

Application ref: 2021/2938/L
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 17 November 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Quod
8-14 Meard Street
London
W1F 0EQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

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.

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 such, the proposals are considered acceptable.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural and historic interest.

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

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer