and Listed Building Consent LS9704202R2 above, details of the windows to be repaired and replaced pursuant to Condition 4 of the Planning Permission and Condition 4 of the Listed Building Consent were submitted to the Council for consideration. This included the following drawings:
- Drawing number 'WP209 Rev C' titled 'Proposed Rear Elevation';
  - Drawing number '288983/2' titled 'Elevation 1/20 Details Full Size'; and
  - Drawing number 'WP 211 Planning' titled 'Proposed Sections AA Showing Light Scoop Blinds'.
- 3.7. These details were approved on 4th March 1999 under Planning Permission PS9804711R1 and Listed Building Consent LS9804813R1. The Decision Notices for these approvals are included at Appendix 2 of this Planning Statement with the above-listed drawings.
- 3.8. Drawing 'WP 211 Planning' shows 'light scoop blinds' installed at the first, second and third floors of Herbrand House. The drawing shows how the intended purpose of the light scoop blinds was to ensure that there were no views out of the building, but simultaneously, to ensure that natural daylight was reflected up into the ceiling of the building internally.
- 3.9. After the above details were approved, there was a revision to the scheme approved under the 25th March 1998 Planning Permission PS9704201R2 and Listed Building Consent LS9704202R2.
- 3.10. On 6th August 1999 Planning Permission PS9804416R1 and Listed Building Consent LS9804417R1 were approved. The revisions to the 25th March 1998 Planning Permission and Listed Building Consent comprised the use of part of the basement and ground floors for office use and also the new fourth floor as office use. The Decision Notices are included at Appendix 3 of this Planning Statement.

3.11. Condition 4 of Planning Permission PS9804416R1 states:

“The windows to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall be provided with obscured glazing and shall be permanently retained as such”.

3.12. Therefore Condition 4 of this Planning Permission is slightly different to Condition 4 on the earlier Planning Permission as in this instance there was not a requirement to submit details to the Council for approval the details of the obscured glazing. It is assumed this is because these details were already approved under Planning Permission PS9804711R1 on 4th March 1999.

3.13. The Decision Notice for Planning Permission PS9804416R1 states that the above condition was imposed in order to protect the privacy of the occupiers of nearby residential premises (i.e. Russell Court and Woburn Court). This is the same as the reasoning for Condition 4 of the earlier Planning Permission.

3.14. Condition 4 of Listed Building Consent LS9804417R1 states:

“Detailed drawings, or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun.

- a. Introduction of floors and ceilings to ramp;
- b. Signage; and
- c. Forecourt external works”.

3.15. Therefore, the requirement on the earlier Listed Building Consent to provide details of the repaired and replaced windows was not carried through into the revised Listed Building Consent. Again, it is assumed this is because these details were already approved under Listed Building Consent LS9804813R1 on 4th March 1999.

- 3.16. No drawings of window details were submitted and approved as part of Planning Permission PS9804416R1 and Listed Building Consent LS9804417R1. We are not aware of any consents to supersede these permissions.
- 3.17. During Labs inspection of the building following the vacation of the previous occupier, it came to our client's attention that there are no scoop blind within the building, and instead, the windows to the first, second and third floors of the building to the northern, southern and western façades are covered with a frosted film. Photographs of the frosted film are included in the Design and Access Statement accompanying this Section 73 application and Section 19 application.
- 3.18. Our client understands that there was a Licence for Alteration to the building made by the previous occupier in 2000. The 'as built' drawings included in the License for Alteration refer to 'manual blinds fitted into the alcoves' but do not refer to the frosted film.
- 3.19. It is not clear from the planning history if the light scoop blinds approved under Planning Permission PS9804711R1 and Listed Building Consent LS9804813R1 on 4th March 1999 are still technically required in the building pursuant to Condition 4 of Planning Permission PS9704201R2 and Listed Building Consent LS9704202R2 from 25th March 1998, or if Planning Permission PS9804416R1 and Listed Building Consent LS9804417R1 approved on 6th August 1999 simply requires the provision of some form of obscured glazing to be permanently retained onsite without agreement from the Council (meaning the current frosted film is lawful). This seems unlikely given the listed status of the building and so we assume that the light scoop blinds are the approved window treatment, and that these have been exchanged for frosted film without the agreement of the Council. Accordingly, there is an opportunity through this Section 73 application and Section 19 application to formalise the treatment to the windows.
- 3.20. Labs has considered various options and concluded that a reeded glass treatment is the best solution. Further details are set out in Section 5 of this Planning Statement.

## 4. PRE-APPLICATION DISCUSSIONS & CONSULTATION

### Pre-Application Discussions

- 4.1. A site visit was undertaken with Nathaniel Young (Planning Officer) and Nick Baxter (Conservation Officer) at the site on 4th September 2020.
- 4.2. Labs installed a reversible mock-up of the proposed rear window treatment to one of the front windows at the building in preparation for the site visit. This comprised a reeded film that replicates the effect that will be created by the proposed reeded glass. The film was installed in this instance as it is a temporary solution that is reversible.
- 4.3. The reason for installing the reeded film on the front of the building was in order to illustrate the level of privacy afforded from the reeded glass, which obscures views out of the building. It was also installed to demonstrate that the reeded effect is in keeping with the art-deco style of the building and the improved atmosphere that will be created internally if the reeded glass is consented and implemented.
- 4.4. A free-standing sample of the actual reeded glass was also made available onsite for the Planning Officer and Conservation Officer to review.
- 4.5. The discussions onsite were positive, with both officers acknowledging the reasons behind the proposal. It was confirmed after the meeting in writing that the officers were agreeable to the proposal.

### Neighbour Consultation

- 4.6. Given the proximity of Herbrand House to Russell Court and Woburn Court, Labs considered it prudent to undertake a voluntary neighbour consultation process before this Section 73 application and Section 19 application were submitted.
- 4.7. Details of the consultation undertaken, and feedback received, are set out in the LCA's Consultation Note appended to this Planning Statement at Appendix 4.

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- 4.8. To summarise, On 30th September Labs wrote to all 538 addresses within Russell Court and Woburn Court; the building manager of Russell Court, and the three Bloomsbury Ward Councillors (Councillor Francis, Councillor Madlani and Councillor Harrison).
- 4.9. The stakeholders were sent a two-page A4 colour newsletter (see Appendix 5) introducing Labs as the owners of Herbrand House and outlining the proposal. A freephone line, consultation email address and postal address were provided for the stakeholders to get in touch with a member of the LCA project team with any questions or any further information required about the proposed reeded glass.
- 4.10. The consultation ran from 30th September to 15th October; however, the freephone line and consultation inbox remain open to ensure that any further questions from neighbouring residents or the Ward Councillors can be addressed promptly.
- 4.11. The stakeholders have also been directly notified following the submission of this Section 73 application and Section 19 application.
- 4.12. A consultation response was received from a neighbouring resident, but not about the proposal, and the request from the neighbouring resident has been addressed. Councillor Harrison also responded asking questions about the parking provision, which were responded to.
- 4.13. To date, no comments have been made about the proposed reeded glass, signifying that there is no local opposition to the proposal.

## 5. APPLICATION PROPOSAL

### The Proposal

- 5.1. Our client is seeking to replace the windows of the first, second and third floors of the building to the northern, southern and western façades.
- 7.1. It is proposed to replace the existing glass and frosted film with reeded glass across the entire existing crittall unit. The existing window openings and crittall steel frame are to be retained as part of the proposal. The proposal comprises the removal of the existing glass and frosted film only, and replacement with reeded glass panes.
- 7.2. The proposal is considered to:
- Sufficiently obscure the views out of the building in order to protect the privacy of the neighbouring occupiers;
  - Be in-keeping with the art-deco style of the building thereby conserving and enhancing the special architectural and historic features of the building; and
  - Improve the internal atmosphere of the building, increasing the building's attractiveness to future commercial occupiers.
- 5.2. Further details including images of the proposed reeded glass are presented with the Design and Access Statement submitted with this Section 73 application and Section 19 application.

### Description of Development

- 5.3. It is proposed to vary Condition 1 of Planning Permission PS9804416R1 and Condition 1 of Listed Building Consent LS9804417R1 which are the extant approvals granted at the building from 6th August 1999. Condition 1 of both of the approvals relate to the list of approved

drawings, which need to be varied to show the proposed reeded glass treatment to the windows.

5.4. The description of development for the Section 73 application is:

“Revision to Planning Permission PS9804416R1 granted on the 6th August 1999 for the change of use of part the basement and ground floors to office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies as shown on drawing numbers WE01-05; WEE01; 02; WP01-06; WPE01A; 02A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102; WP201A; 202A; 203A; 204A; 205A; 206A; WES201A and 202A.”

5.5. The description of development for the Section 19 application is:

“Revision to Listed Building Consent LS9804417R1 granted on the 6th August 1999 for the change of use of part the basement and ground floors to office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies as shown on drawing numbers WE01-05; WEE01; 02; WP01-06; WPE01A; 02A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102; WP201A; 202A; 203A; 204A; 205A; 206A; WES201A and 202A.”

#### Specific Amendments to Extant Approvals

5.6. Condition 1 of Planning Permission PS9804416R1 states:

5.7. “The works hereby approved are only those specifically indicated on the drawing(s) referred to above”.

5.8. Therefore all of the drawings listed on the extant Planning Permission Decision Notice should be replaced with those listed in the covering letter for this Section 73 application, which comprises a full suite of existing and proposed floorplans, elevations and sections, including details of the proposed reeded glass.

5.9. Similarly, Condition 1 of Listed Building Consent LS9804417R1 states:

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- 5.10. “The works hereby approved are only those specifically indicated on the drawing(s) referred to above”.
- 5.11. Again, all of the drawings listed on the extant Listed Building Consent Decision Notice should be replaced with those listed in the covering letter for this Section 19 application, which comprises a full suite of existing and proposed floorplans, elevations and sections, including details of the proposed reeded glass.

## 6. PLANNING POLICY FRAMEWORK AND OVERVIEW

- 6.1. Planning policies guiding development decisions in the London Borough of Camden are contained within the Camden Local Plan and the London Plan.
- 6.2. The Camden Local Plan 'Policies Map' illustrates the designations at the site. The site is positioned in the Central London Area; Bloomsbury Conservation Area; and in a background view of the Strategic View from the Primrose Hill summit to St Paul's Cathedral. These designations have little relevance in the context of the proposal to be considered under this Section 73 application and Section 19 application; however, the building's statutory Grade II listed status is relevant.
- 6.3. The planning policies from within the Camden Local Plan most relevant to this proposal are:
- Policy E1: Economic Development;
  - Policy E2: Employment Premises and sites;
  - Policy A1: Managing the impact of development;
  - Policy D1: Design; and
  - Policy D2: Heritage.
- 6.4. The Camden Local Plan is also supported by two Supplementary Planning Guidance documents on amenity and design which are material considerations for this proposal.
- 6.5. The 'Intend to Publish' version of the London Plan is at an advanced stage and so the policies within it hold weight in decision-making. These are discussed alongside the policies in the Camden Local Plan as part of an assessment of the proposal in the following section of this Planning Statement.

## 7. PLANNING POLICY ASSESSMENT

### Economic Development

- 7.3. Policy E1 of the Camden Local Plan sets out that the Council is seeking to ensure that there is a successful economy in Camden by creating the conditions for economic growth and harnessing benefits for local businesses. As part of this, the Council intends to maintain a stock of business premises that are suitable for a variety of business activities.
- 7.4. Policy E2 of the Camden Local Plan similarly sets out that the Council will protect premises or sites that are suitable for continued business use. These policies clearly signify a desire to retain and make the best of existing business premises within the borough, and an effective way to do this is through high-quality refurbishment.
- 7.5. These themes are echoed by Policy E1 of the draft London Plan which encourages improvements to the quality, flexibility and adaptability of office space of different sizes (for a range of enterprises) including through refurbishment.
- 7.6. Policy E2 of the draft London Plan in relation to providing suitable business space sets out that business premises should be fit-for-purpose having regard to the type and the use of the space.
- 7.7. The current frosted film window treatment crates a very flat appearance with little depth, light or shadow created in the building, preventing the optimum internal atmosphere from being realised, which is a deterrent to prospective occupiers. By changing the window treatment, there is the potential to vastly improve the atmosphere within the building and make a much more attractive proposition for prospective occupiers.
- 7.8. The building has been vacant since March 2018 and Labs is seeking to secure a new occupier as soon as possible. This proposal is essential to bring the building back into use and to help support the local economy in the spirit of Policies E1 and E2 of the Camden Local Plan and Policies E1 and E2 of the draft London Plan.

