

Application ref: 2021/2005/L
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
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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

ANDREWS AND BOYD
24 Old Burlington Street
Mayfair
LONDON
W1S 3AW
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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: 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

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.

No objections were received prior to the determination of this application. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

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.

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



Daniel Pope
Chief Planning Officer