

Application ref: 2021/0449/P
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Date: 17 November 2021

Development Management
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London Borough of Camden
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ANDREWS AND BOYD
24 Old Burlington Street
Mayfair
LONDON
W1S 3AW
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
208-209 High Holborn
London
WC1V 7EP

Proposal:
Retrospective application for the installation of two external stainless steel flues.

Drawing Nos: E001, P001, P002, and Design and Access Statement.

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 shall be carried out in accordance with the following approved plans: E001, P001, P002, and Design and Access Statement.

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

Informative(s):

1 Reasons for granting permission.

Retrospective permission is sought for the installation of two external flues at roof level providing ventilation for the internal fireplaces of the grade II* listed Princess Louise public house. The building is listed at Grade II* as a rich example of a Victorian public house interior, and it is this well preserved and refurbished interior which is considered to contribute towards the buildings historic and architectural interest, as well as the external architectural detailing of the front elevation.

The flues are installed at roof level, and are fixed to the projecting chimney breast of the neighbouring building no.210 which is not listed. They are not visible from street level, with views limited to the upper floors of neighbouring buildings. They do not impact historic fabric, and given their limited visibility, are not considered to harm the setting of the listed building. This part of the roofscape and views of it do not contribute to the significance of the building, and as such, the proposals would preserve the significance, character and appearance of the host listed building. Furthermore, the provision of internal fireplaces is considered to further add to the ambience and character of the internal spaces.

Due to their location, the flues would not impact neighbouring amenity by way of loss of outlook, daylight or privacy, and there are no noise emissions associated with their use. An enforcement complaint was originally logged relating to the emission of fumes, but this is a matter of Environmental Health and is being investigated separately by the Council's Environmental Health Team.

No objections were received prior to the determination of this application. 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 any features of special architectural and historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area.

As such, the proposed development is in general accordance with policies D1, D2, and A1 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).

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer