

Application ref: 2021/0561/P
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Date: 17 November 2021

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

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planning@camden.gov.uk
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Quod
8-14 Meard Street
London
W1F 0EQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
19 - 21 High Holborn
Holborn
London
WC1V 6BS

Proposal:
Installation of 4 x ventilation louvres at fifth and sixth floor level; and associated works.

Drawing Nos: 60752 - OKT - V1 - VV - DR - I - 9001, 60752 - OKT - V1 - VV - DR - I - 9000, letter dated 1 February 2021, Site location plan, Planning Compliance Report 21885.PCR.01.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 60752 - OKT - V1 - VV - DR - I - 9001, 60752 - OKT - V1 - VV - DR - I - 9000, letter dated 1 February 2021, Site location plan, Planning Compliance Report 21885.PCR.01.

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

- 3 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.

- 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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises nos. 19 and 21 High Holborn Road. No. 21 is Grade II listed, and the proposals involve alterations to no. 19 only which is a modern development and is not listed.

Permission is sought for the installation of additional ventilation louvres at fifth and sixth floor level to accommodate internal plant.

The proposed louvres would be installed at a high level on the east elevation within the existing panelling system. The louvres would constitute a very minor alteration which would be visible in very limited views from the rear windows of neighbouring buildings and would not impact the character or appearance of the building or the Bloomsbury Conservation Area.

No. 21 is a grade II listed gatehouse, originally constructed in 1583 and rebuilt in c.1965 due to the foundations slipping. The building's architectural and historic interest contribute to its significance. The proposals have been reviewed by the Council's Conservation Officer who does not consider the proposed development to impact the significance or special character of no.21.

As the louvres would serve an internal plant room, a noise impact assessment has been submitted with the application. The assessment demonstrates that the plant which would be used during day time hours only would comply with Camden's noise standards to be 10db below background noise levels when measured from the nearest noise sensitive window. Compliance with this standard shall be secured by condition.

The proposed plant is located internally and as such, does not require planning permission and is not assessed as part of the current application.

No objections were received prior to the determination of this application. The Bloomsbury CAAC confirmed they had no comments. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting, and features of special architectural and historic interest which it possesses, and to preserving the character or appearance of the conservation area.

As such, the proposed development is in general accordance with policies D1, D2, CC2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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, 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer