

1 Introduction

This technical note intends to provide the information required from the planning condition number 03 related to the details of the proposed entrance door grille at 294-295 High Holborn, WC1V 7JG (Application ref: 2017/1827/P, dated 15th August 2018), consisting of a building ranging from basement level to the 8th floor, comprising a retail unit at ground floor level (shell only), offices at 1st and 2nd floor, and 10 No. apartments from 3rd to 8th floor.

2 Condition

Condition no. 03 states:

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

c) Details of the proposed entrance door grille. [...]”

3 Response

Letter c of this planning condition refers to the louvre related to a substation that was originally intended to be included within the development. Door grilles are usually required to substations to ensure adequate ventilation to the electrical equipment.

As the design progressed and the electrical loads refined, the substation has been designed out from this scheme. The grille is no longer required.