

Application ref: 2020/4681/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
150 Holborn
London
EC1N 2NS

Proposal: Details of enhanced sound insulation for residential rooms (Condition 23) and details of sound insulation between commercial and residential premises (Condition 24) of planning permission 2016/2094/P dated 25/05/2018 for Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height.

Drawing Nos: 150-PWA-Z2-B1-DR-A-1400 rev C07; 150-PWA-Z2-01-DR-A-1401 rev C05; 150-PWA-Z2-03-DR-A-1402 rev C04; 150-PWA-Z2-05-DR-A-1403 rev C05; 150-PWA-Z2-B1-DR-A-1500 rev C10; 150-PWA-Z2-01-DR-A-1501 rev C06; 150-PWA-Z2-01-DR-A-1502 rev C05; 150-PWA-Z2-03-DR-A-1502 rev C05; 150-PWA-Z2-05-DR-A-1503 rev C08; 150-PWA-Z2-07-DR-A-1504 rev C03; 150-PWA-Z2-07-DR-A-1504 rev C03; 150-PWA-Z2-XX-DR-A-4063 rev C02; 150-PWA-Z2-XX-DR-A-5001 rev C01; 150-PWA-Z2-XX-DR-A-5005 rev C01; 150-PWA-Z2-XX-DR-A-5011 rev C01; 150-PWA-Z2-XX-DR-A-5015 rev C01; 150-PWA-Z2-XX-DR-A-5700 rev C01; 150-PWA-Z2-XX-DR-A-5701 rev C01; 150-PWA-Z2-XX-DR-A-5801 rev C01; 150-PWA-Z2-XX-DR-A-5802 rev C01; 150-PWA-Z2-XX-DR-A-5803 rev C01; Acoustic Design Report prepared by Sandy Brown dated March 2019 (150-PWA-Z2-XX-RP-A6-Rev C01); Plasterboard Partitions/ Ceiling specifications prepared by Perkins + Will dated March 2019 (150-PWA-Z2-XX-SP-A-8023-C02_K10); Sundry Insulation Specifications prepared by Perkins + Will dated April 2019 (150-PWA-Z2-XX-SP-A-8048-C02_P10); Extract from Gyproc SounBloc product data sheet -PDS-014-03 produced by British Gypsum; Extract from Gyproc WallBoard product data sheet - PDs-001-05 produced by British

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission-

Condition 23 requires details of the sound insulation to be installed between the approved living rooms and kitchens of the new residential development. Condition 24 requires details of the sound insulation to be installed between the party walls of the new residential flats and the new office development.

The applicant has submitted floor plans and section drawings of the proposed sound insulation measures to be installed for separating floors, party walls and doors as well as the noise and vibration measures from building services plant and systems on the approved ground floor and details of cladding to the building envelope of the residential block. A supporting statement from Sandy Brown acoustic consultants is also included.

The proposed sound insulation details to be installed at the site are considered adequate and would sufficiently protect the amenity of the future occupants of the new residential flats at the 150 Holborn. The Council's Environmental Health officer has reviewed the information and has confirmed that it is sufficient. Condition 23 and Condition 24 can therefore be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such the proposals are in general accordance with Policy A1 and A4 of the Camden Local Plan 2017.

- 2 Condition 3 (drawings and samples as appropriate), Condition 18 (water use), Condition 28 (PV panels) and Condition 31 (mechanical ventilation system) of planning permission 2016/2094/P granted on 25th May 2018 have been submitted and are pending consideration by the Council.
- 3 You are reminded that conditions 5 (hard and soft landscaping), 10 (gates), 16 (waste storage), 22b (remediation measures), 25 (plant equipment details), 26 (biodiversity enhancement features), 27 (lighting scheme), 29 (green roof), 32b and 33 (SuDS implementation), 35 (screenings, obscure glazing), 37b (post investigation WSI), 38 (food and drink use extract ventilation) and 44 (electric vehicle charging point) of planning permission 2016/2094/P granted on 25th May 2018 are outstanding and require details to be submitted and 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer