

Application ref: 2020/1310/P
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Date: 30 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Montagu Evans LLP
5 Bolton Street
Mayfair
London
W1J 8BA
UK

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:

Alterations to the ground floor of the High Holborn façade including installation of new glazed shopfronts, retractable awnings, external seating areas and new 'Templar House' inset lettering on existing fascia in association with the use of the basement and ground floor as A1 and A3 uses (Sui Generis use class), alterations to the ground floor of the Eagle Street façade to include new fixed glazing, new entrance door, and louvre doors. Drawing Nos: 10_EE_001 P2; EX_EE_050; EX_EE_099 P2; EX_EE_100 P2; EX_EE_101 P2; EX_EE_320 P2; EX_EE_321 P2; 20_EE_050 P2; 20_EE_099 P2; 20_EE_100 P2; 20_EE_101 P2; 20_EE_102 P2; 20_EE_320 P2; 20_EE_321 P2; Design and Access Statement Part 1 prepared by Cousins & Cousins dated March 2020 and Part 2 prepared by Cousins & Cousins dated September 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; EX_EE_099 P2; EX_EE_100 P2; EX_EE_101 P2; EX_EE_320 P2; EX_EE_321 P2; 20_EE_050 P2; 20_EE_099 P2; 20_EE_100 P2; 20_EE_101 P2; 20_EE_102 P3; 20_EE_320 P2; 20_EE_321 P2; Design and Access Statement Part 1 prepared by Cousins & Cousins dated March 2020 and Part 2 prepared by Cousins & Cousins dated September 2020; Cleaning Strategy prepared by Orsa Projects Ltd dated March 2020 rev 1.

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

- 4 The café / restaurant (A3) uses hereby permitted shall not be carried out outside the following times: 07:00hrs to 21:00hrs Monday to Saturday and 08:30hrs to 18:00 hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC2 and TC4 of the Camden Local Plan 2017.

- 5 No sound emanating from the commercial uses in the development shall be audible from inside any adjacent residential premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC2 and TC4 of the Camden Local Plan 2017.

- 6 The proposed ground floor retail floorspace within Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall not comprise less than 150 sq. m of the ground floor area hereby approved in accordance with approved drawing no. 19006_20_EE_102 P3.

Reason: To ensure the development does not lead to an over concentration of food and drink uses in the area and to safeguard the amenities of neighbouring premises in accordance with the requirements of policies TC2, TC4 and A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission. [Delegated]

The use of the basement and ground floor would include a mix of A1 and A3 uses (Sui Generis use class). At ground floor level it is proposed to provide 150 sq. m of retail A1 floorspace and 161.6 sq. m of A3 floor space. The basement area would include 325 sq. m of A1/A3 floorspace. The site is located within the High Holborn/Kingsway Central London Frontage. Policy TC2 seeks to protect and enhance the role and unique character of each of Camden's centres. Although the proposal would result in the creation of one larger A1 retail unit it would measure 150 sq. m of retail floorspace. The proposal would result in an increase in the quantum of useable ground floor A1 retail floor space than the currently extant planning permission (ref 2018/5903/P) that proposed 80 sq. m. This would ensure that the retail function and character of the area is retained. In order to ensure that this quantum of retail floorspace is retained a condition would be attached to secure it. The proposal would result in the creation of a larger A3 unit measuring 165 sq. m. This would be similar to the A3 floorspace created as part of the extant planning permission and would be considered acceptable providing controls are in place to restrict hours of opening and that any music to be played would not be audible from outside the site. It must be noted that the changes to the use class order that have been introduced in September 2020 has created a new Class E use which includes class A1, A2, A3 and B1. All of the existing authorised uses within this part of the parade fall within the new Class E and could change between retail, professional services and food and drink uses in the future without the need for planning permission.

The proposal would include alterations to the ground floor of the High Holborn façade including installation of new glazed shopfronts. There is no consistency along the existing shopfronts in terms of their design with no signage strategy which results in an aesthetically untidy frontage. The new glazed shopfronts would be installed within the existing shopfront openings and would reintroduce a traditional stallriser and fascia. The design and materiality would continue along the entire frontage on High Holborn. This would improve its quality and appearance. The new shopfronts would be considered to provide a higher quality frontage on the High Holborn and is considered an enhancement to the existing frontage which is welcomed on this building that is identified as a positive contributor. The applied window vinyl lettering has now been removed from the scheme and a primary signage zone would be located at the head of each bay glazing unit which is considered a more suitable location for the signage for the new units. Retractable awnings would be installed above each of the 4 fixed glazed bays. The heights of the awnings have been revised from 2.1m to 2.6m. Their position on the frontage would ensure that views into the building would be maintained and would ensure that the overall appearance of the building is retained. The awnings would include signage. An informative would be attached to inform the agent that advertisement consent would be required for all future signage. A new 'Templar House' inset lettering would be installed on the existing upper fascia and would be acceptable in terms of its position, size and design. The alterations to the ground floor of the Eagle

Street façade would include new fixed glazing, new replacement entrance door, and louvre doors. These external alterations on the secondary frontage would provide consistency in the size and design of the bays the ground floor and would be considered acceptable.

- 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.

The plans have been revised to change all publicly accessible doors that currently open outwards onto the pavement to open inwards which would improve pedestrian safety along this part of High Holborn. The height of the proposed awnings and projecting wall column lights on both the High Holborn and Eagle Street facades have been revised from 2.1m to 2.6m above the footway. This would ensure that the awnings (when opened) and the projecting wall lights would not impede pedestrian movement and would be considered acceptable. Concerns were originally raised to the additional clutter than would be created by planters in front of the building to create an external seating area in terms of pedestrian safety. The applicant has confirmed that the external seating area would be located within the demise of the applicant and would mirror the area used by the previous occupiers of the units. The Council's Transport Officer has reviewed the information and is satisfied with the details. The issue would also be assessed under a separate licensing scheme that would be required to be submitted as part of any future tables and chairs application. The proposal would include the removal of the vehicular access points into the building from Eagle Street. A highways contribution would be required to ensure the removal of the existing dropped kerbs and reinstatement of the repaving of the footway. This would be secured by s106 legal agreement. It would also be necessary to replace existing paid for parking bays which are located between the 2 vehicular access points with an extended loading bay to accommodate expected deliveries to the site. This would also be covered by the highways contribution of £25,802 as part of the s106. 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. 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 legal agreement.

Due to the nature of the works the proposal would not impact on the amenity of neighbouring properties in terms of daylight, sunlight, loss of privacy or sense of enclosure.

Thames Water has raised no objections to the scheme provided informatives are attached relating to waste, the waste water network and sewage works.

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), D3 (Shopfronts), TC2 (Camden's Centres and other shopping areas), TC4 (Town centre uses), 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 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.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or through the Planning Portal.

- 8 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 9 As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information: www.thameswater.co.uk/advice
- 10 If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- 11 On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer