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LH-20-H060

**HOLBORN TOWN HALL, 193-197 HOLBORN HALL HIGH HOLBORN LONDON WC1V 7BD:  
APPLICATION RELATING TO INSTALLATION OF NEW**

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This covering letter and brief Heritage Statement is associated with an application seeking consent for:

*External alterations to the Grade II listed building to allow for the replacement of gas boiler system and radiators with a Variable Refrigerant Flow (VRF) system for heating and cooling, including installation of 12x condensing units and new pipework to the roof, roof alterations to create plant screening, installation of new vents to Ground and First Floor.*

The proposed development follows on from works incorporated into a live listed building consent application focused on internal works (including VRF works), under Camden Reference 2022/0571/L.

The application is accompanied by the following documents:

- Site Location Plan
- Roof Plan showing plant locations and other works (SKT-0209798-7C-MH-20211116)
- Venting Strategy Plan
- Sustainability Statement;
- Plant Noise Assessment
- Heritage Statement (within this letter and Appendix).

**Heritage Statement**

As is outlined within the Sustainability Statement, the proposed works replace existing gas boilers (six in total) and reduce the energy usage of the building as a whole. The scheme is considered to be compliant with LBC Policy CC! (Climate Change Mitigation). It represents an active attempt by the building's owner to reduce emissions and increase energy efficiency. It should therefore be welcomed in principle, subject to an assessment of the scheme's impact on the heritage asset.

Attached as an appendix to this letter is an assessment of the history, development and significance of Holborn Town Hall, along with an overview of the relevant policies relating to the historic

environment. This is submitted alongside the following brief summary impact assessment, in order to meet the requirements of paragraph 194 of the National Planning Policy Framework.

As a starting point for this assessment, it should be noted that Planning Permission and Listed Building Consent was granted, under Camden References 2018/4545/L and 2018/3874/P for:

*Erection of fifth floor rear roof extension (southwest side of the building) incorporating new roof terrace to provide additional commercial accommodation, installation of 2 x roof top plant areas with 9 air condition units and 1 heat pump, installation of roof light, replacement enclosure of lift overrun and associated external servicing pipework*

These applications were consented on 5 June 2019, and therefore are currently implementable. The currently proposed scheme therefore follows within an established and implementable framework, whereby Camden Council made the recent decision that works of the type proposed are acceptable in principle. The currently proposed works are not, in terms of the plant works, particularly different to those consented in 2019, focusing plant largely around the existing lift overrun, with a small number of other units to the southeast of the building, on another piece of roof with existing screening around it.

The roof of Holborn Town Hall has been subject to considerable alteration over time, through vertical extension, alterations to parapets and roof finishes, and with the addition of railings, stairs, lift overruns and other features. The roof as a whole is screened (beyond the front slope) from High Holborn, and is also well screened from the public realm to the rear by virtue of the fact that it is largely landlocked, without immediate boundaries to streets. The majority of roofs also have high parapets, screening views of the roof itself from most surrounding buildings.

The majority of condensing units associated with the VRF system are to be placed around the existing lift overrun, where plant was previously proposed to be placed. The immediate area around the overrun is extremely well screened, sitting at a considerably lower level than the main roof of the Hall, and behind other large parapets. This is an area that has seen extensive modernisation, and is well-screened internally and externally. No harm would arise from the introduction of units into this location, as was found to be the case in 2018/19. Pipework from these units would run in a discreet manner, either across modern roofs (as are found to the south on a part of the building that has been extended relatively recently), or behind existing parapets. Some new parapet additions are proposed to add additional screening, again in locations that would not generate harm to significance.

The three small DX units proposed to serve the first floor, meanwhile, sit on an area of flat roof adjacent to the upper levels of the Court Room. This roof area is not visible from within the Court Room itself (the Diocletian Window at high level in this space has obscured glazing), and is well-screened from its surroundings, having a sizeable parapet around it. The units would therefore be invisible from all surroundings, unless one was on the roof itself, which is experienced in the context of modern plant and pipework. The pipework associated with these units is proposed to run between the Courtroom dome and a surrounding parapet, again being a discreet feature, screened from views from the interior of the building, and its surroundings.

Finally, venting is proposed, to be added to the rear wing of the building, on its southern edge. This wing is heavily concealed by other built form, sitting close to its neighbour, and has seen considerable change over time. Small insertions into the fabric would be made, but these physical interventions and their external manifestations are not of a form that would generate harm to significance.

As a whole, the proposed development, which would assist in the removal of six existing gas boilers, and serve to dramatically decrease the energy consumption of the building, would cause no harm to the significance of the listed building, as it is identified in Appendix 1.

### **Other issues**

You should note the conclusion of the Noise Assessment Report submitted that “the rating level of new building services plant noise are compliant with the rating level limits” in relation to the nearest sensitive receivers of noise, and accordingly, that the scheme is compliant with Camden’s Planning Policies in relation to noise.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Laurie Handcock'. The signature is fluid and cursive, with the first name 'Laurie' written in a larger, more prominent script than the last name 'Handcock'.

Laurie Handcock  
DIRECTOR

# **193-197** High Holborn **Holborn,** London WC1V 7BD

**HERITAGE STATEMENT | LISTED BUILDING CONSENT NOVEMBER 2021**

On behalf of Holborn Town Hall Ltd.





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193-197 HIGH HOLBORN | HOLBORN, LONDON

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Section 1

**Introduction.**

# 1 | Introduction

## Introduction

- 1.1 This Heritage Assessment has been prepared by Icení Projects Limited ('Icení') on behalf of Holborn Town Hall Ltd to accompany a Listed Building Consent application for alterations to the interior of the building. The purpose of this document is to provide an understanding of the heritage significance of the building, its parts and features and highlight relevant sensitivities.
- 1.2 The Site is listed at Grade II and lies within the Bloomsbury Conservation Area, adjacent to Seven Dials Conservation Area.
- 1.3 The works were assessed through several site visits since September 2020. Pre-application discussions were undertaken with Camden Council's Conservation Officer and the current proposals reflect the advice provided at the time.
- 1.4 This report will:
  - Set out the relevant legislative and policy framework within which to assess the site's heritage impact;
  - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
  - Offer a full description of the Site and assess its significance including the fabric of the building highlighting areas that are least and most sensitive; and lastly,
  - Provide an assessment of impact of the emerging proposals by D3.
- 1.5 The report takes in to account the previous planning application submissions alongside the relevant documents such as floor plans, Design & Access Statements, Heritage Statements, Building Surveys, in addition to an internal site inspection.
- 1.6 The document is by Icení Projects. Specifically, the heritage sections of the document is authored by Nairita Chakraborty BA(Hons) MSc RTPI IHBC, Associate, Heritage & Townscape; with guidance and review by Laurie Handcock MA (Cantab) MSc, Director, Heritage & Townscape.

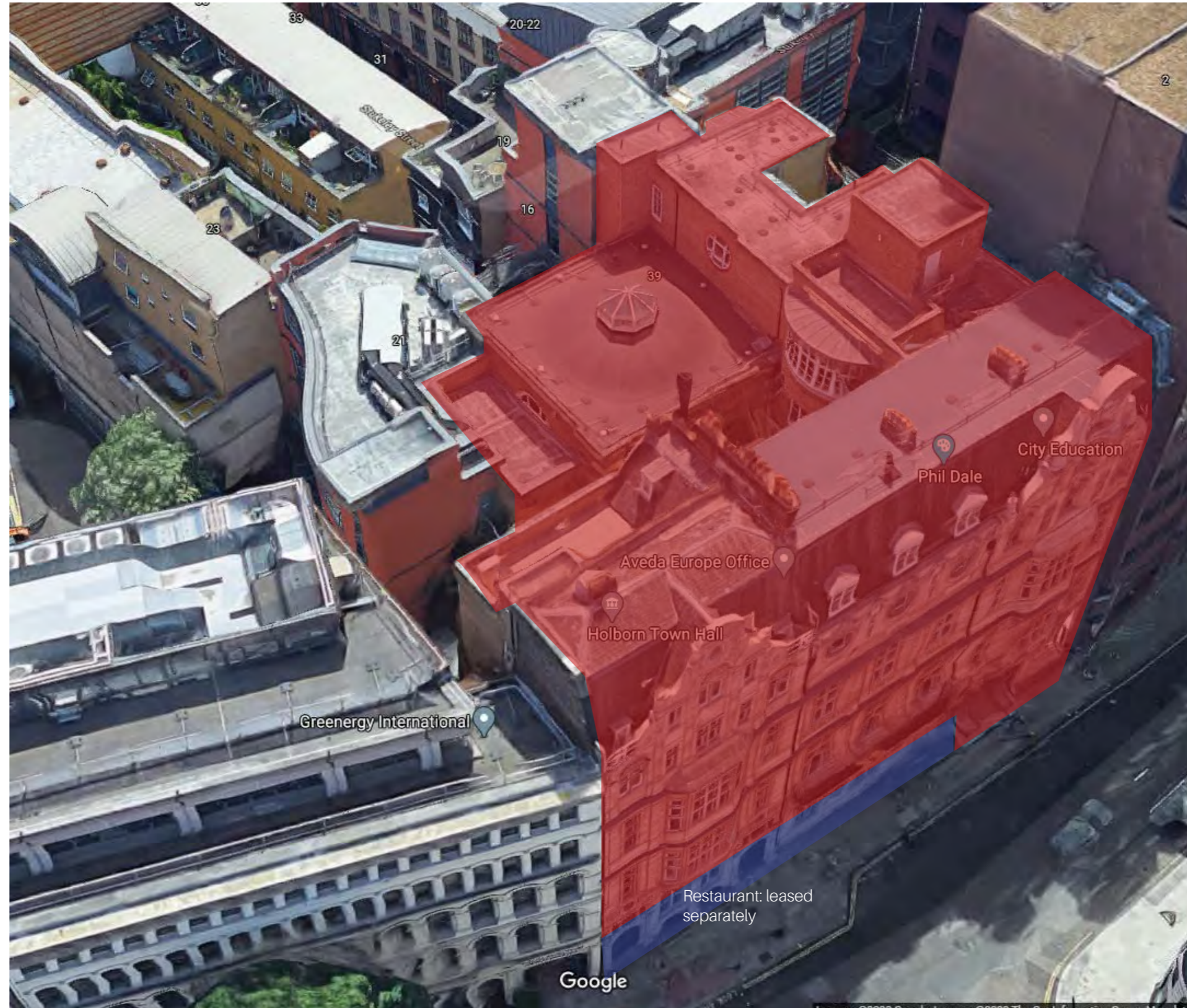
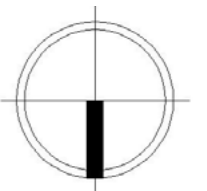


Figure 1.1 Location plan of the site and the local area. Site is outlined in red. The restaurant is leased separately and does not form part of the pre-application

Source: Google Map





Section 2

# **Planning legislation and Policy.**

Legislation	National Policy		
<p>2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.</p> <p>2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.</p> <p>2.3 Section 72(1) of the Act, meanwhile, states that: <i>‘In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’</i></p>	<p>National Planning Policy Framework (July 2021) (As amended)</p> <p>2.4 In July 2018, the government published the updated National Planning Policy Framework (“NPPF”), which was again updated in February, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.</p> <p>2.5 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as ‘constructive conservation’: defined as ‘a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment’ (Constructive Conservation in Practice, Historic England, 2009).</p> <p>2.6 Section 12, ‘Achieving well-designed places’, reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).</p> <p>2.7 The guidance contained within Section 16, ‘Conserving and enhancing the historic environment’, relates to the historic environment, and developments which may have an effect upon it.</p> <p>2.8 Heritage Assets are defined in Annex 2 of the NPPF as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’ Listed buildings and Conservation Areas are both designated heritage assets.</p>	<p>2.9 ‘Significance’ is defined as ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’</p> <p>2.10 The ‘Setting of a heritage asset’ is defined as ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’</p> <p>2.11 Paragraph 192 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.</p> <p>2.12 Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.</p> <p>2.13 Paragraph 197 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.</p>	<p>2.14 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. It emphasises that the weight given to an asset’s conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p> <p>2.15 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>2.16 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas, Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.</p> <p>2.17 Paragraph 203 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>2.18 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.</p> <p>2.19 Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.</p>

## 2 | Planning Legislation and Policy

National Design Guide (September 2019)

2.20 In September 2019, the Ministry of Housing, Communities and Local Government (MHCLG) produced a National Design Guide illustrating how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance, alongside the separate planning practice guidance on design process and tools.

2.21 The Guide recognises that well-designed places have individual characteristics which work together to create its physical Character. It introduces 10 specific characteristics that would need to be considered when considering new development. These are:

- **Context** - An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.
- **Identity** - The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.
- **Built form** - Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.
- **Movement** - Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character.
- **Nature** - Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.
- **Public spaces** - The quality of the spaces between buildings is as important as the buildings themselves.

*Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements.*

- **Uses** - Sustainable places include a mix of uses that support everyday activities, including to live, work and play. They need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities.
- **Homes and buildings** - Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences.
- **Resources** - Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve: mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and; adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.
- **Lifespan** - Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.

2.22 MHCLG further intend to publish a National Model Design Code, setting out detailed standards for key elements of successful design. This will intend to consider the findings of the Building Better, Building Beautiful Commission and recommendations to the Government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

2.23 The Guide acknowledges that quality design does not look the same across different areas of the country, for instance, that by definition local vernacular differs. MHCLG, therefore, expects that local planning authorities develop their own design codes or guides, taking in to consideration the National Model Design Code. These would be expected to set clear parameters for what good quality design looks like in their area, following appropriate local consultation.

2.24 In support of Paragraph 130 of the National Planning Policy Framework, which states requires local authorities to refuse "permission for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides."; MHCLG expects that in the absence of local design guidance, local planning authorities will defer to the illustrated National Design Guide and National Model Design Code.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, March 2014)

2.25 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.

2.26 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can

also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.27 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.

2.28 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.

2.29 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.30 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 193 to 196 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

### Historic Environment Good Practice Advice in Planning

2.31 To support the national policies, three separate Good Practice Advice in Planning Notes (GPA's) have been published by Historic England.

GPA 1: The Historic Environment in Local Plans [March 2015]

2.32 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF.

2.33 The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset (s) and make a positive contribution to local character and distinctiveness.

2.34 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]

2.35 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.36 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking.

2.37 The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]

2.38 This advice note focuses on the management of change within the setting of heritage assets. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

2.39 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.

2.40 This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.

2.41 This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
- specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or
- advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.

2.42 Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.

2.43 This should be followed by an analysis to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.

2.44 The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

2.45 At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting.

## 2 | Planning Legislation and Policy

### Regional Policy

#### The London Plan

2.46 Regional policy for the London area is defined by the London Plan (Greater London Authority/ Mayor of London 2011), Revised Early Minor Alterations to the London Plan (Greater London Authority/ Mayor of London 2013) and Further Alterations to the London Plan 2014 Consultation Draft (Greater London Authority/ Mayor of London 2014), and defined by the London Plan Consolidated with Amendments (2016).

#### London Plan Consolidated with Amendments (2016)

2.47 The London Plan (2016) incorporates the changes made in the Revised Early Minor Alterations to the London Plan (2013), Further Alterations to the London Plan (2014), and Minor Alterations to the London Plan (2015).

2.48 The Revised Early Minor Alterations to the London Plan (REMA) set out minor alterations in relation to the London Plan and changes to UK legislation including the Localism Act (2011) and the NPPF. The revisions amend and split paragraph 7.31 supporting Policy 7.8 on Heritage Assets and Archaeology with regard to developments affecting the setting of heritage assets, the need to weigh developments causing less than substantial harm on heritage assets against the public benefit and the reuse or refurbishment of heritage assets to secure sustainable development.

2.49 The Glossary for the REMA also contains definitions for 'Heritage Assets' and 'Substantial Harm'. The Further Alterations to the London Plan (2014) updated policy in relation to World Heritage Sites in London and the assessment of their setting.

2.50 The London Plan deals with heritage issues in Chapter 7, London's Living Spaces and Places – Historic environment and landscapes. London Plan Policy 7.4 requires development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. The design of buildings, streets and open spaces should provide a high-quality design response enhancing the character and function of an area.

2.51 London Plan Policy 7.6 notes that the architecture should "make a positive contribution to a coherent

public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context".

2.52 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

2.53 Policy 7.8 'Heritage assets and archaeology' establishes the following clauses regarding heritage assets in London:

- Strategic: London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- Planning Decisions: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

2.54 Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

### Local Development Plan

2.55 The London Borough of Camden's Local Plan was adopted by the Council on 3 July 2017. Along with the Local Plan, Supplementary Planning Documents (SPDs) also form a key part of LB Camden's Local Development Framework.

2.56 Relevant heritage policies contained within Local Development Plan documents are as follows:

- Local Plan: Policy D1 Design part (q) and Policy D2 Heritage
- SPDs: Bloomsbury Conservation Area Appraisal

#### Policy D1: Design

*The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.*

*We will require that development:*

- q. carefully integrates building services equipment.*

#### Policy D2 Heritage

*The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including Conservation Areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

*Designed heritage assets include Conservation Areas and listed buildings.*

*The Council will not permit the loss of or substantial harm to a designated heritage asset, including Conservation Areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*

*d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

*Conservation Areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's Conservation Areas, the Council will take account of Conservation Area statements, appraisals and management strategies when assessing applications within Conservation Areas.*

*The Council will:*

- a. require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;*
- b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;*
- c. resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area; and*
- d. preserve trees and garden spaces which contribute to the character and appearance of a Conservation Area or which provide a setting for Camden's architectural heritage.*

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- a. resist the total or substantial demolition of a listed building;*
- b. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- c. resist development that would cause harm to significance of a listed building through an effect on its setting.*

Section 3

# **Historic Development of Site and Surroundings.**

### 3 | Historic Development of Site & Surroundings

#### Early History

- 3.1 The site's location on the well-drained Lynch Hill gravel terrace close to predictable resources of the River Thames and River Fleet would have made the area attractive for settlement. Despite this, there is no evidence for prehistoric activity within the study area, other than Palaeolithic axes, Mesolithic flint tools and an isolated Iron Age find. It is not known whether these were insitu.
- 3.2 The site lies adjacent to a major Roman route and evidence of the roadway or ditches associated with it may be present. Although there is little evidence of settlement around the site, Roman burials and other chance finds have been recorded in the site vicinity. There is thus a general background potential in this area for Roman funerary evidence or other artefacts. Burials, as deeper cut features, have a greater chance of survival. Roman relict agricultural features (such as field ditches) could be present beside the roadways as could quarry pits into the gravel, to provide for the frequent repair/re-metalling of the nearby roads.
- 3.3 The Roman road along High Holborn/Oxford Street continued in use in the Saxon period, and by the 10th century a settlement had developed in the area of the Fleet. The Site is located in the Holborn district, which takes its name from the Holebourne stream (tributary of the Fleet River), and is first recorded in the 10th century whereby land was granted to Westminster Abbey by King Edgar.<sup>1</sup>
- 3.4 The street Holborn (which becomes High Holborn west of Gray's Inn Road) has supplied the city with goods since the thirteenth century, when it was an important trade route for wool, hides, corn, cheese and timber. Holborn developed as a medieval suburb of the city, and from the Middle Ages grand suburban houses of London were built along Holborn. Several of these were later established as lawyers' colleges. Of the colleges in the area, two now survive in Gray's Inn (established 1569) and Lincoln's Inn (1422).
- 3.5 The Site has undergone archaeological evaluation by the Museum of London Archaeology Service, August 1999; site code HHN99. During excavation, two fragments of late medieval or early post-medieval tile were uncovered (GLHER 2839138). A ditch also produced the rim of a cooking pot dated between 1140-1300 (GLHER 2839137).

#### 17th Century onwards

- 3.6 Although, it is not clear when the south side of High Holborn was first built upon, but it is likely that the area would have had some scattered buildings in Elizabeth's reign.<sup>2</sup> The first evidence of building operations on a large scale appears after the acquisition of the lease of Purse Fields [to the south of the Site] by Sir Charles Cornwallis in 1613. Cornwallis sub-leased certain portions of the Holborn frontage, extending south to the site of Parker Street, and on these portions houses had been erected before 1650.
- 3.7 The later eighteenth century saw the growth of the fashionable Bloomsbury, with new squares and streets developing to the north of Holborn. Development also continued to the west, where it became increasingly desirable to live, creating poorer, crowded conditions in the east. New roads were instated in the later nineteenth century to create better connection to the city and alleviate overcrowding, with New Oxford Street, which meets High Holborn opposite the Site, being the first to pave the way.
- 3.8 By 1807 the leases of the property expired along the south side of High Holborn had expired, and an arrangement was come to between the Vestry of St. Giles and the Crown, by which the latter and its lessees gave up sufficient land to enable the street front to High Holborn to be amended. This road expansion attracted the Georgian terraces along High Holborn. The Holborn Viaduct was opened in 1869, and since its opening the area attracted greater business and seen the increased redevelopment of offices in the area.

<sup>2</sup> <https://www.british-history.ac.uk/survey-london/vol5/pt2/pp16-17>

<sup>1</sup> Pantou K, London: A Historical Companion (Tempus 2001), p183



Figure 3.1 Londini Angliae Regni Metropolis c. 1690 by Jacques de la Feuille  
Source: British Library



Figure 3.2 Richard Blome's Map of St Giles's Parish, 1720  
Source: British Library

### 3 | Historic Development of Site & Surroundings

#### History of Holborn Town Hall

- 3.9 Holborn Town Hall was originally located in Clerkenwell, on Grays Inn Road, and was built in 1878-79 to the designs of Lewis Isaacs, surveyor to Holborn Board of Works (for whom the building was erected), and his partner Henry Louis Florence. However, its period of civic use was short, as it was sold in 1906 by the successor to the Holborn Board, Holborn Metropolitan Borough Council.
- 3.10 Meanwhile, the current Site was being occupied by St Giles District Board of Works by late 19th Century. In 1893, they sold some adjoining property to the Commissioners for St Giles Library. A limited competition was then held, with the requirement that the existing passageway to the board offices and a rear yard be incorporated into the design.
- 3.11 This was awarded to Mr W. Rushworth. Construction of the new library commenced in 1893 and was completed the next year. In 1900 Holborn Metropolitan Borough Council was formed by the amalgamation of the St. Giles and Holborn District Board of Works. The new authority inherited both the buildings on High Holborn and Holborn Town Hall on the Grays Inn Road. Although the latter building was the more impressive, much of the space was taken up by a large public hall which made it difficult to adapt without destroying its letting value.
- 3.12 It was therefore, decided to acquire further land on High Holborn and expand the Library building. Once again a limited competition was held, with the successful design being that of Messrs H. Anselm Hall and Septimus Warwick. Building began in 1906 and was completed in 1908. The front elevation of the building is very early Renaissance in style, with large mullioned windows, deliberately designed to appear sympathetic to the adjoining former Library.
- 3.13 In 1965 the borough was merged with St Pancras to form the new London Borough of Camden. It was decided to consolidate the civic government at St Pancras Town Hall. The building was awarded Grade II listing on 15th January 1973.

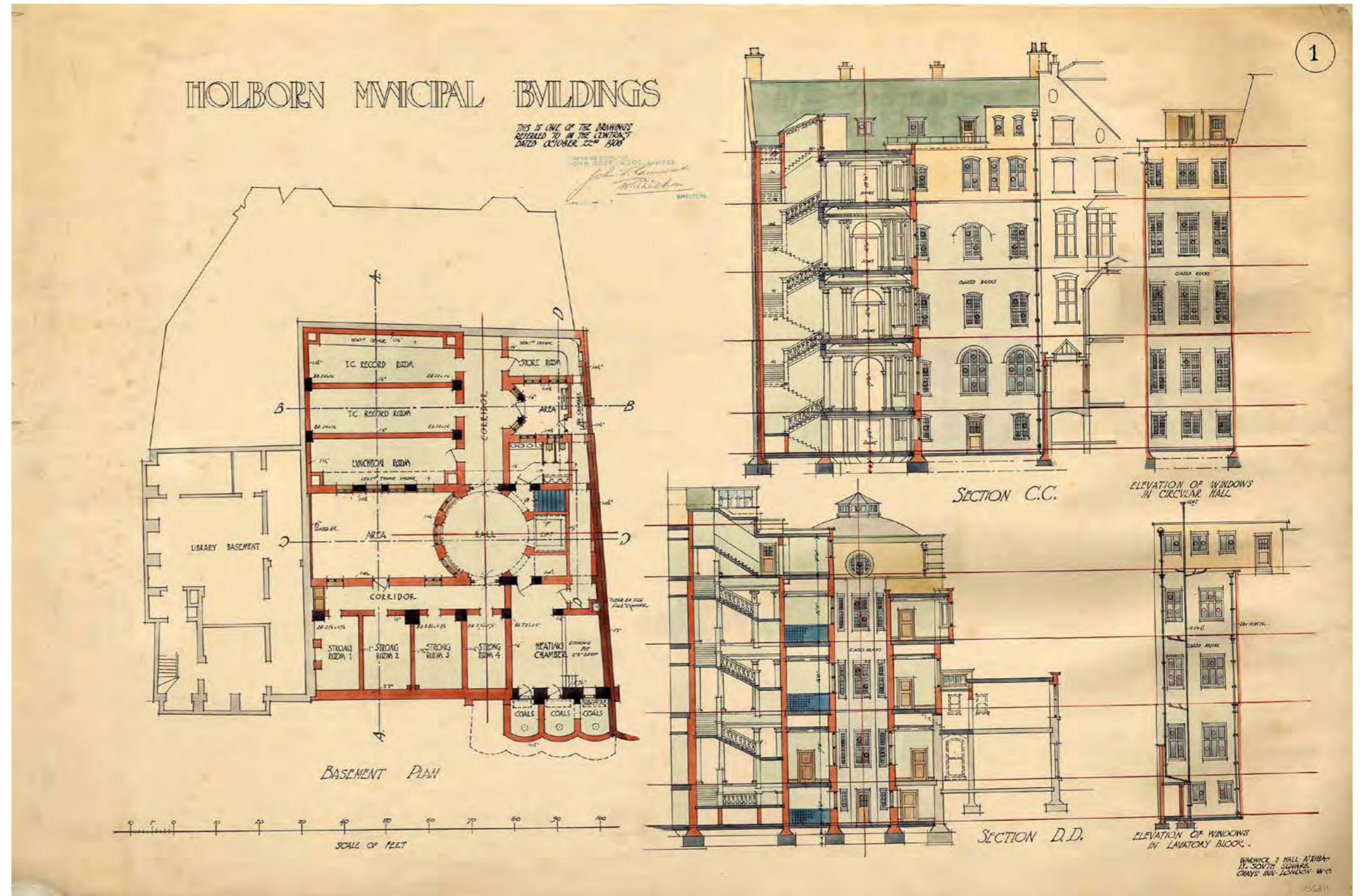


Figure 3.3 Original drawings showing the basement plan and sections  
Source: Camden Local Archives



### 3 | Historic Development of Site & Surroundings

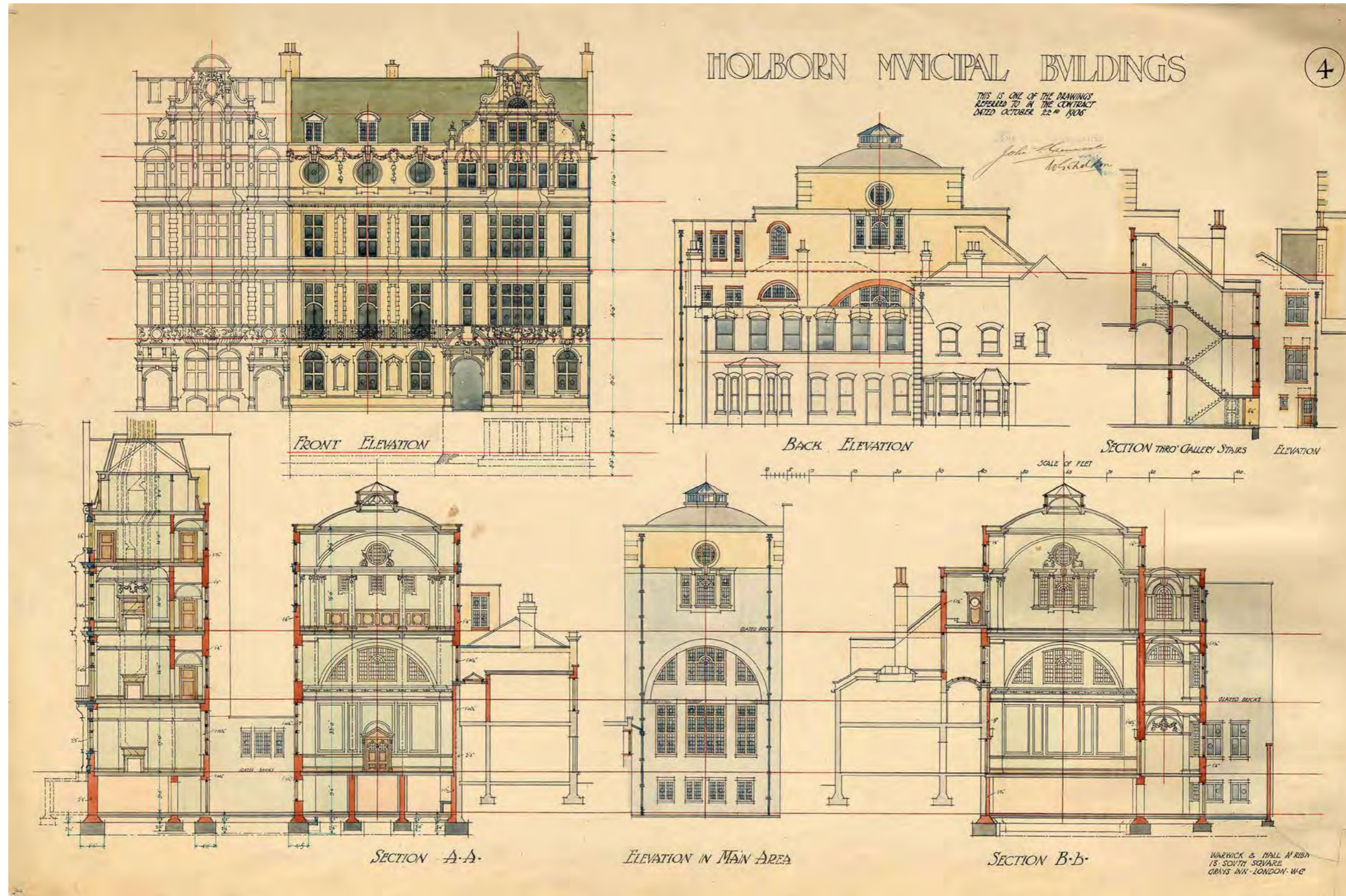
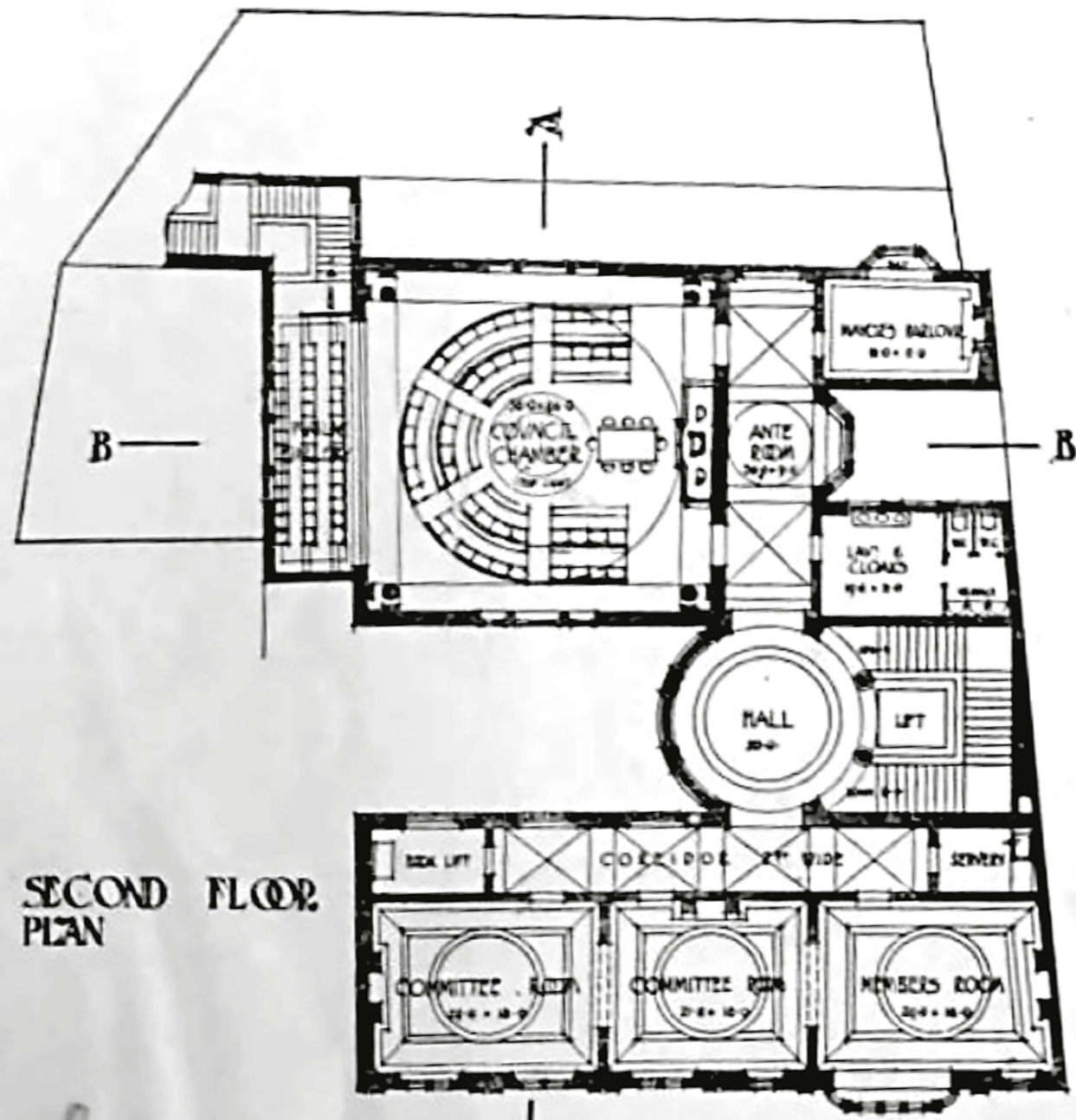
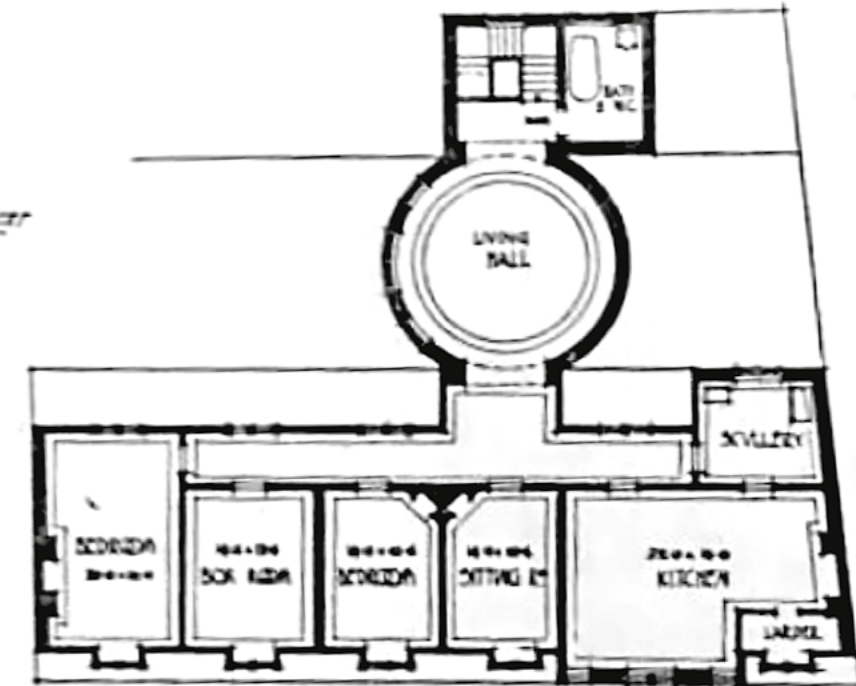


Figure 3.4 Original drawings elevation and sections  
Source: Camden Local Archives

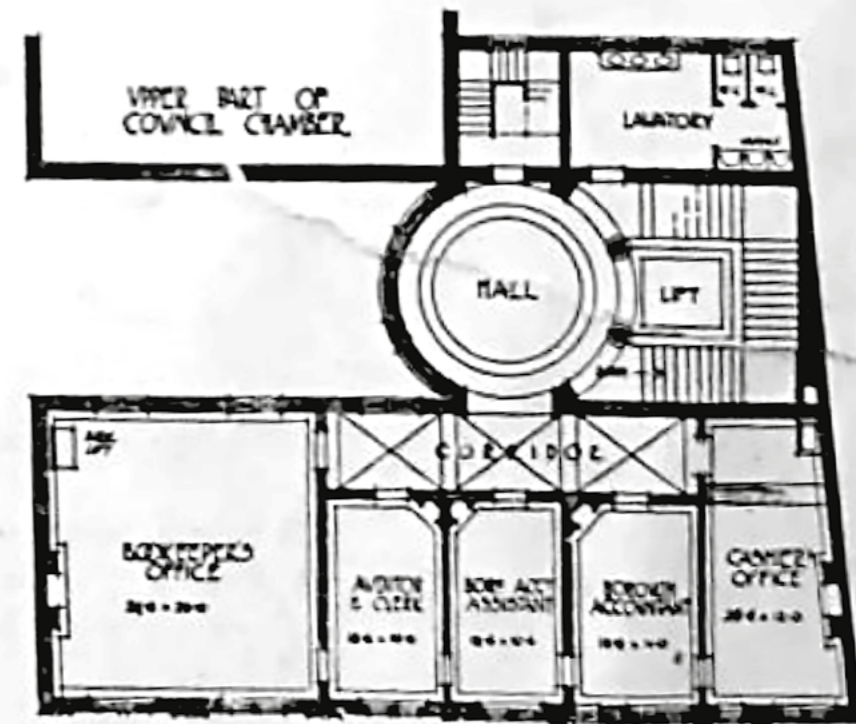
# HOLBORN MUNICIPAL BUILDINGS



SECOND FLOOR PLAN



ATTIC PLAN



THIRD FLOOR PLAN

Figure 3.5 Original drawings showing the second, third and attic floors  
Source: Camden Local Archives

### 3 | Historic Development of Site & Surroundings

#### Map regression

3.14 The earliest map consulted which shows the location of the Site in detail is the Londini Angliae Regni Metropolis c.1690 (Figure 3.1). This map depicts the Site as a row of densely terraced housing, with an open courtyard space created between these buildings and the backs of the houses in the parallel street to the south. The street frontage opposite follows the historic street pattern of Holborn, with small strips of housing located where New Oxford Street now exists.

3.15 Blome's Map of 1720 [Fig 3.2] shows the built form of the area in greater detail. The Site appears immediately to the east of Harrow Alley [no.26 on the map]. The courtyard space to the rear shows various plot divisions corresponding to the buildings on the street frontage.

3.16 The first OS series map dates from 1875 [Fig 3.3]. By this time, the street improvements envisaged following the renewal of leases are clear, with continuous buildings along High Holborn. The addition of New Oxford Street provided a new setting to the row of buildings overlooking the intersection. The Site appears to be occupied by six different properties with a stone yard to the rear. There is also a Foundry to the south of the Site.



Figure 3.6 OS Map 1875 ©100035207  
Source: Ordnance Survey historic map series

3.17 The OS map from 1896 [Fig 3.4] does not show many changes in the area. However, within the wider area, Kingsway had been built to the east. The Library on the Site was built at this time, but is not evident on the map.

3.18 By 1915, both the Public Library and 'Municipal Offices' were depicted on the OS map [Figure 3.5]. Stone Yard was still present to the rear of the Site, however buildings had been erected within the courtyard, enclosing the open space.

3.19 The 1965 OS Map [Figure 3.6] highlights Holborn Town Hall with the removal of building boundaries on the Site. The open courtyard within the Site has been infilled with the development of the Town Hall's canteen. This map also highlights the Site's enclosure by surrounding buildings, with substantial development to the east, west and south, separating the building from the listed buildings to the south. Dragon's Yard passageway continues to separate the Site from the listed building adjacent, and provides access from High Holborn to the historic Stone Yard, shown as the Council Depot in this map.



Figure 3.7 OS Map 1896 ©100035207  
Source: Ordnance Survey historic map series

3.20 The next maps from 1982-87 [Fig 3.7] and 2003 [Fig 3.8] do not show much change. The Town Hall and Library was converted into offices and a restaurant in the year 2000, including the five storey rear extension to the building.

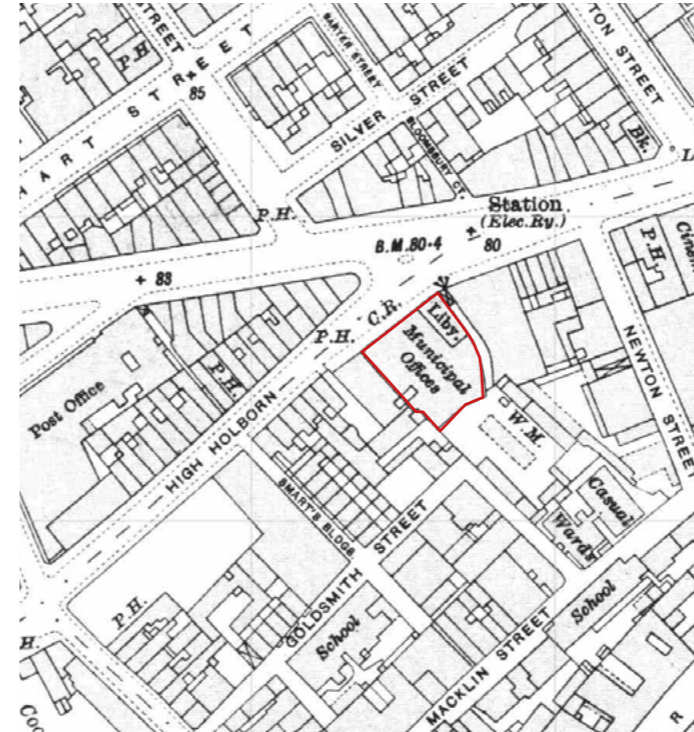


Figure 3.8 OS Map 1915 ©100035207  
Source: Ordnance Survey historic map series



Figure 3.9 OS Map 1965 ©100035207  
Source: Ordnance Survey historic map series

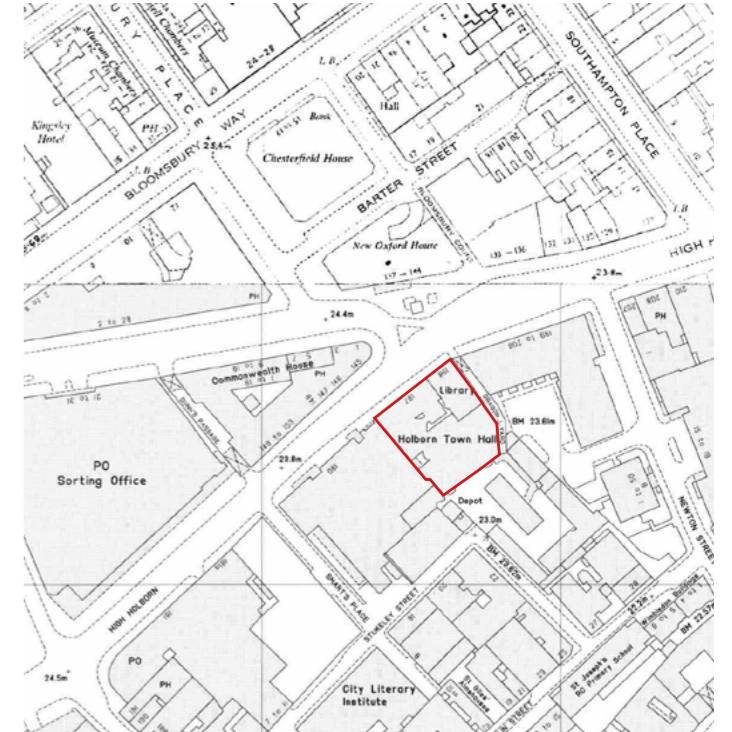


Figure 3.10 OS Map 1982-87 ©100035207  
Source: Ordnance Survey historic map series

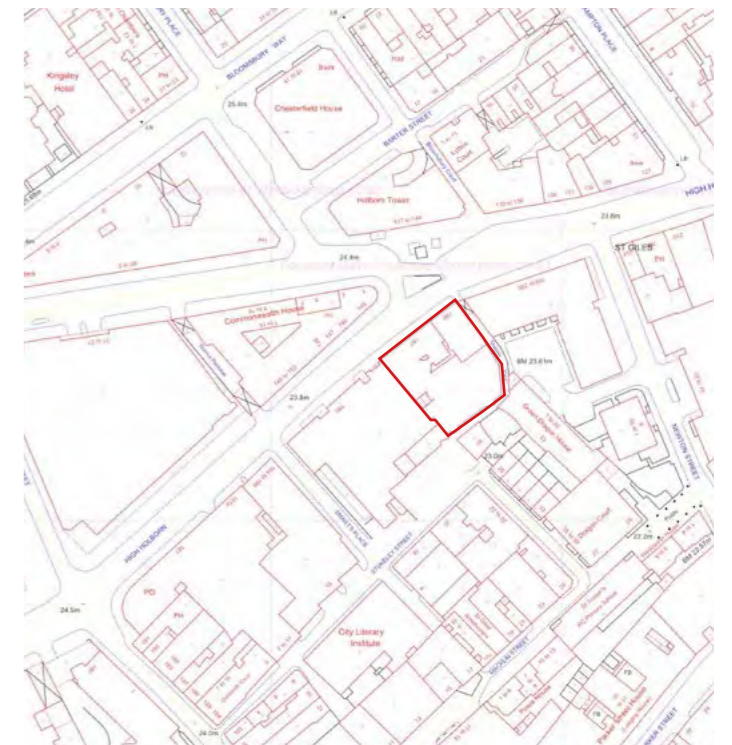


Figure 3.11 OS Map 2003 ©100035207  
Source: Ordnance Survey historic map series

### 3 | Historic Development of Site & Surroundings

#### Planning History

3.21 A study of the Site's Planning History shows several applications relating to the building's interiors as well as the exterior.

3.22 The first major set of works evident from the application LS9704125R3 which included

*Works of alteration and partial demolition in connection with the conversion of the town hall building for office and restaurant uses and the erection of a new building on Site B for a community centre use and residential.*

3.23 By 2000, this permission had been fully implemented with further alterations requested. In 2002, consent was granted for:

*Installation of 6no internal air-conditioning cabinet units at second floor level. Installation of 3no external condenser units and a satellite dish on rear roof at second floor level and associated works.*

3.24 Further works were granted to the Library wing for adaptation to a restaurant including new vents and grilles.

3.25 Although not exhaustive, key permissions and consents are included in the table following the figures showing the existing drawings from 1997.

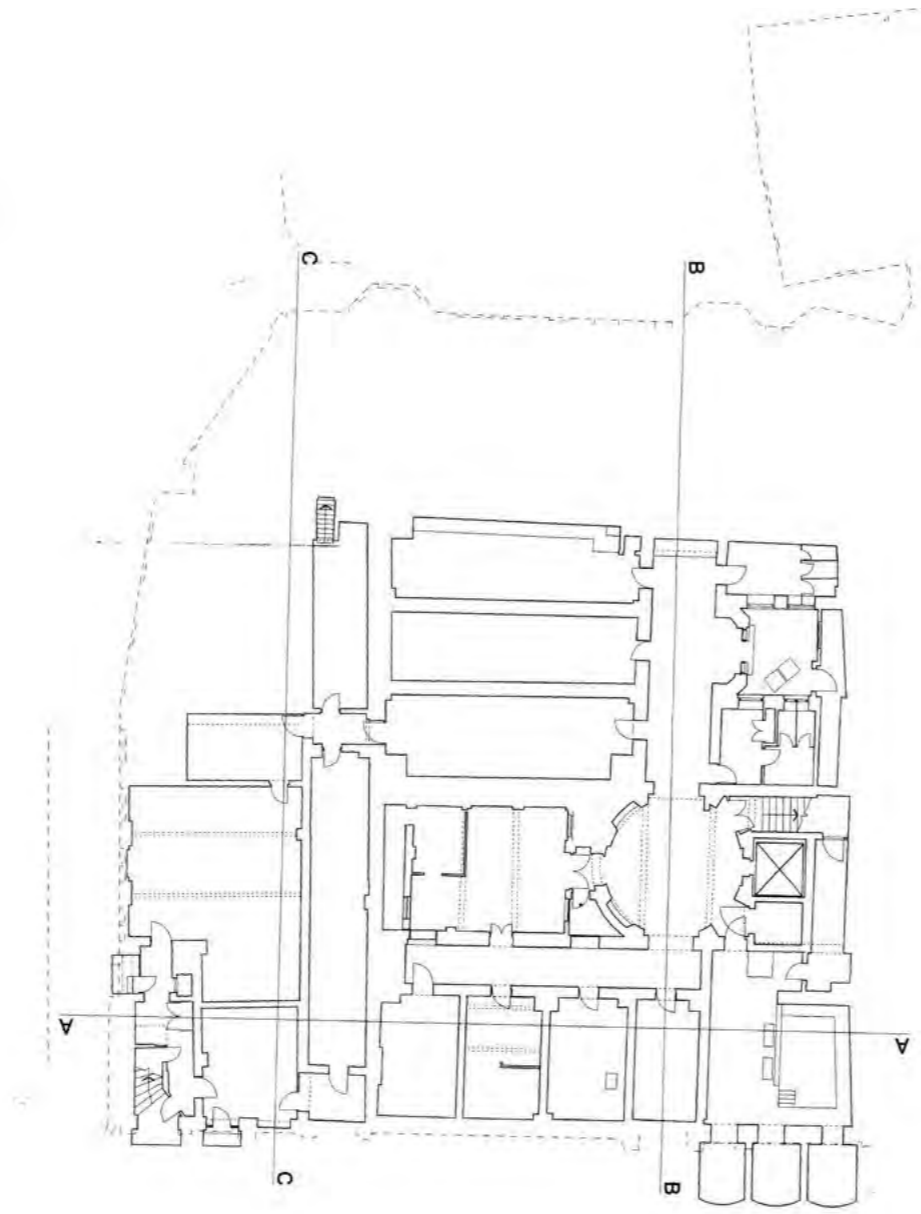


Figure 3.12 Basement Floor, as existing 1997

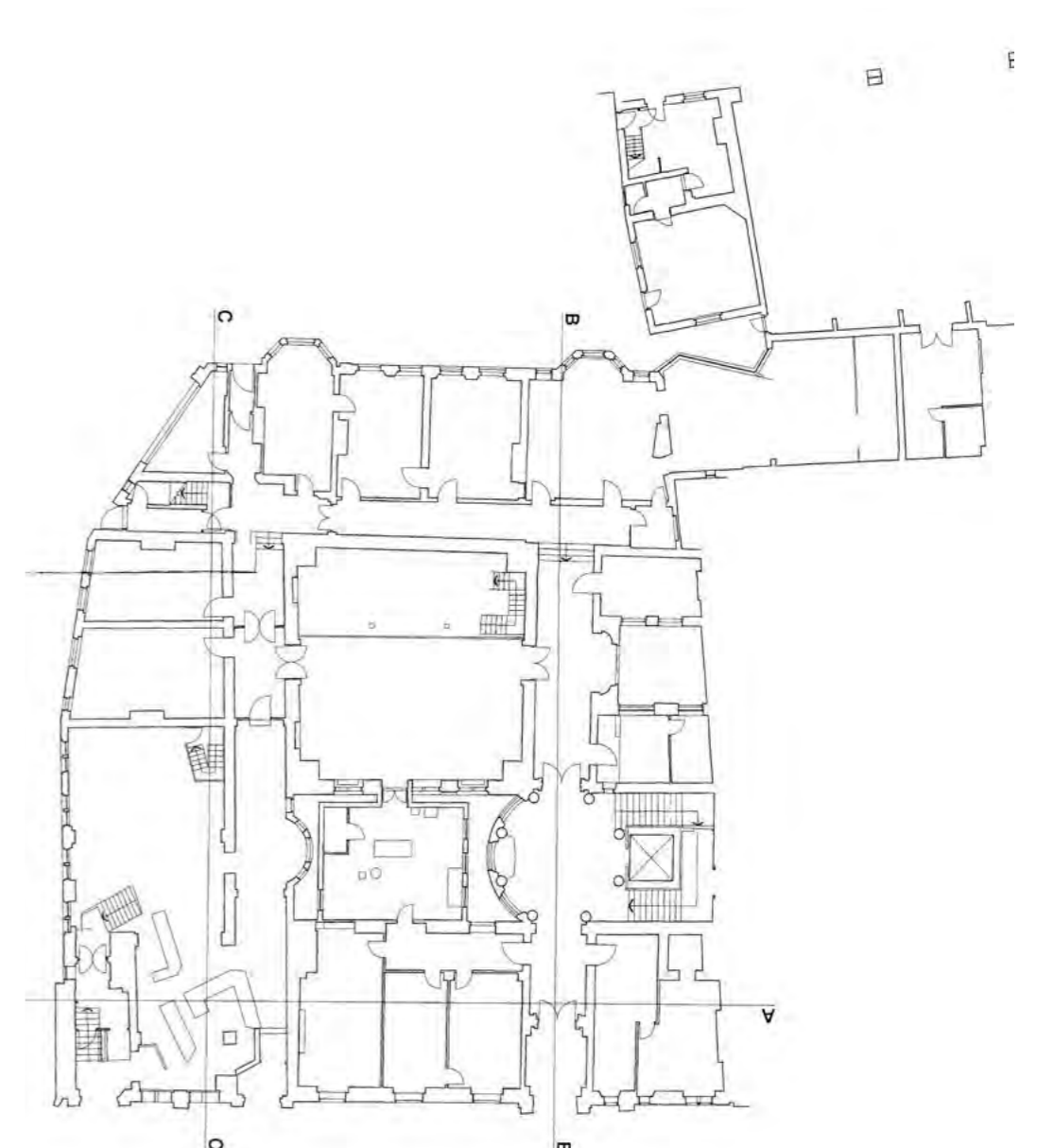


Figure 3.13 Ground Floor, as existing 1997

### 3 | Historic Development of Site & Surroundings

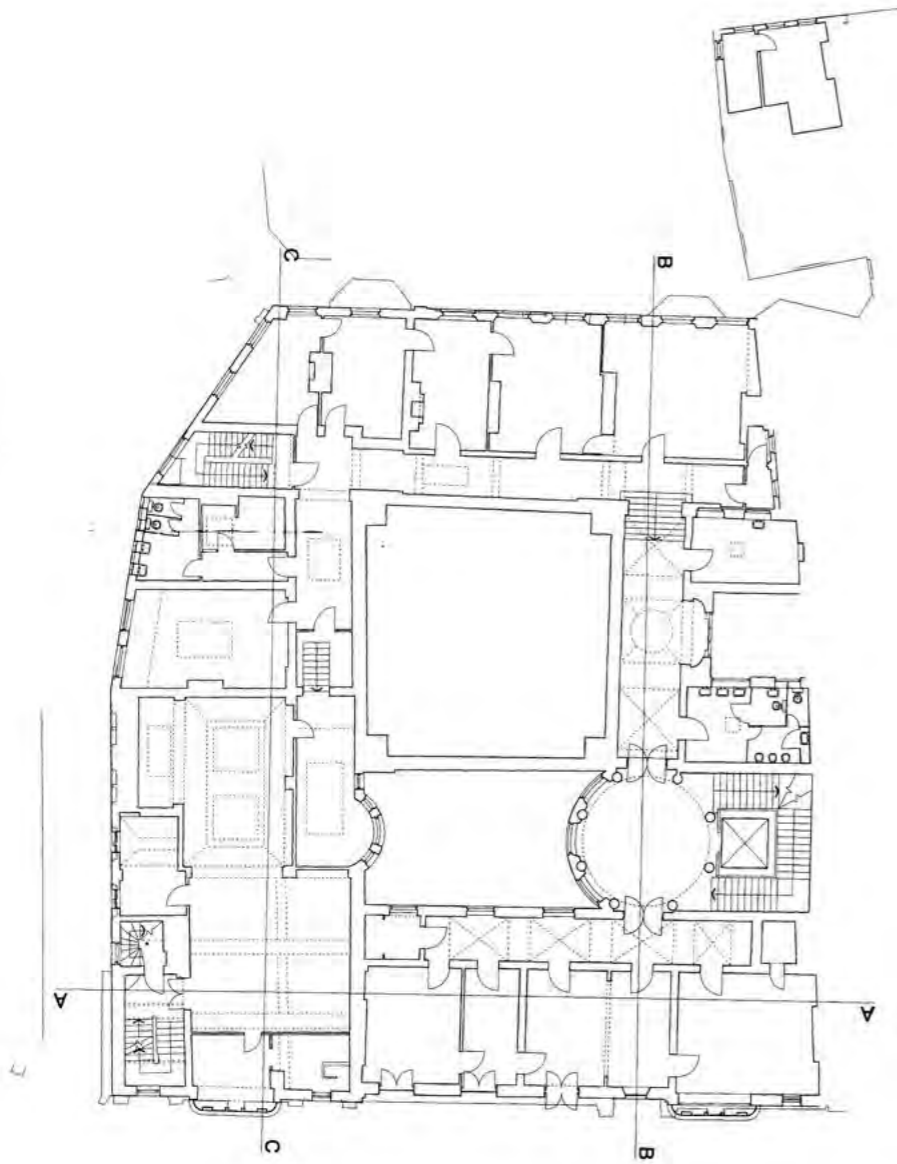


Figure 3.14 First Floor, as existing 1997

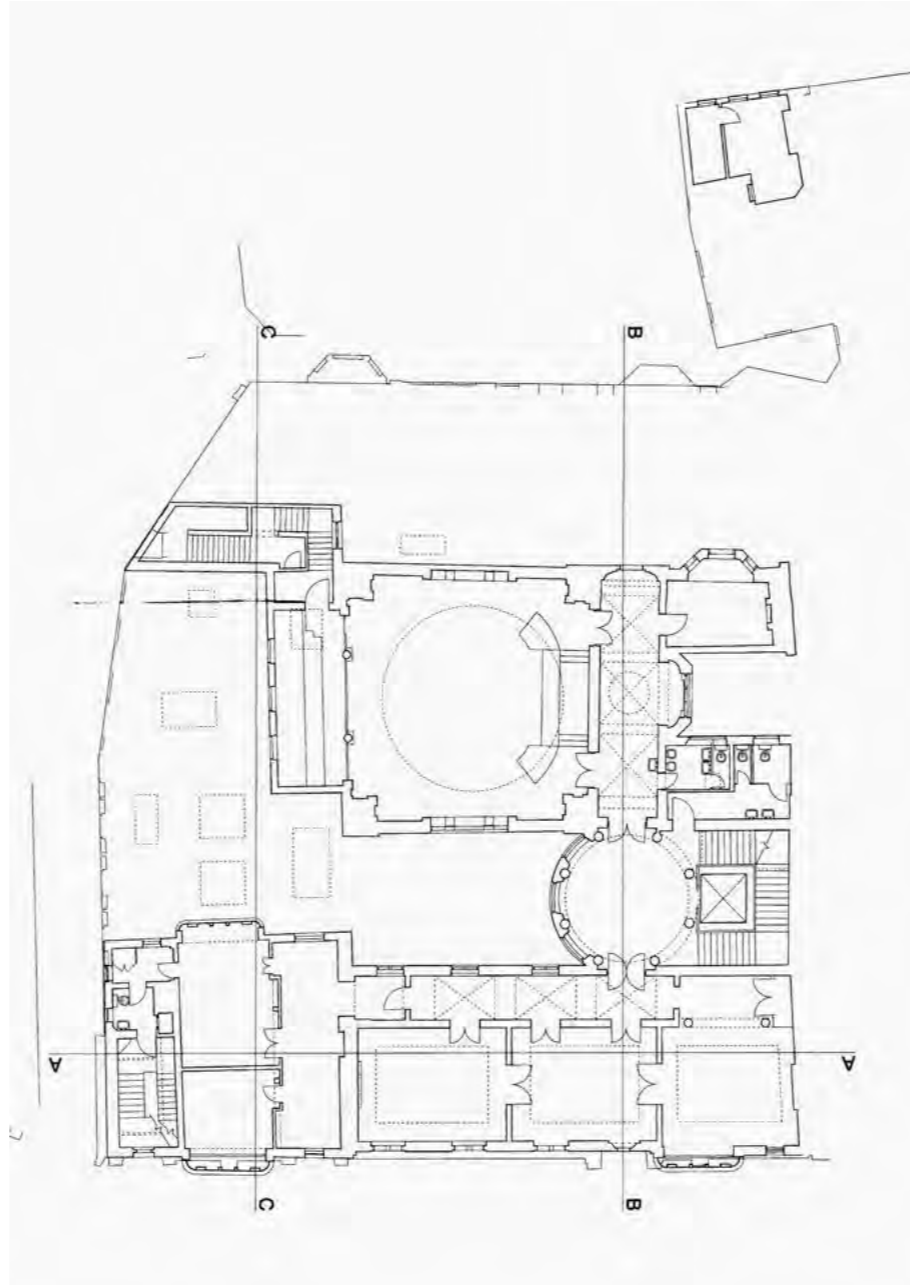


Figure 3.15 Second Floor, as existing 1997

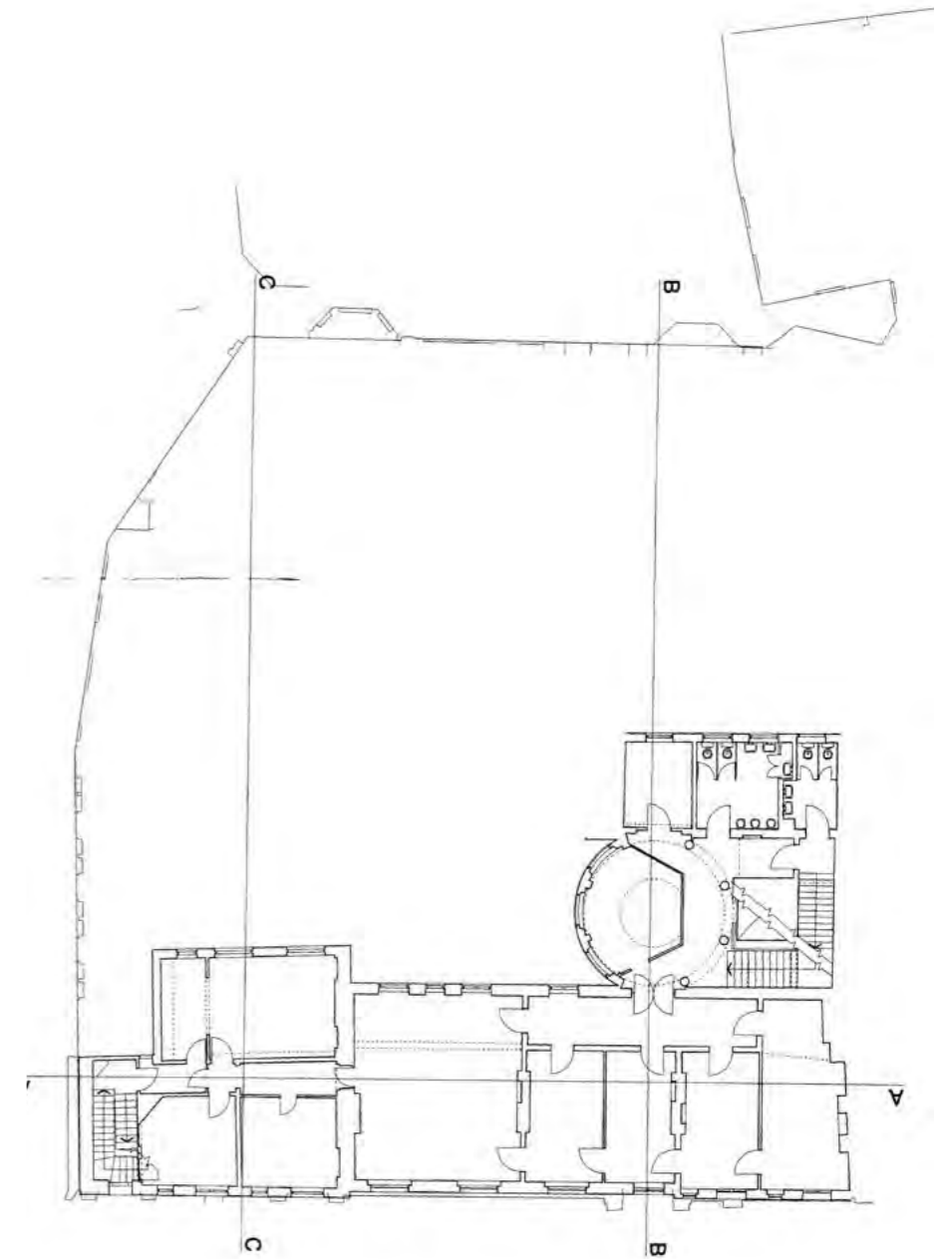


Figure 3.16 Third Floor, as existing 1997

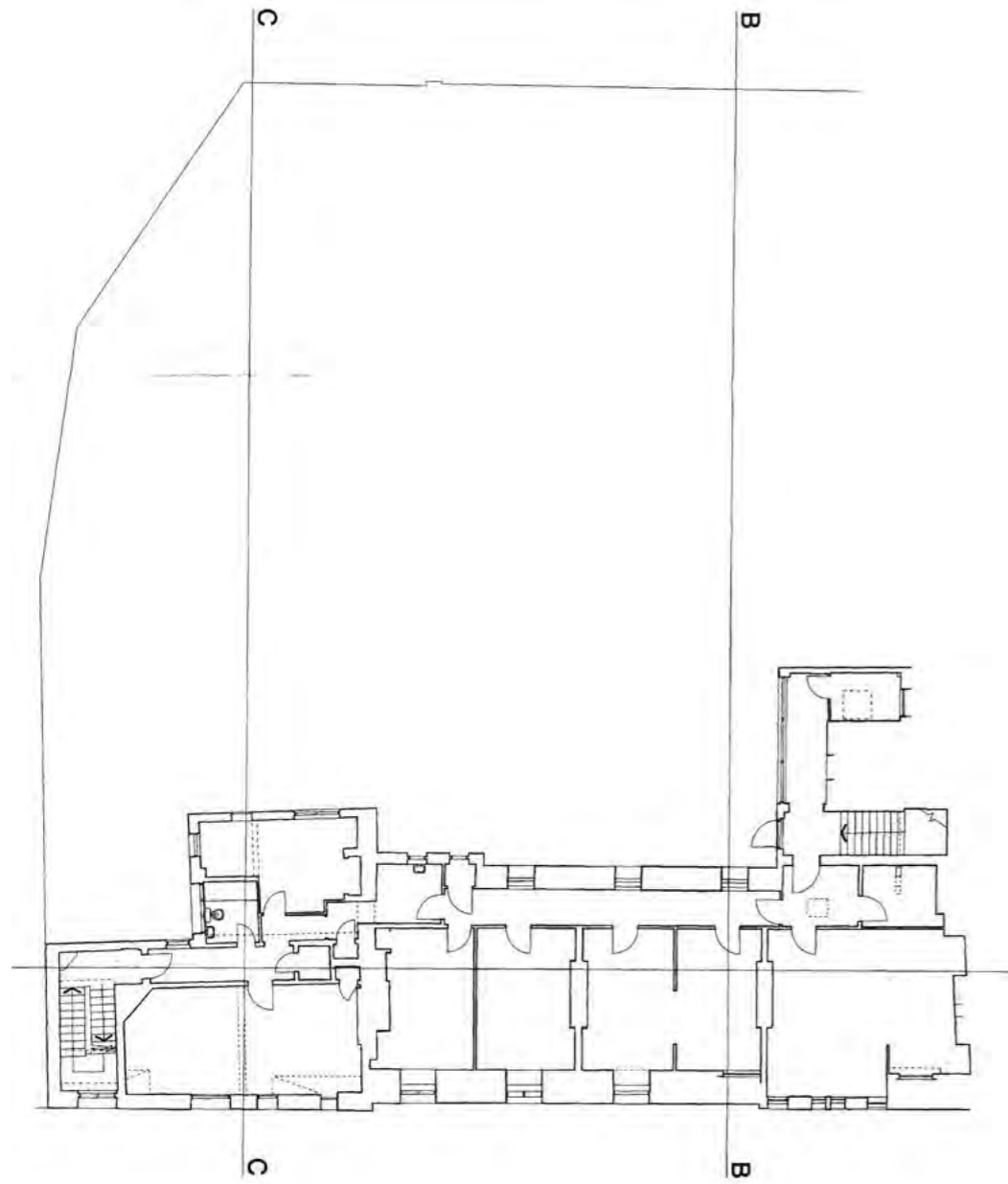


Figure 3.17 Fourth Floor, as existing 1997

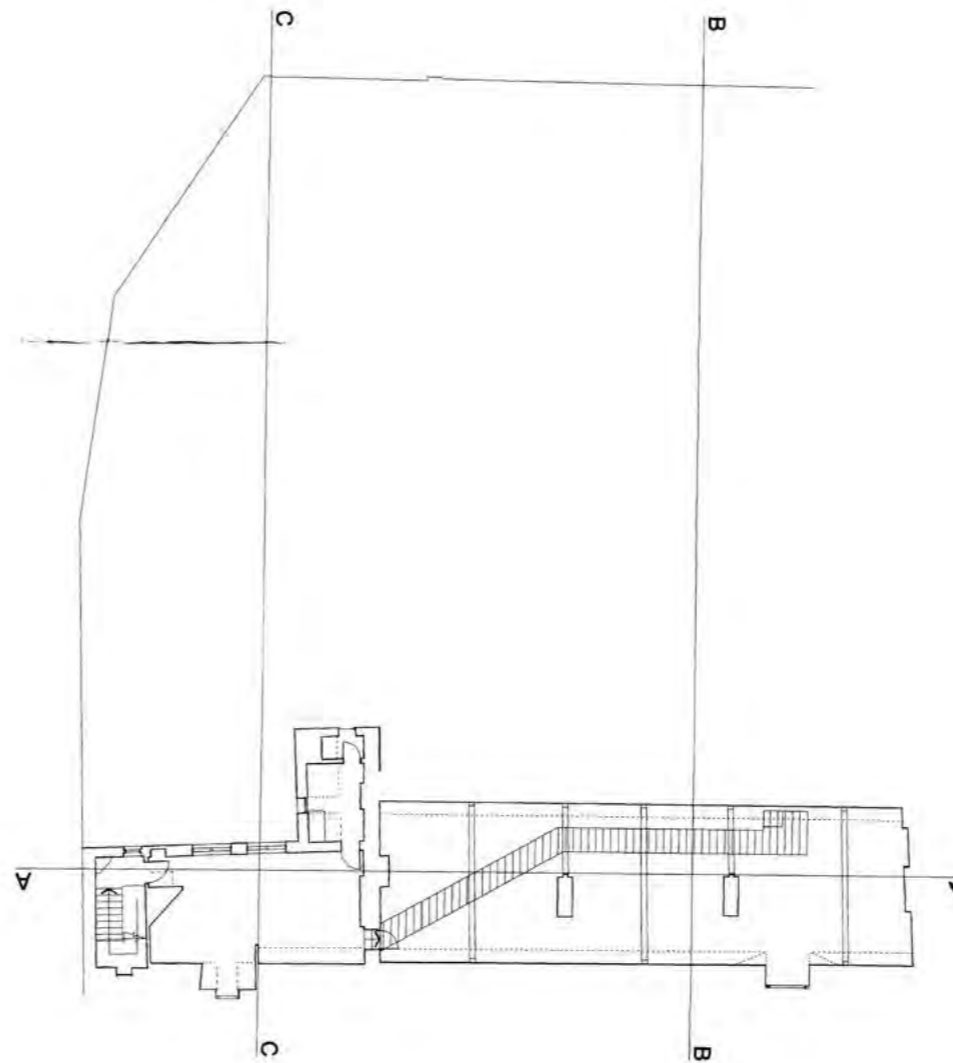


Figure 3.18 Fifth Floor, as existing 1997

### 3 | Historic Development of Site & Surroundings

Application Number	Proposal	Application Registered	Decision
TP20099/15874	In Outline the erection of additional office accommodation and roofing over part of the yard at the rear of Holborn Town Hall, 193/7, High Holborn, Holborn, as indicated on plan submitted	04/12/1953	Grant with conditions 02-02-1954
HB2265	Listed building consent for the alteration of Holborn Town Hall	22/11/1979	Granted 26-11-1979
36606	The retention of the cover plan building for use as office accommodation, at the rear of Holborn Town Hall.	14/07/1983	Granted 30-08-1983
8470136	Partial demolition of wall and erection of new partition in existing vaulted corridor at first floor level (part)	04/12/1984	Grant List.Build. or Cons.Area Consent 05-12-1984
9400421	Use of Old Town Hall rear annexe building as temporary film production office together with the use of parts of the Town Hall for filming, as shown on drawings	24/03/1994	Grant Full or Outline Perm. with Condit. 13-05-1994
9470093	The carrying out of internal alterations, as shown on drawings numbered QC1 and QC1AA and as detailed in the "Schedule of Works"	24/03/1994	Grant List.Build. or Cons.Area Consent 13-05-1994
LS9604221R1	Redevelopment of the site by the erection of blocks of flats comprising 29 self-contained units together with associated car parking and landscaping, as shown on drawing	06/03/1997	Grant L B Consent with Conditions 17-11-1997
PS9604220R1	Redevelopment of the site by the erection of blocks of flats comprising 29 self-contained units together with associated car parking and landscaping, as shown on drawing	06/03/1997	Grant Full Planning Permission (conds) 31-10-1997
PS9705086	Approval of details of car parking and landscaping pursuant to conditions 02 and 05 of planning permission dated 30/10/97 (ref: PS9604220R1) for the development of 29 residential units	10/10/1997	Grant Approval of details 05-12-1997
LS9704125R3	Works of alteration and partial demolition in connection with the conversion of the town hall building for office and restaurant uses and the erection of a new building on Site B for a community centre use and residential	25/11/1997	Grant L B Consent with Conditions 23-12-1997
PS9704124R3	Change of use and conversion of the Town Hall building and library to use as offices (Class B1) and a restaurant (Class A3) together with the erection of a 5 storey building on the site fronting Stukeley Street for use as a community centre (Class D1), servicing bay together with 10 self-contained flats over, as shown on drawing numbers	25/11/1997	Grant Permission subject to Section 106 23-12-1997
PS9705362	Submission of details of programme of archaeological work pursuant to additional condition 9 of planning permission dated 31st October 1997 (Ref PS9604220R1) for the redevelopment of the site to provide 29 residential units, as shown on a Written Scheme of Investigation prepared by the Museum of London Archaeology Service	15/12/1997	Grant Approval of details 20-04-1998
PS9804083	Approval of details of elevations and facing materials and access balconies pursuant to additional conditions 01 & 04 of the planning permission dated 31st October 1997 (Reg PS9604220R1).	30/01/1998	Grant Approval of details 27-03-1998
PS9804192R1	Approval of method statement for construction matters pursuant to additional condition 6 of planning permission dated 31st October 1997 (Reg No.PS9604220R1)	02/04/1998	Grant Approval of details 24-04-1998
LS9704127R6	Works of alteration, partial demolition and extension in connection with the conversion of the town hall building for hotel and restaurant uses and the erection of a new building on Site B for hotel use and a community centre	08/05/1998	Grant L B Consent with Conditions 12-08-1998

Application Number	Proposal	Application Registered	Decision
PS9704126R6	Change of use, conversion and extension of the Town Hall building and library to use as a hotel (Class C1) and a restaurant (Class A3) together with the erection of a 6 storey building on the site fronting Stukeley Street for use as an extension to the hotel together with a community centre (Class D1) and servicing bay on the ground floor, as shown on: Survey Drawings	08/05/1998	Grant Permission subject to Section 106 12-08-1998
PS9804782	Removal or alteration of Condition 14 attached to the planning permission granted on the 18th August 1998 (ref.PS9704126R6) which restricts the opening hours of the restaurant to between 8am and 11pm on Mondays to Fridays and Saturdays with no opening on Sundays or Bank Holidays, as shown on drawing number	20/08/1998	Grant Full Planning Permission 23-10-1998
PS9804783	Removal or alteration of Condition 14 attached to the planning permission granted on the 18th August 1998 (ref.PS9704126R6) which restricts the opening hours of the restaurant to between 8am and 11pm on Mondays to Fridays and Saturdays with no opening on Sundays or Bank Holidays, as shown on drawing number	20/08/1998	Grant Full Planning Permission 23-10-1998
PS9804986R1	Alteration to a previously approved scheme for the redevelopment of the site for 29 units of housing, comprising the change of use of part of the site initially proposed for car parking to a dual uses as follows: i) Use for cycle parking, repairs and sales, or ii) Uses within Class for B1; together with the erection of a single storey link extension between the housing blocks and associated landscaping proposals, as shown on drawing numbers	14/01/1999	Grant Full Planning Permission (conds) 12-03-1999
LS9904343	Works of extension, partial demolition and alteration and conversion of the Town Hall in connection its use for office and restaurant purposes including the erection of 1, 2 and 5 storey rear extensions; a new entrance to Dragon Court; and the installation of new service cores, as shown on drawing numbers	10/08/1999	Grant LB consent subject to Section 106 09-03-2000
PS9904342	Change of use and conversion of the town hall building and library to office (use class B1) and restaurant (use class A3); the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a 5 storey building on the Stukely Street frontage (site B) for use as a community centre (use class D1) at ground floor level with office (B1) use on the upper floors; associated servicing provision	10/08/1999	Grant Planning Permission subject to Section 106 09-03-2000
LS9905276	Submission of details of protection of interior features pursuant to additional condition 3 of draft listed building consent (reg. no. LS9904343) subject to completion of 106 legal agreement, as shown on the statement by Bryant Tilbee Project Services dated 3/12/1999	20/01/2000	Grant Approval of Details (Listed Bldg) 04-04-2000
PSX0004058	Variation of additional condition 14 of planning permission granted on 5th November 1999 (Ref. PS9904342/R2) relating to the restriction of opening hours of ground floor restaurant.	26/01/2000	Condition varied 18-12-2001
PSX0004115	Variation of condition 23 of planning permission PS9904243R1 dated 10 March 2000 as follows: 'The bridge at third floor level between the two rear extensions to the main Town Hall Building, overlooking the housing site to the south as well as the green roof at first/second floor level in this location shall only be used for means of escape in an emergency and shall not be used as a general access for occupiers of the development other than for maintenance of those structures' as referred to in letter dated 7th January 2000	31/01/2000	Grant Full Planning Permission 13-03-2000

### 3 | Historic Development of Site & Surroundings

Application Number	Proposal	Application Registered	Decision
LS9905318	Submission of details of method statement for masonry cleaning pursuant to additional condition 12 of draft listed building consent (Reg. no. LS9904343R2)	23/02/2000	Grant Approval of Details (Listed Bldg) 04-04-2000
PSX0004216	Submission of details of external materials for the new building pursuant to additional condition 1 of the planning permission (Reg.No.PS9904342R) dated 9 March 2000	23/02/2000	Grant Approval of details 31-03-2000
PSX0004217	Submission of the obscure glazing to the old town hall part of the scheme pursuant to additional condition 21 of the planning permission (Reg.No.PS9904342R) dated 9 March 2000	23/02/2000	Grant Approval of details 31-03-2000
PS9905309	Submission of details of construction work, a programme of archaeological work, and foundation design and works, pursuant to Planning Permission (Reg.No.PS9904342/R2) and additional conditions 18, 19, & 20.	28/02/2000	Grant Approval of details 18-12-2001
LSX0004261	Submission of details of new glazed bridges and glazing to south elevation pursuant to additional condition 9 (m) of the draft listed building consent (Reg.No.LS9904261) subject to a 106 legal agreement	06/03/2000	Grant Approval of Details (Listed Bldg) 25-04-2000
PSX0004194	Variation of condition 04 of planning permission dated 9th March 2000 (Ref. no. PS9904342R2) as follows: The grounds and mezzanine floors of the approved new building on Stukeley Street shall be used only for community use and for no other purpose, including any other purpose within Class D1 of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that order,	13/03/2000	Grant Full Planning Permission 02-05-2000
LSX0004014	Submission of details of method statement indicating proposed method of ensuring safety and stability of building fabric pursuant to additional condition 2 attached to draft listed building consent (Reg.no. LS9904343R2) subject to a section 106 legal agreement.	05/04/2000	Grant Approval of Details (Listed Bldg) 06-06-2000
LS9905294	Submission of details of alterations to form fire escape door to Dragon Yard elevation pursuant to additional condition 9 (o) of draft listed building consent (Reg. no. LS9904343) subject to 106 legal agreement.	12/04/2000	Grant Approval of Details (Listed Bldg) 06-06-2000
LS9905293	Submission of details of alterations to the east wall of the council chamber, including the removal and reinstatement of the details of the former viewing gallery pursuant to additional condition 9 (f) of listed building consent (Reg. no. LS9904343) dated 9 March 2000	28/04/2000	Grant Approval of Details (Listed Bldg) 13-06-2000
LS9905225	Alterations to the external and internal design of the previously approved schemes for planning permission and listed building consent (ref. no's. PS9904342R2 and LS9904343R2) granted on 9 March 2000 for the partial redevelopment, refurbishment and conversion of the former town hall building and library for office (use class B1) and restaurant (use class A3); the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a 5 storey building on the Stukeley Street frontage (site B) for use as a community centre (use class D1) at ground floor level with office (B1) use on the upper floors; and associated servicing provision	12/05/2000	Grant L B Consent with Conditions 18-10-2000

Application Number	Proposal	Application Registered	Decision
PS9905224	Alterations to the external and internal design of the previously approved schemes for planning permission and listed building consent (ref. no's PS9904342R2 and LS9904343R2) granted on 9 March 2000 for the partial redevelopment, refurbishment and conversion of the former town hall building and library for office (use class B1) and restaurant (use class A3); the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a 5 storey building on the Stukeley Street frontage (site B) for use as a community centre (use class D1) at ground floor level with office (B1) use on the upper floors; and associated servicing provision.	12/05/2000	Grant Permission subject to Section 106 18-10-2000
PS9905292	Submission of details of landscaping to Dragon Yard pursuant to additional condition 2 of draft planning permission dated 9 March 2000 (Reg. no. PS9904342)	19/05/2000	Grant Approval of details 11-07-2000
LSX0004496	Submission of further details of masonry cleaning, pursuant to additional condition 12 of the listed building consent dated 09/03/00 (Reg. No. LS9904343R2) (As shown on Method Statement by Ingram Consultancy dated 18/5/00)	22/05/2000	Grant Approval of Details (Listed Bldg) 13-06-2000
LSX0004669	Approval of details of decorative schemes, recording of existing buildings and analysis pursuant to additional conditions 10 and 11 of listed building consent (Reg No: LS9904343) dated 09th March 2000, as shown by Survey, Recording and Paint Analysis of Historic Interiors by Ingram Consultancy dated May 2000.	06/06/2000	Grant Approval of Details (Listed Bldg) 08-08-2000
PS9905126	Approval of details of method statement for the demolition pursuant to condition 17 of the planning permission dated 9th March 2000 (Reg no.PS9904342), as shown by Method Statement from St Mary's demolition dated 2nd June 2000, and letter from Christian Garnett Associates dated 9th June 2000.	12/06/2000	Grant Approval of details 11-07-2000
LSX0004150	Submission of specification and method statement in respect of the repair of the external envelope of the building pursuant to additional condition 9(a) of listed building consent (Reg. no. LS9904343R2) dated 9th March 2000, as shown by Introduction to External Fabric Repairs and Works dated 26th April 2000 (489/loc7.045 lbc condition 9a), Section B, Repairs to Existing Windows; Section C, Roof works and Finishes; Section D, Brickwork Repair; Section E, Plan and Elevation Drawings as Location Key to the above information; letter from Christian Garnett Associates dated 12th June 2000, letter from Bryant Tilbee Project Services dated 31st May 2000 and letter/fax from Ingram Consultancy dated 8th June 2000.	13/06/2000	Grant Approval of Details (Listed Bldg) 14-11-2000
LSX0004015	Submission of details (copies of signed contracts) pursuant to additional condition 1 of listed building consent (Reg No: LS9904343R2) dated 09/03/2000. (as shown on JCT Contract with Contractor's Design dated 12/07/2000, JCT Contract Private Without Quantities dated 23/12/99, letter from Barrie Tanel dated 14/07/2000).	13/07/2000	Grant Approval of Details (Listed Bldg) 25-07-2000
LSX0004867	Submission of details of glazed roof to lightwell pursuant to additional conditions 9(e) of listed building consent (Reg No: LS9904343) dated 9 March 2000, as shown on drawing numbers 489/3.141 rev G-3, 3.142 rev G-2, 3.145 rev G-0, 3.146 rev G-0, 3.147 rev G-0, 3.148 rev G-0, G3.149 rev G-0, 3.150 rev G-0.	20/07/2000	Grant Approval of Details (Listed Bldg) 12-09-2000
LSX0004898	Approval of details of extract ventilation to the kitchen of the restaurant pursuant to additional condition 9(j) of listed building consent (Reg No: LS9904343) dated 9th March 2000, as shown by drawing numbers 489/1.105 Rev G-1, 489/1.102 Rev G-1, 489/3.147 Rev G-0 & 489/3.141 Rev G-3.	20/07/2000	Grant Approval of Details (Listed Bldg) 18-09-2000



### 3 | Historic Development of Site & Surroundings

Application Number	Proposal	Application Registered	Decision
LSX0004110	Submission of details of stained glass windows pursuant to additional condition 9(b) attached to listed building consent (Reg. No. LS9904343R2) dated 9 March 2000, as shown on Method Statement by Goddard & Gibbs Studios Ltd dated 6 July 2000.	01/08/2000	Grant Approval of Details (Listed Bldg) 12-09-2000
LS9905317	Submission of details of new and relocated services pursuant to additional condition 4 of listed building consent (Reg. no. LS9904343R2) dated 9th March 2000, as shown by drawing numbers 1695A/PH/01C, /02, /03, /04, /05, /06, /07, /08, /09, Method Statement and Approach to the New Drainage installation 489_doc10.1.5 Rev.1, 1695A/M/01, /02, /03, /04, /05, /06, /07, Method Statement and Approach to the Mechanical Services installation at Holborn Town Hall 489_doc10.1.5 Mechanical Rev.1, 489/1.203 Rev G-0, 489/1.204 Rev G-0, 489/1.205 Rev G-0, 489/1.206 Rev G-0 and Method Statement and Approach to the Electrical Services installation at Holborn Town Hall 489_doc10.1.7 Rev 1.	05/09/2000	Grant Approval of Details (Listed Bldg) 14-11-2000
LSX0005212	Submission of details of decorative schemes for the principal internal spaces pursuant to additional condition 9(h) of listed building consent (Reg No. LS9904343R2) dated 9th March 2000, as shown on letter from Christian Garnett Associates dated 6 September 2000.	20/10/2000	Grant Approval of Details (Listed Bldg) 19-12-2000
LSX0005213	Submission of details of new openings between the ground floor rooms and new internal lightwell pursuant to additional condition 9(g) of the listed building consent (Reg No. LS9904343R2) dated 9th March 2000, as shown on drawing numbers: 2962/TH/102 rev C, /103 rev C and /104 rev A	20/10/2000	Grant Approval of Details (Listed Bldg) 19-12-2000
LSX0005370	Submission of details of method statement pursuant to additional condition 12 of Listed Building Consent (Reg No. LS9904343R2) dated 9th March 2000. As shown on drawing number 489/4.400/G-O, 489/4.401/G-O, letter from Ingram Consultancy dated 29th November 2000 and letter from Christian Garnett Associates dated 23rd January 2001.	01/12/2000	Grant Approval of Details (Listed Bldg) 10-05-2001
LSX0005371	Submission of details of repointing of brickwork pursuant to additional condition 13 of Listed Building Consent (Reg No. LS9904343R2) dated 9th March 2000. As shown on drawing numbers; 489/4.400, rev G-O and 4.401 rev G-O.	01/12/2000	Grant Approval of Details (Listed Bldg) 23-01-2001
LSX0104586	Submission of store cleaning and repair to front facade pursuant to additional condition 12 of listed building consent granted 18th October 2000, (LS9905225). The detail relates to cleaning of the stone work. As shown on method statement report dated May 2001	31/05/2001	Grant Approval of Details (Listed Bldg) 10-07-2001
PSX0105043	Submission of details of the ventilation of extraction of fumes, pursuant to additional condition 7 of Planning Permission (Reg.No.PS9904342/R2) dated 9th March 2000, as shown on drawing	30/10/2001	Grant Approval of details 18-12-2001
LSX0205197	Installation of 6no internal air-conditioning cabinet units at second floor level. Installation of 3no external condenser units and a satellite dish on rear roof at second floor level and associated works. As shown on drawing 6420/GA/2nd/01G, 6420/GA/2nd/05, 6420/ GA/2nd/06A, 6420/RF/002A, 6420/RF/003A, 6420/RF/004A, 6420/O2C, SK01, E6420/A/02, E6420/A/04, E6420/D/06, E6420/D/07, furniture drawings of A/C cabinets, photographs illustrating location of roof mounted condenser units, manufacturers details of A/C units, acoustic report	24/10/2002	Grant L B Consent with Conditions 07-04-2003

Application Number	Proposal	Application Registered	Decision
2004/0187/L	Removal of part of original internal walls and part of floor including structural support associated with works at basement, ground and mezzanine floor levels.	02/02/2004	Granted 22-03-2004
2004/0527/L	Installation of new internal partitions at fourth floor level	27/02/2004	Granted 07-04-2004
2004/0813/P	The installation of air conditioning plant and louvre grilles for air intake/extract replacing existing windows to front and rear.	10/05/2004	Granted 23-06-2004
2004/0814/L	Internal and external alterations at basement and ground floor level in association with a restaurant (Use class A3) including the installation of air conditioning plant, replacement of windows with grilles, uplighters concealed behind window boxes and alterations to the front facade in connection with the display of advertisements.	10/05/2004	Granted 23-06-2004
2004/2755/L	Internal works to fourth and fifth floors as a variation to listed building consent Ref:2004/0527/L dated 7th April 2004	07/07/2004	Granted 17-08-2004
2004/3807/L	Internal works comprising the removal of an existing stud partition, door and cupboard and the installation of a new entrance door and cupboard, and the installation of a fully glazed partition, all at third floor level.	22/09/2004	Part Granted/Refused 07-10-2004
2004/4482/L	Submission of details pursuant to condition 2a; fixing of floor to mosaic floor, 2b; photographic record of mosaic floor, 2c; new windows, 2d; new internal doors, 2e; design of niche glass panels, of listed building consent granted (2004/0814/L) dated 23rd June 2004 for internal and external alterations at basement and ground floor level in association with a restaurant use	09/12/2004	Granted 17-01-2005
2012/4486/L	Internal alterations comprising installation of spiral staircase connecting 4th floor and 5th floor mezzanine, and installation of glazed doors to 4th floor lift lobby entrance	14/09/2012	Granted 26-09-2012
2018/4429/L	Installation of an air conditioning system and associated plant with acoustic screen on the roof of the building and associated internal works to serve the fourth and fifth floor office levels	13/09/2018	Granted 26-11-2018
2018/3171/P	Installation of an air conditioning system and associated plant with acoustic screen on the roof of the building to serve the fourth and fifth floor office levels.	13/09/2018	Granted 26-11-2018
2018/4545/L	Erection of fifth floor rear roof extension (southwest side of the building) incorporating new roof terrace to provide additional commercial accommodation, installation of 2 x roof top plant areas with 9 air condition units and 1 heat pump, installation of roof light, replacement enclosure of lift overrun and associated external and internal servicing pipework.	21/09/2018	Granted 05-06-2019
2018/3874/P	Erection of fifth floor rear roof extension (southwest side of the building) incorporating new roof terrace to provide additional commercial accommodation, installation of 2 x roof top plant areas with 9 air condition units and 1 heat pump, installation of roof light, replacement enclosure of lift overrun and associated external servicing pipework	21/09/2018	Granted Subject to a Section 106 Legal Agreement 05-06-2019