### Neighbouring Amenity

- 7.9. Policy A1 of the Camden Local Plan describes how the Council will seek to protect the amenity of neighbours who reside in proximity to development proposal. One of the key planning policy points in this regard is the matter of privacy. This is replicated in Policy D3 of the draft London Plan which outlines that development proposal should deliver appropriate privacy for neighbours.
- 7.10. As previously highlighted, Condition 4 of Planning Permission PS9704201R2 (25th March 1998) imposes a restrictive condition to permanently retain the light scoop blinds at the building approved under Planning Permission PS9804711R1 (4th March 1999). The condition was imposed to protect the privacy of neighbouring residential premises i.e. Russell Court and Woburn Court.
- 7.11. There is no exact science to quantifying the level of privacy to be achieved through different window treatments; however, following a review of various options, it is considered that the proposed reeded glass solution will offer a good level of privacy to the neighbouring residential occupiers as it substantially obscures the views out from the building. Accordingly, the proposal is considered to align with Policy A1 of the Camden Local Plan and Policy D3 of the draft London Plan, as well as Camden's Supplementary Planning Guidance on amenity.
- 7.12. It should also be noted that Labs has undertaken a consultation exercise with the neighbours from Russell Court and Woburn Court, and, at the time of writing, no privacy concerns have been expressed by neighbours in respect of the proposal.

### Design and Heritage

- 7.13. Policy D1 of the Camden Local Plan sets out that the Council will seek high quality design in all development. This means, amongst other requirements, ensuring that development proposals comprise details and materials which are high quality and complement local character. This is reinforced in the Camden's Supplementary Planning Guidance on design.

- 7.14. With regards to listed buildings, Policy D2 of the Camden Local Plan is clear that proposals which result in harm to designated heritage assets will not be acceptable in planning terms.
- 7.15. These requirements are consistent with Policy D4 of the draft London Plan on design and Policy HC1 of the draft London Plan on heritage conservation which seeks to ensure that development proposals affecting heritage assets are sympathetic to the assets significance and appreciation within its surroundings.
- 7.16. The Design and Access Statement submitted with this Section 73 application and Section 19 application describes the design rationale for the proposed reeded glass window treatment. A Heritage Statement also accompanies the applications and contains a full assessment of the proposal against planning policy and guidance in relation to the statutory Grade II listed status of the building.
- 7.17. The existing crittall windows in the building comprise a replacement of the original windows which were designed 'like-for-like' to the original windows in order to maintain the special architectural interest of the building.
- 7.18. The existing window openings and crittall steel frame are to be retained as part of this proposal. The proposal comprises the removal of the existing glazing and frosted film only, and replacement with reeded glass panes.
- 7.19. The potential impact of the proposal to the heritage significance of the listed building only arises from a change to the external or internal appearance of the building. Mindful of this, the Heritage Statement considers that the proposal presents the opportunity to improve the internal appearance of the building.
- 7.20. To the exterior, the proposal will ensure the visual expression of the building is maintained and the art-deco style is preserved.
- 7.21. Relative to the consented light scoop blinds and existing frosted film treatment, the appearance of the building both internally and externally will be enhanced.

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- 7.22. Overall, it is considered that the proposal comprises a pragmatic and sensitive adaptation to an already altered part of the listed building, which will maintain the special architectural and historic interest of the building in line with Policies D1 and D2 of the Camden Local Plan and Policies D4 and HC1 of the draft London Plan.

## **8. CONCLUSIONS**

This Planning Statement has assessed the proposal to replace the windows of the first, second and third floors of Herbrand House to the northern, southern and western façades.

The proposal has been considered against the relevant planning policies and guidance and it has been confirmed that the proposal is planning policy compliant. Therefore, it is respectfully requested that the proposal is approved at the earliest opportunity.

## **Appendix 1**



ENVIRONMENT

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 0171 278 4444  
Fax 0171 314 1975

Paskin Kyriakides Sands  
(Ref:MB/8/TCLBC.01/3.1/534)  
7 Cliff Road Studios  
LONDON  
NW1 9AN

Application No: LS9704202R2  
Case File:M14/14/B

Date *25th March 1998*

Dear Sir(s)/Madam

#### DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations  
1990

GRANT LISTED BUILDING CONSENT - Subject to Conditions

Address : 7-11 Herbrand Street, WC1

Date of Application : 04/08/1997

Proposal :

Change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self-contained residential flats, as shown on drawing numbers WE01-05, WEE01-02, WP101A, 102A, 103, 104A, 105-107, WPS02-03, WPE01A-02A.

The Council has considered your application and decided to grant consent subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this consent is granted.

Standard Reason:

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

Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 Detailed drawings, or samples of materials, as appropriate, in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun.
  - a. Repaired and replaced windows;
  - b. Introduction of floors and ceilings to ramp;
  - c. Signage;
  - d. Forecourt external works.

Reasons for additional conditons:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to safeguard the special architectural and historic interest of the building.

Informatives (if applicable):

- 1 The details, together with 5 sets of plans, to be submitted pursuant to additional conditions 4(a)-(d) will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).



ENVIRONMENT

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

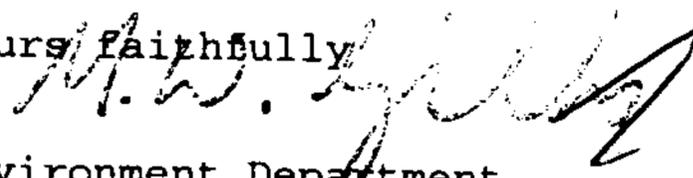
Tel 0171 278 4444

Fax 0171 314 1975

This application was dealt with by Rob Brew on 0171 278 4444 ext 2559.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

  
Environment Department

(Duly authorised by the Council to sign this document)

**Development Control  
Planning Services**London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8NDTel 0171 278 4444  
Fax 0171 314 1975Paskin Kyriakides Sands  
(Ref:MB/8/TCLBC.01/3.1/534)  
7 Cliff Road Studios  
LONDON  
NW1 9ANApplication No: PS9704201R2  
Case File:M14/14/B*25th March 1998*

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
7-11 Herbrand Street, WC1

Date of Application : 04/08/1997

Proposal :

Change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self-contained residential flats, as shown on drawing numbers WE01-05, WEE01-02, WP101A, 102A, 103, 104A, 105-107, WPS02-03, WPE01A-02A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

## Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 The details of the glazing to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall not be otherwise than have been submitted to and approved by the Council before any work on the glazing is commenced. Such details shall be implemented and permanently retained as such.
- 5 A scheme of sound insulation shall be provided and maintained for the sports and health club use, the details of which shall be submitted to and approved by the Council, before the use commences.

## Reasons for additional conditions:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to protect the privacy of the occupiers of nearby residential premises.
- 5 In order to protect the amenities of the occupiers of adjoining premises and the area generally.

## Informatives (if applicable)

- 1 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.



ENVIRONMENT

**Development Control  
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Tel 0171 278 4444  
Fax 0171 314 1975

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Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

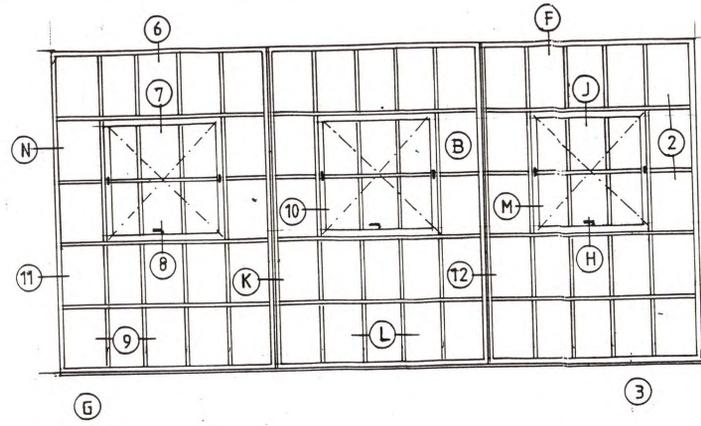
A handwritten signature in dark ink, appearing to read "M.W. Gilks". The signature is written in a cursive style and is positioned over the typed name "Mark Gilks" in the text block below.

Mark Gilks  
Environment Department  
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

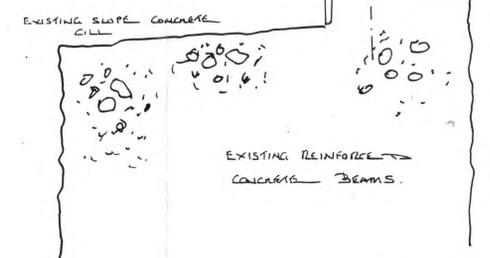
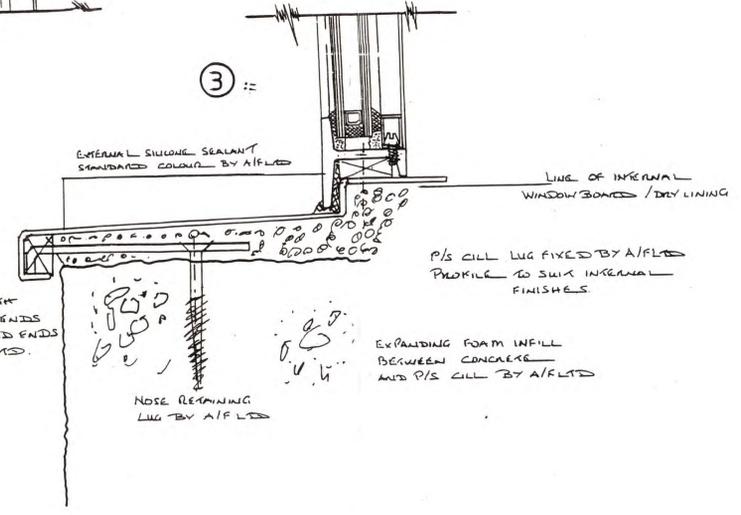
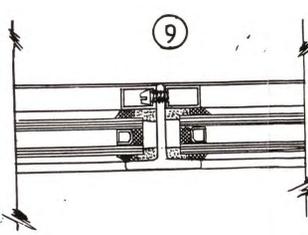
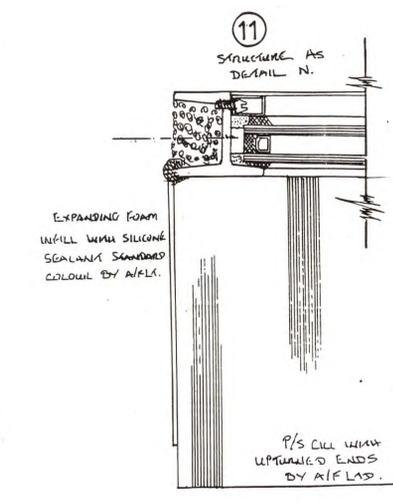
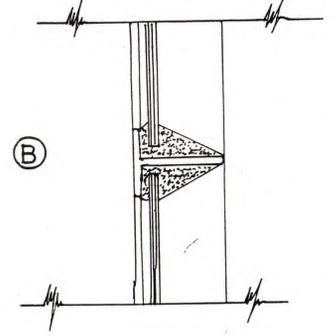
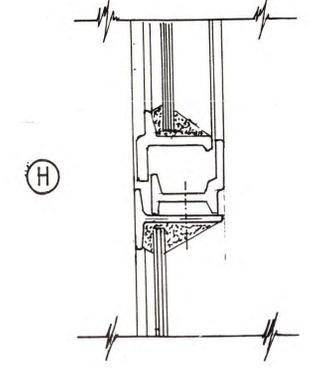
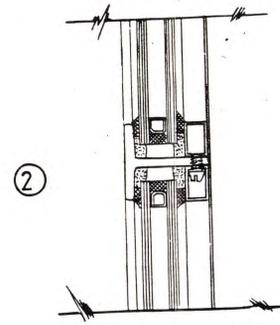
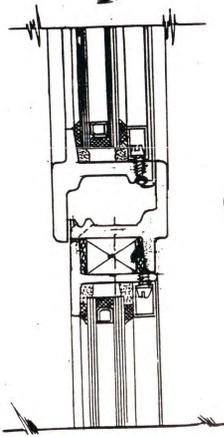
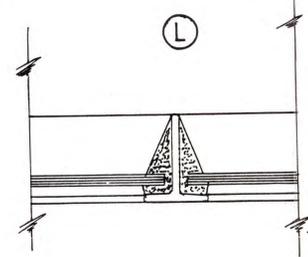
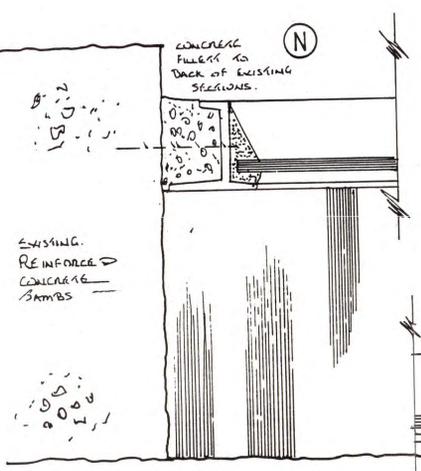
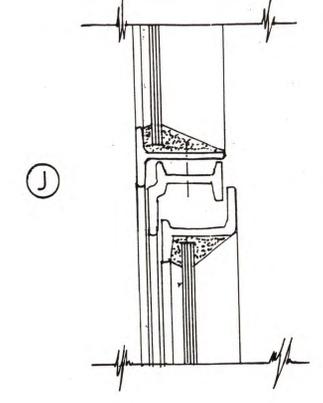
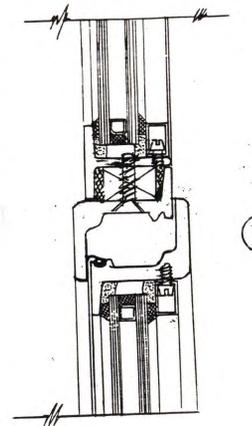
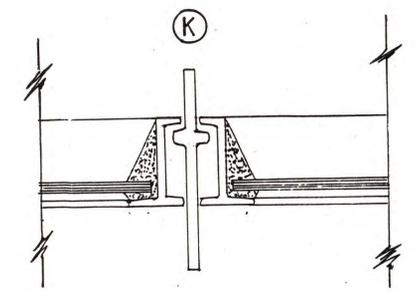
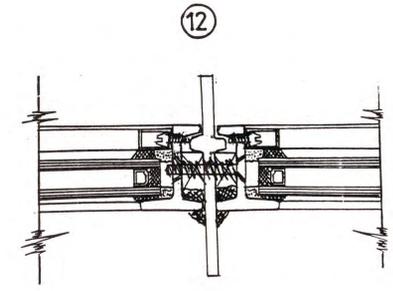
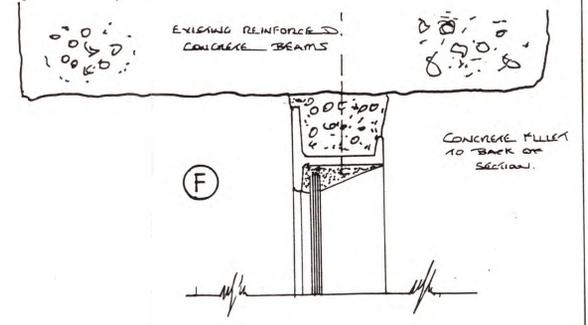
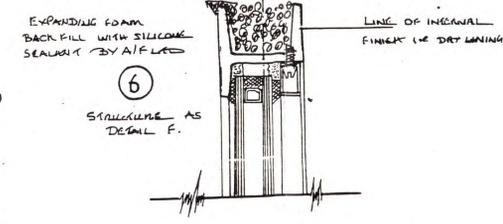
## **Appendix 2**

SPECIFICATION AS DRAWING 288983/1.



**EXISTING WINDOWS (LEAKED DETAILS)**  
 INSERTED VENT CONSTRUCTION  
 B/H/1 WITH SLOD SIDE CHECKS OR  
 HP ON PIVOTS AND SPRING CATCH AT HEAD.

**PROPOSED REPLACEMENT WINDOWS (NUMBER DETAILS)**  
 INSERTED VENT CONSTRUCTION  
 HORIZONTAL PIVOTED CASEMENTS WEATHERSTOPPED  
 HUNG ON 87° FRICTION PIVOTS AND FIXED WITH  
 SPRING CATCH AT HEAD. ROTO LONED FINISH.



PS980471121  
 L980481321

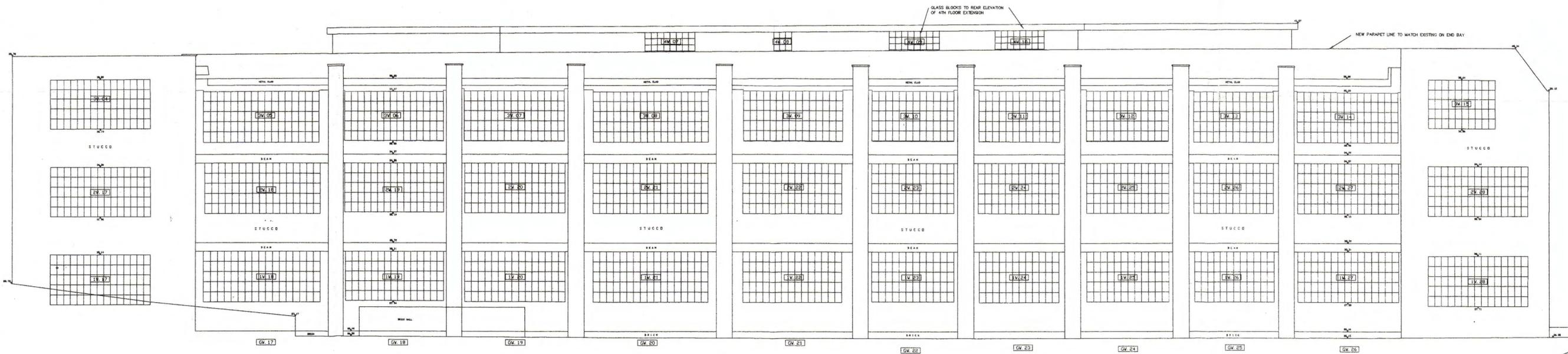
**anglia fixing Ltd**  
 281, Rayne Road,  
 Braintree, Essex, CM7 2QF.

PROPOSED WINDOW RENEWAL AT 7-11 HERBRAND STREET, LONDON, WC1.

CLIENT	PASKIN KYRIAKIDES SAIDS 7 CLIFF ROAD STUDIOS LONDON NW1.		
SCALE	ELEVATION 1/20 DETAILS FULL SIZE		
DATE	JUNE 16th 1998		
DRAWN	DANIEL M. TAYLOR		
CHECKED			
DRAWING No.	288983/2.		

LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNCIL  
 04 FEB 1999  
 PLANS APPROVED  
 ON BEHALF OF THE COUNCIL

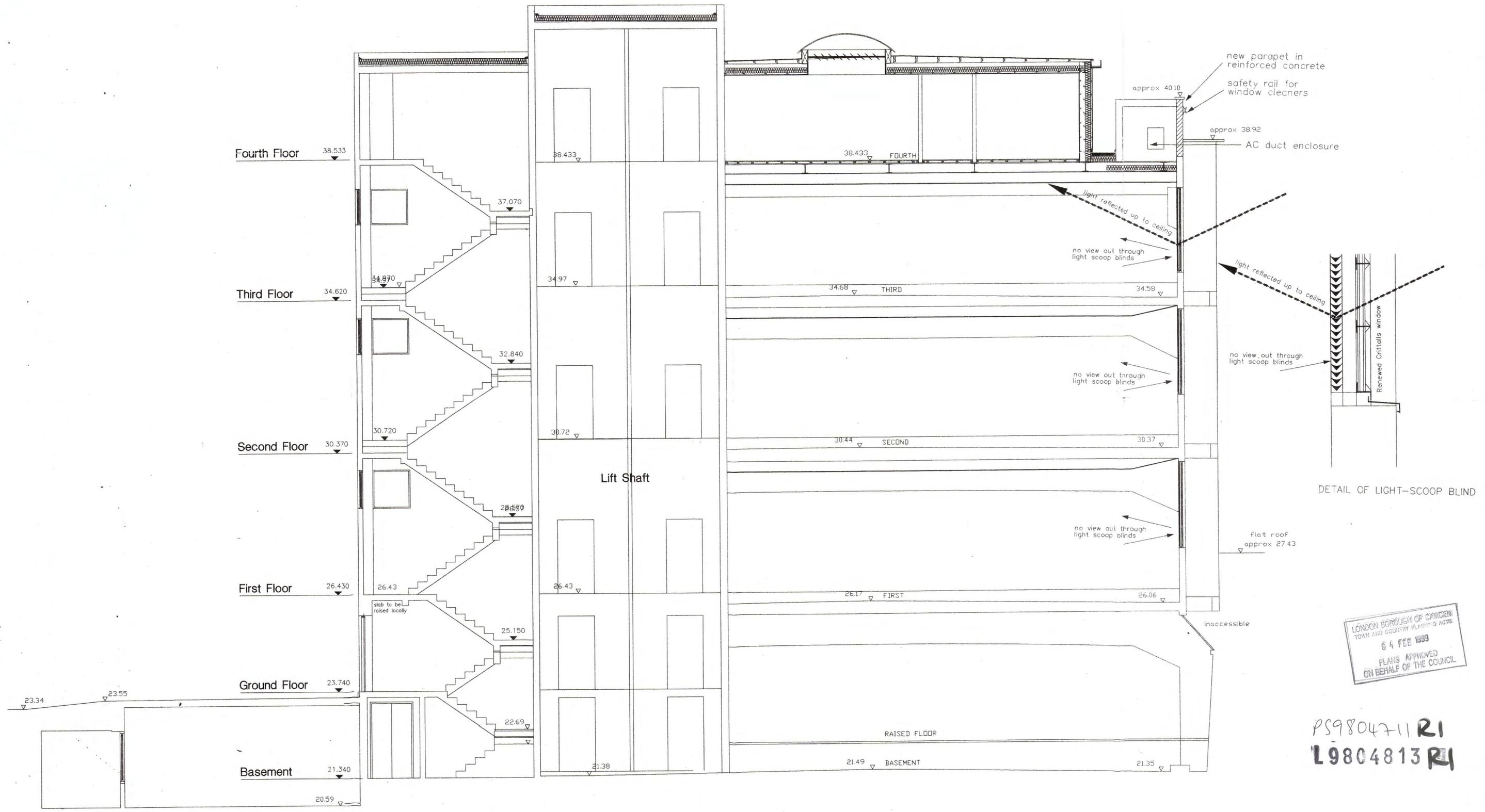
revision	date	initials	description of amendments
A	27/11/98		4TH FLOOR PENETRATION AMENDED
B	19/6/98		4TH FLOOR EXTENSION AMENDED
C	2/7/98		WINDOW NOS. ADDED



LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING AD 16  
04 FEB 1999  
PLANS APPROVED  
ON BEHALF OF THE COUNCIL

PS9804711 R1  
L9804813

P A S K I N K Y R I A K I D E S S A N D S	project	7-11 HERBRAND STREET LONDON WC1									
	title	PROPOSED REAR ELEVATION									
	scale	1:100	date	7/11/98	drawn	5/34	disc	WP209	rev	C	issue date
7 Cliff Road Studios, London, NW1 9AN telephone: 0171 485 1114 facsimile: 0171 485 5753 modem: 0171 428 0560 email: 106153.1026@compuserve.com											



LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACT 1990  
 6 4 FEB 1999  
 PLANS APPROVED  
 ON BEHALF OF THE COUNCIL

PS9804711 R1  
 L9804813 R1

SECTION A - A

PASKIN		project 7 - II HERBRAND STREET	
KYRIAKIDES		title PROPOSED SECTIONS AA SHOWING LIGHT SCOOP BLINDS	
SANDS		scale 1:50	
date 21/7/98	drawn 534	disc. VP 21/PLANNING	rev. issue date
7 Cliff Road Studios, London, NW1 6AN		telephone: 0171 485 1114	
facsimile: 0171 485 5753		modern: 0171 428 0560	
email: pks@pks-arch.co.uk			

SIR



ENVIRONMENT

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 0171 278 4444  
Fax 0171 314 1975

Paskin Kyriakides Sands  
(Ref:CB/8/TC-LBC.01/3.01/534)  
7 Cliff Road Studios  
LONDON  
NW1 9AN

Application No: LS9804813R1  
Case File:M14/14/B

04th March 1999

Dear Sir(s)/Madam

**DECISION**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations  
1990

**APPROVAL OF DETAILS PURSUANT TO LISTED BUILDING CONSENT**

Address: 7-11 Herbrand Street, WC1

Date of letter(s) submitted: 28/01/1999

Description of submitted details:

Approval of detail of repaired and replaced windows pursuant to additional condition 4(a) of listed building consent dated 25th March 1998 (Reg no. LS9704202R2) and additional condition 4 of planning permission and associated S106 agreement dated 25th March 1998 (Reg No.PS9704201R2), as shown by drawing numbers 288983/2, WP208, WP209C, WP211 and bound document P1-P10, and letters dated 20th August 1998 and 28th January 1999.

This application was dealt with by Sue Foster on 0171 278 4444 Ext.2672.

Yours faithfully

Environment Department

(Duly authorised by the Council to sign this document)

ApprovalLB/ADLB

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444  
Fax 0171 314 1975

Paskin Kyriakides Sans  
(FAO Trevor Clapp)  
7 Cliff Road Studios  
London  
NW1 9AN

Application No: PS9804711R1

04th March 1999

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

**APPROVAL OF DETAILS PURSUANT TO PLANNING PERMISSION**

Address: 7-11 Herbrand Street, WC1

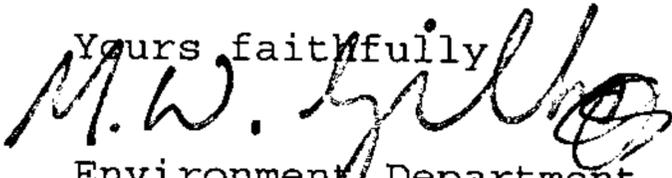
Date of letter(s) submitted: 28/01/1999

Description of submitted details:

Approval of detail of repaired and replaced windows pursuant to additional condition 4(a) of listed building consent dated 25th March 1998 (Reg no. (LS9704202R2) and additional condition 4 of planning permission and associated S106 agreement dated 25th March 1998 (Reg No. PS9704201R2), as shown by drawing numbers 288983/2, WP208, WP209C, WD211 and bound document P1-P10, and letters dated 20th August 1998 and 28th January 1999.

This application was dealt with by Sue Foster on 0171 278 4444 Ext.2672.

Yours faithfully

  
Environment Department  
(Duly authorised by the Council to sign this document)  
ApprovalD/APDP APDR

## **Appendix 3**

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

PKS Architects  
(attn T. Clapp)  
7 Cliff Road Studios  
LONDON  
NW1 9AN

Application No: LS9804417R1  
Case File:M14/14/B

6<sup>TH</sup> AUGUST 1999

Dear Sir(s)/Madam

**DECISION**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations  
1990

GRANT LISTED BUILDING CONSENT - Subject to Conditions

Address : 7-11 Herbrand Street, WC1

Date of Application : 27/01/1999

## Proposal :

Change of use of the basement and ground floors to B1 office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies, as a revision to listed building consent granted on 25 March 1998 for the change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self contained residential flats (Reg.no. LS9704202R2)

as shown on drawing numbers WE01-05; WEE01; 02; WP01-06; WPE01A; Q2A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102WP201A; 202A; 203A; 204A; 205A; 206A; WES201A; and 202A.

The Council has considered your application and decided to grant consent subject to the following conditions:

## Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this consent is granted.

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444  
Fax 0171 314 1975

**Standard Reason:**

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

**Additional conditions:**

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 Detailed drawings, or samples of materials, as appropriate, in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun:
  - a. Introduction of floors and ceilings to ramp;
  - b. Signage;
  - c. Forecourt external works.

**Reasons for additional conditons:**

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to safeguard the special architectural and historic interest of the building.

This application was dealt with by Ms. P Harris on 0171 860 5623.



ENVIRONMENT

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

*M.W. Gilks TD*

Environment Department  
(Duly authorised by the Council to sign this document)

DeclbWC/LBC

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

PKS Architects  
(attn T. Clapp)  
7 Cliff Road Studios  
LONDON  
NW1 9AN

Application No: PS9804416R1  
Case File: M14/14/B

Dear Sir(s)/Madam

6TH AUGUST 1999

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
7-11 Herbrand Street, WC1

Date of Application : 27/01/1999

Proposal :

Change of use of part the basement and ground floors to B1 office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies, as a revision to planning permission granted on 25 March 1998 for the change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self contained residential flats (Reg.no. PS9704201R2), as shown on drawing numbers WE01-05; WEE01; 02; WP01-06; WPE01A; 02A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102WP201A; 202A; 203A; 204A; 205A; 206A; WES201A; and 202A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

**Standard Reason:**

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

**Additional conditions:**

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 The windows to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall be provided with obscured glazing and shall be permanently retained as such.

**Reasons for additional conditions:**

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to protect the privacy of the occupiers of nearby residential premises.

**Informatives (if applicable)**

- 1 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

**Development Control****Planning Services**

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

This application was dealt with by Ms. P Harris on 0171 860 5623.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

## **Appendix 4**

**LABTECH – HERBRAND HOUSE  
SUMMARY OF CONSULTATION  
15 OCTOBER 2020**

## **COMMUNICATIONS OBJECTIVES AND STRATEGY**

The consultation strategy for this project was to ensure that residents within Russell Court and Woburn Court - the mansion blocks wrapping around Herbrand House - had the opportunity to provide feedback on proposed minor changes to the building.

The proposed changes include:

- Retaining and preserving the art deco style Crittall windowsill and frames.
- Replacing the frosted film glass with a reeded double-glazing frame glass far more in keeping with the art deco style.
- a formal planning and listed building consent for a suitable window treatment that respects the Grade II listed status of the building and maintains privacy for neighbouring residential occupiers.

On 30 September the Applicant wrote to:

- all 538 addresses within Russell Court and Woburn Court;
- the building manager of Russell Court, Yvonne Harrison, and;
- the three Bloomsbury ward Councillors (Councillor Francis, Councillor Madlani and Councillor Harrison).

The stakeholders listed above were sent a two-page A4 colour newsletter introducing LabTech as the owners of Herbrand House and outlining the proposed minor changes along with a freephone line, consultation email address and postal address to get in touch with a member of the project team with any questions or any further information on the proposed reeded glass.

The consultation ran from 30 September to 15 October, however the team intends to leave the freephone line and consultation inbox open to ensure that any further questions from local residents or the ward councillors can be addressed promptly and leave open a channel for ongoing engagement.

The applicant also intends to update those residents previously engaged once a planning application has been submitted.

## **FEEDBACK**

Within the two week consultation window, the applicant received two communications responses neither of which were directly connected to the proposals. The outline of these communications is below.

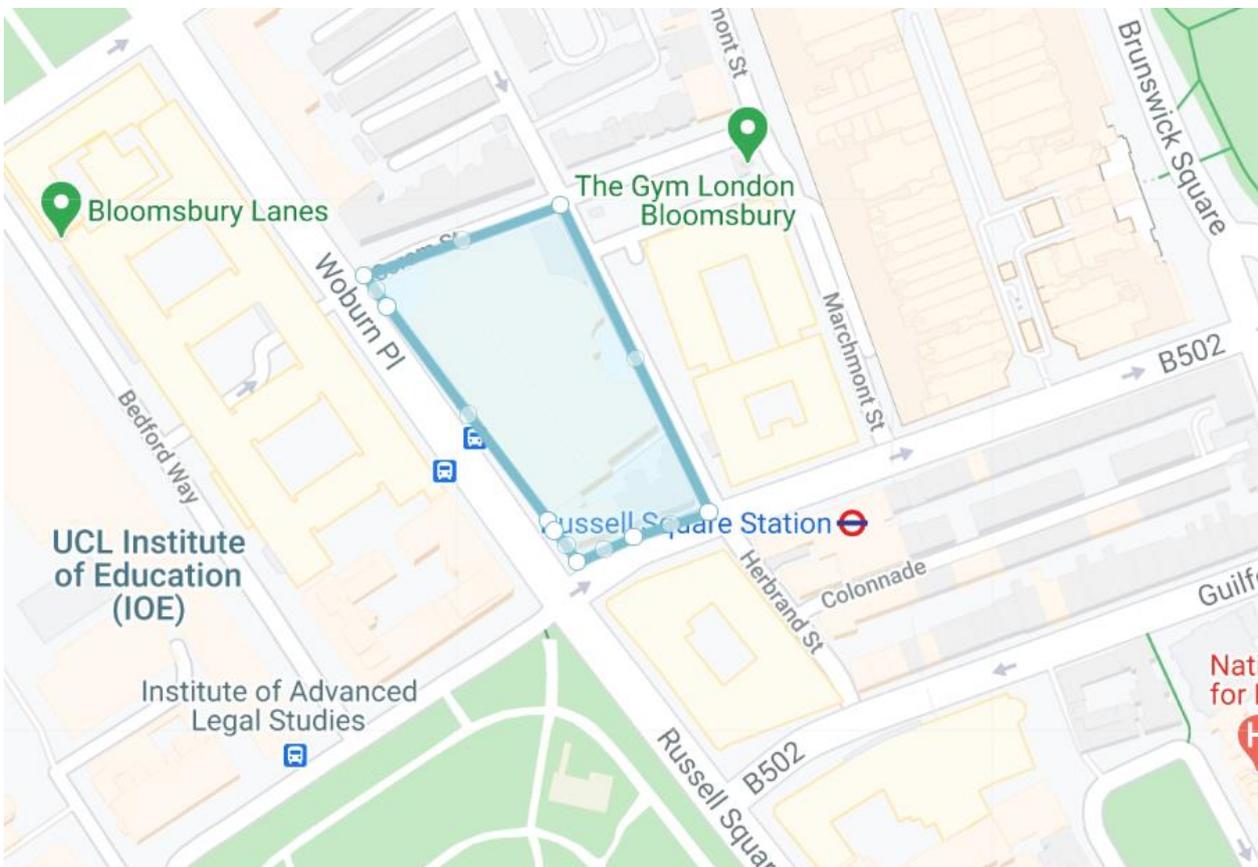
- On 30 September, a resident living behind Herbrand House rang the freephone line asking for the LabTech team to turn the light off within the building at night. The consultation team passed this on to the LabTech estates team.
- On 30 September, Councillor Harrison responded to the consultation team asking whether there was any existing onsite parking and whether the applicant intended to remove it. The consultation team responded that there are a few parking bays at the front of Herbrand House, but no current plans to remove these as part of the proposals.



## CONCLUSION

- The above sets out how the Applicant has engaged with the direct neighbours of Russell Court and Woburn Court and the Bloomsbury ward councillors, informing them of the proposed formal planning and listed building consent for a suitable window treatment that respects the Grade II listed status of the building and maintains privacy for neighbouring residential occupiers.
- Utilising email and telephone feedback mechanisms, the Applicant has provided an open and transparent opportunity for nearby residents and councillors to come forward with their comments and queries.
- The consultation was live between the 30<sup>th</sup> September and 15<sup>th</sup> October, providing a suitable duration period for feedback.
- The consultation has received no opposition to the project.

## NEWSLETTER DISTRIBUTION AREA, 538 ADDRESSES



END

## Appendix 5



# HERBRAND HOUSE

## PROPOSED MINOR IMPROVEMENTS TO HERBRAND HOUSE

This newsletter provides information on the minor refurbishment work proposed for Herbrand House, in Bloomsbury.

### WHO WE ARE

LabTech is a Camden based property and development company focused on providing people with new ways to work, stay, shop and play. We own a number of sites in prime locations within Camden and Central London, including Herbrand House.

### HERBRAND HOUSE

Herbrand House is one London's finest art deco buildings. Constructed in 1931, this Grade II listed building was substantially remodelled in 2000 leaving many original elements hidden by suspended ceilings, raised floors and office partitions.

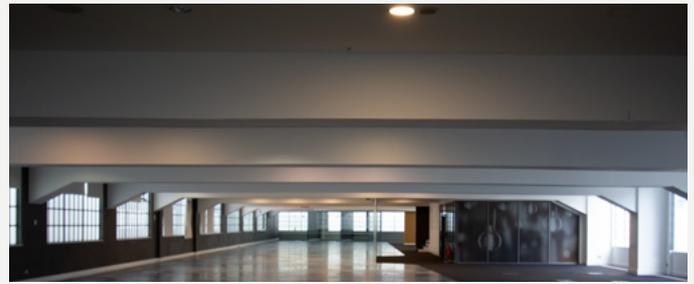
The internal office fit out installed for the previous occupier significantly contrasts with the historic art deco exterior. The out of date interiors include a frosted film coating over the Critall window panes. The frosted film coating was installed by the previous occupier without the relevant planning and listed building consents and is now peeling and so the window panes are in need of replacement. The current frosting is also very flat in it's appearance with little depth, light or shadow, resulting in an unpleasant working environment.

Vacant since March 2020, LabTech are proposing some minor refurbishment work to update and improve the interiors and window panes of Herbrand House with the aim of attracting a new occupier for the building. These new plans seek to enhance the interior of the building and conserve its heritage status for the long-term.

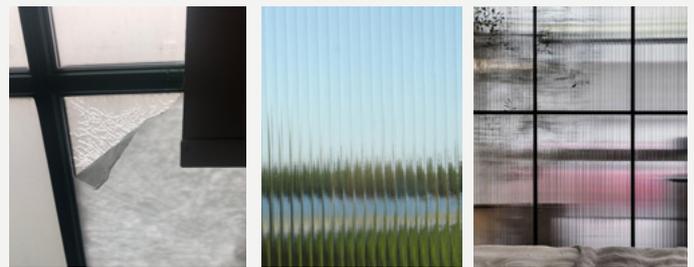
These proposals have been developed with utmost consideration to the privacy of neighbouring properties, the heritage of the building and its Grade II listed status.

### THE PROPOSED CHANGES INCLUDE:

- Retaining and preserving the art deco style Crittall window sill and frames
- Replacing the frosted film glass with a reeded double glazing frame glass far more in keeping with the art deco style. The reeded glass will also improve daylighting within the building whilst maintaining privacy for our neighbours
- Securing a formal planning and listed building consent for a suitable window treatment that respects the Grade II listed status of the building and maintains privacy for neighbouring residential occupiers.



Current interiors of Herbrand House.



Current condition of the frosted film on Crittall window panes and examples of the visual effect of a reeded glass for privacy.

### ENSURING MINIMAL DISTURBANCE FOR OUR NEIGHBOURS

Site works for this proposal will be minimal and carried out by a contractor who is signed up to the Considerate Contractor Scheme and will take place within agreed working hours to avoid disruption to neighbouring residents.

We intend to submit these proposals by way of a Section 73 planning application and an application for Listed Building Consent to the London Borough of Camden in the next month. The application will then be available to view and comment on via the Council's planning portal. In the meantime, please do get in touch with us if you would like any further information on the proposed reeded glass or have any other questions.

### CONTACT US

Get in touch with a member of the project team.



herbrandhouse@  
londoncommunications.co.uk



08003077568

LabTech Investments Limited,  
Camden Lock Market, Chalk Farm Rd,  
Camden Town,  
London NW1 8AB

LABTECH