

Application ref: 2020/1350/P
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Development Management
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Montagu Evans LLP
5 Bolton Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Templar House
81-87 High Holborn
London
WC1V 6NU

Proposal:

Installation of new plant equipment and associated acoustic screening at 7th, 8th and 9th floor levels fronting High Holborn, the link block and Eagle Street, kitchen extract duct, extensions to the existing lift cores, a new single storey WC block at 8th floor level and creation of external enclosed and covered terrace with associated railings at roof level fronting High Holborn.

Drawing Nos: 10_EE_001 P2; EX_EE_050 P2; EX_EE_107 P2; EX_EE_108 P2; EX_EE_109 P2; EX_EE_110 P2; EX_EE_310 P2; EX_EE_311 P2; EX_EE_312 P2; EX_EE_313 P2; 20_EE_050 P2; 20_EE_107 P2; 20_EE_108 P2; 20_EE_109 P2; 20_EE_110 P2; 20_EE_210 P1; 20_EE_211 P1; 20_EE_212 P1; 20_EE_213 P1; 20_EE_214 P1; 20_EE_215 P1; 20_EE_310 P2; 20_EE_311 P2; 20_EE_312 P2; 20_EE_313 P3; Daylight and Sunlight Report prepared by Paragon dated 27th February 2020; Design and access statement Part 1 and Part 2A prepared by Cousins & Cousins dated February 2020; Plant Noise Assessment Report prepared by Auricl Acoustic Consulting dated May 2020; Ventilation Plant Strategy prepared by Milieu dated 05th March 2020.

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 policy 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:

10_EE_001 P2; EX_EE_050 P2; EX_EE_107 P2; EX_EE_108 P2;
EX_EE_109 P2; EX_EE_110 P2; EX_EE_310 P2; EX_EE_311 P2;
EX_EE_312 P2; EX_EE_313 P2; 20_EE_050 P2; 20_EE_107 P2; 20_EE_108
P2; 20_EE_109 P2; 20_EE_110 P2; 20_EE_210 P1; 20_EE_211 P1;
20_EE_212 P1; 20_EE_213 P1; 20_EE_214 P1; 20_EE_215 P1; 20_EE_310
P2; 20_EE_311 P2; 20_EE_312 P2; 20_EE_313 P3; Daylight and Sunlight
Report prepared by Paragon dated 27th February 2020; Design and access
statement Part 1 and Part 2A prepared by Cousins & Cousins dated February
2020; Plant Noise Assessment Report prepared by Auricl Acoustic Consulting
dated May 2020; Ventilation Plant Strategy prepared by Milieu dated 05th
March 2020.

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

- 4 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the plant equipment shall be provided with acoustic isolation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies A1, A4, and D1 of the London Borough of Camden Local Plan 2017.

- 6 The use of the 9th floor roof as a terrace shall not commence until the railings and balustrade, as shown on the approved drawing no. 20_EE_109 P2, has been constructed. The railings and balustrade shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 The roof terrace hereby approved at 9th floor level, as shown on drawing number 20_EE_109 P2, shall be used by the office (B1a) use of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: In order to safeguard the amenity of neighbouring premises from noise and general disturbance in accordance with the requirements of policy A1 Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

The proposal would include new plant on the roofs of the building fronting High Holborn, the link block in the central part of the building and Eagle Street at the rear. The installations include several large air handling units which are required to provide and improve air quality to the office floor plates whilst limiting energy usage within the building in order to meet WELL certification (based on wellbeing in the workplace and places greater emphasis on internal air quality). The rooftop extension to the link block is understood as necessary to provide screening for the increased M&E installations. Whilst the height of the associated screen was previously queried, from review of the associated sections the height is as low as feasible whilst performing the desired screening. The plant on the central link block is suitably set in from the side elevations to reduce its bulk and its resultant impact on this part of the building. There are no public views of this part of the building from the street and the proposal would be considered to have an acceptable impact on the character and appearance of the conservation area.

The elements of the proposals facing on to High Holborn (including new plant, enclosed terrace and associated railings at 9th floor level) have limited visibility from the street and are suitably recessive in their materiality and position so as to minimise their impact on the existing building. When viewed from the street a modest proportion of the plant screening would be visible from longer views along High Holborn. Given the stepped nature of this element of the building and the set back of the plant screening from the front elevation by 5.6m the proposal would not have an adverse impact on the character or appearance of the streetscene or the surrounding conservation area. The new single storey WC block at 9th floor on the southern part of the link block would serve the

office and newly created roof terrace. It would be enclosed with matching corrugated perforated metal cladding as the plant to provide continuity in materiality. These elements would not have an adverse impact on the building in terms of their size, and detailed design and would be considered acceptable. The proposal would include the replacement of the enclosure screen of the plant facing on to Eagle Street and would have no further impact than the existing condition. The installation of an additional enclosure to the southwest corner of the roof would be set back from the front elevation to ensure that it would not be visible from streetlevel.

The proposal would also include 1.33m high hit and miss brickwork sections within the core extensions. The core extensions are 2.6m in height to the High Holborn core and 1.65m to the Eagle Street core. These enclose the smoke extract risers that serve the firefighting cores. These would be finished in hit-and-miss brickwork to match the existing cores colour and texture and would be considered acceptable. A kitchen extract duct would be installed at the rear of the building fronting onto High Holborn. It would be modest in size and would be screened by the existing parts of the building and would be considered acceptable in terms of its location, size and design.

External lighting would be installed behind the edge of the newly created 9th floor roof terrace area that would front onto High Holborn. The location and design have been carefully considered to minimise any external impacts such as lightspill and would not have a harmful impact on neighbouring amenity.

In summary, the alterations appear to have been sensitively considered to allow an improved environmental performance of the building and to provide a healthier workplace whilst minimising external impacts of the changes. The Council's Design Officer has reviewed the proposal and is satisfied with the details.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

A daylight and sunlight assessment has been submitted in support of the application. It confirms that the proposal would not have an adverse impact on the daylight and sunlight to neighbouring residential properties. Where transgressions have been identified to some rooms in neighbouring properties with respect to the no-sky line (NSL) these are minor and would be considered acceptable in the dense urban location. Consequently the proposal would not be considered to cause harm to the amenity of neighbouring residential occupiers in terms of. The proposal would not have a harmful impact on loss of privacy or sense of enclosure.

A noise report has been submitted in support of the application. This has been reviewed by the Council's Environmental Health officer who is satisfied with the details subject to standard noise conditions to ensure the plant operates within the Council's minimum noise standards.

A new roof terrace would be created at 9th floor level allowing the users of the

office to building to have access to a roof top amenity space within the upper floors of the building. Due to its location (adjacent to a residential property) there may be potential for a large number of people to use the area and to generate noise that may disturb the neighbouring residents. It is considered necessary to restrict the use of the roof terrace to the officer users only and limit the hours of use to 08:00 to 21:00 Monday to Friday and at no time during the weekends. This is considered reasonable for the location and sufficient to protect amenity.

Due to the nature and scale of the works a construction management plan (CMP) including implementation support contribution of £7.565 and Impact Bond of £15,000 would also be secured by legal agreement. A highways contribution would also be required for any damage to the highway as a result of the works and would be secured by s106 agreement. Due to its central location and easy access to public transport links the proposal would be required to be car-free. This would be secured by s106 legal agreement.

The planning history of the site has been taken into account when coming to this decision. No consultation responses were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), A4 (Noise and vibration), D1 (Design), D2 (Heritage), T2 (Parking and car free development), and T3 (Transport Infrastructure) of the London Borough of Camden Local Plan 2017.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 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).
- 5 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.

- 6 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.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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
Chief Planning Officer