

Application ref: 2020/1351/P
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Montagu Evans LLP
5 Bolton Street
Mayfair
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W1J 8BA

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:

Replacement of all single glazed windows with double glazed windows on all facades, reinstatement of two high level 7th and 8th floor windows to the High Holborn facade, installation of 2 glazed canopies at ground floor level to enclose the existing voids following conversion of underground basement car park and removal of car park ramp to create additional employment floor space, installation of kitchen extract duct on the rear of part of the building fronting High Holborn, installation of ground floor windows and fire escape doors on the west flank elevation, bricking up of windows on the eastern and western side elevations of the link building, and erection of single storey side extensions at ground floor level, all in association with the existing office use.

Drawing Nos: 10_EE_001 P2; EX_EE_060 P2; EX_EE_149 P2; EX_EE_150 P2; EX_EE_151 P2; EX_EE_152 P2; EX_EE_153 P2; EX_EE_154 P2; EX_EE_155 P2; EX_EE_156 P2; EX_EE_157 P2; EX_EE_158 P2; EX_EE_159 P2; EX_EE_330 P2; EX_EE_331 P2; EX_EE_332 P2; EX_EE_333 P3; EX_EE_334 P2; EX_EE_335 P2; 20_EE_060 P2; 20_EE_149 P2; 20_EE_150 P2; 20_EE_151 P2; 20_EE_152 P2; 20_EE_153 P2; 20_EE_154 P2; 20_EE_155 P2; 20_EE_156 P2; 20_EE_157 P2; 20_EE_158 P2; 20_EE_159 P2; 20_EE_330 P2; 20_EE_331 P2; 20_EE_332 P2; 20_EE_333 P2; 20_EE_334 P2; 20_EE_335 P3; 20_V4_400 P2; Design and Access Statement Part 1 and Part 2 by Cousins & Cousins dated March 2020 and October 2020; Transport Statement by RGP dated

May 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 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- 10_EE_001 P2; EX_EE_060 P2; EX_EE_149 P2; EX_EE_150 P2; EX_EE_151 P2; EX_EE_152 P2; EX_EE_153 P2; EX_EE_154 P2; EX_EE_155 P2; EX_EE_156 P2; EX_EE_157 P2; EX_EE_158 P2; EX_EE_159 P2; EX_EE_330 P2; EX_EE_331 P2; EX_EE_332 P2; EX_EE_333 P2; EX_EE_334 P2; EX_EE_335 P2; 20_EE_060 P2; 20_EE_149 P2; 20_EE_150 P2; 20_EE_151 P2; 20_EE_152 P2; 20_EE_153 P2; 20_EE_154 P2; 20_EE_155 P2; 20_EE_156 P2; 20_EE_157 P2; 20_EE_158 P2; 20_EE_159 P2; 20_EE_330 P2; 20_EE_331 P2; 20_EE_332 P2; 20_EE_333 P3; 20_EE_334 P2; 20_EE_335 P3; 20_V4_400 P2; Design and Access Statement Part 1 and Part 2 by Cousins & Cousins dated March 2020 and October 2020; Transport Statement by RGP dated May 2020.

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 10dB(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 15dB(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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, manufacturer's specification

details of all facing materials and samples of those materials (to be provided on site) shall be submitted to and approved in writing by the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 Prior to occupation of the office floorspace, the cycle storage area for 90 cycle spaces in the basement shall be provided in its entirety in accordance with the plans hereby approved and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the conversion of the underground basement carpark and enclosure of lightwells with glazed canopies at ground floor level adjacent to the link building to create additional employment floorspace. The creation of additional employment floorspace in the Central Activities Zone (CAZ) is welcomed and would meet the aspirations of policy E2.

The proposals include the repair and restoration of the facades and removal of insensitive additions (ventilation coils, existing balustrades and fixed access ladders) which are welcomed and generally accepted.

The existing basement car park and storage area is partially enclosed by rooflights at ground floor level. The vehicular access ramp providing access from Eagle Street to the basement level is uncovered. The proposal would include the conversion of this area to provide additional office accommodation. These works would be expressed externally by the installation of new sloping rooflights to create a double height space (basement and ground floor level) along the western and eastern side elevations of the building. The new rooflights would not harm the character or appearance of the building. The rooflights would not be visible from public views and would only be visible in very limited private views. A single storey extension to the rear of the building fronting High Holborn is also proposed that would infill an existing void between the main building and the central link building and a single storey extension would infill an existing courtyard to the northwest to the rear of the main building fronting Eagle Street. The new extensions would not harm the character or appearance of the building. They would not be visible from public views and would only be visible in very limited private views.

It must be noted that the alterations at ground floor, including the extensions and the infilling of the basement lightwells with glazed canopies, are almost identical to the design approved under an extent planning permission that was approved in June 2019 (2018/5903/P). A condition would be attached requiring the submission of materials related to these elements.

A new external duct would be installed to the rear of the main part of the building fronting onto High Holborn. This would extend from ground to 8th floor level. The existing window openings on this part of the building would be infilled to facilitate the installation of the new ductwork. This part of the rear elevation of the building is utilitarian in its appearance. Its footprint would be modest in terms of its size (1.8m by 0.8m) and would not have an adverse impact on the character or appearance of the building. Due to its location, the ductwork would not be visible from public views and would only be visible in very limited private views and would not harm the character or appearance of the streetscene or the surrounding conservation area. This element of the scheme is also included in the planning application 2020/1350/P that has been resolved to grant planning permission subject to a S106 agreement.

- 2 The proposal includes the infilling of sections of the bays of windows in order to meet the fire regulations of the Building Regulations. This element has been revised during the course of the application to reduce the number of bays of windows to be infilled and would be confined to mainly the lower ground and ground floor of the centrally located link building. The windows would be infilled with new brickwork that will be colour tinted to match the existing. Two windows on the 7th and 8th floor level on the southern front elevation would be replaced with doors to provide access to the balconies for maintenance purposes. The extent of the infilling of windows would be mainly confined to areas of the building that are not visible from the street. This is considered acceptable and would not harm the overall character and appearance of the building.

Changes are proposed to the existing fenestration including replacement of the existing single glazing sash steel windows with windows to match in appearance. The location, dimensions and profile of the replacement windows would match the existing and the frames would match the colour of the existing stonework with the window frames on High Holborn being white to match the existing. The replacement windows would help to improve the thermal performance of the building and are considered acceptable. Replacement of windows with door openings at 7th and 8th floor levels on the western side elevation of the link building is also proposed. The replacement doors at 7th and 8th floor levels would not disrupt the overall pattern of the fenestration on this elevation and would not harm the character or appearance of the building.

Minor changes include installation of ground floor windows and fire escape doors on the west flank elevation, and bricking up of windows on the eastern and western side elevations of the link building; these are modest in terms of intervention to the building and are considered acceptable.

Following concerns regarding the illumination of the High Holborn elevation, this element has been removed from the scheme.

In summary, the alterations 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.

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.

The majority of the proposed works are either not visible from neighbouring properties or are of a nature that would not extend closer to these properties. The proposal would not harm the amenity of the neighbouring occupiers in terms of daylight, sunlight, privacy or outlook.

The proposal includes the installation of an extract duct on the rear of the main building fronting High Holborn. A noise assessment has not been submitted as part of this application. A separate planning application ref 2020/1350/P that has been resolved to grant planning permission subject to a S106 agreement includes works to install a substantial amount of plant on the roof of the building and the proposed kitchen extract duct was included in these works. A noise report was submitted in support of this application which demonstrated that the plant and extract duct would operate within the Council's minimum noise standards. A standard noise condition was attached to the application and it is considered reasonable to attach this condition to this permission to ensure that it would not harm the amenity of neighbouring occupiers in terms of noise.

- 3 The reduction of the number of existing on-site car parking spaces within the building is welcomed. The proposal would include the provision of 90 cycle parking spaces in the basement using Josta two tier racks together with adequate shower room, lockers and changing facilities. These would be accessed via the rear service lift directly from Eagle Street, or via a set of stairs and wheel run also from Eagle Street. This is welcomed and would encourage occupiers to use sustainable modes of transport to travel to work. A condition would be attached to ensure that the cycle parking spaces are provided.

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. These would be secured by a 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), T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development), and T3 (Transport Infrastructure) of the London

- 4 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.
- 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).
- 6 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer