

Application ref: 2021/3079/P
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Date: 11 August 2021

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Braeside Developments Ltd
5 Bartons Cottage
High Street
Brasted
Westerham
TN16 1JJ
Kent

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
294 - 295 High Holborn
London
WC1V 7JG

Proposal:

Details pursuant to condition 22 (Design and Method Statements for basement construction) of planning permission reference 2017/1827/P dated 15/08/18 (for erection of a 9 storey building comprising retail use at basement and ground floor levels, office use at first and second floor levels and 10 residential units above including plant and associated works).

Drawing Nos: Cover letter (Braeside Developments) 23.06.2021, Cannon Piling Method Statement Hollow Stem Concrete Injected Bore Piles, Cannon Piling Method Statement Erecting Mast and Rigging Augers, Pile Probing 02 (Insignia Building Services) 25/05/2021, Basement Construction Plan 6940/BCP/T4 June 2021, Removal of Corbels and Protruding Footings (Insignia Building Services) 25/05/2021, Underpinning (Insignia Building Services) 25/05/2021, Basement Slab and Pile Cap Construction (Insignia Building Services) 25/05/2021, Design Calculation Sheet (Cannon Piling) 21 June 21, Site Safety Plan (Cannon Piling) 27/05/2021, 6940-MBP-XX-XX-DR-S-0170 P1, TfL Letter 09.06.21.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approval:

Full details of design and method statements for all of the foundations, basement and ground floor structures, including piling (temporary and permanent), have been submitted.

The condition required specific consultation with London Underground. TfL (London Underground) have stated that the impact on tunnels from the works would be negligible. Given the above, this demonstrates that the development will not impact on existing London Underground transport infrastructure, and this condition is discharged.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policy T3 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions are still outstanding for planning permission reference 2017/1827: 3 (part b), 4, 6, 9, 10, 13, 16, 18.

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 of the signatory.

Daniel Pope
Chief Planning Officer