

21 February 2022
L220221 Cover Letter



Head of Planning
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Savills (UK) Limited
DL: +44 (0) 20 7409 8025
F: +44 (0) 20 7495 3773

33 Margaret Street
London
W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA PLANNING PORTAL PP- 11026418

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF NEW PLANT EQUIPMENT AND ASSOCIATED GRILLES
210 HIGH HOLBORN LONDON WC1V 7HD
LEGAL & GENERAL ASSURANCE (PENSIONS MANAGEMENT) LIMITED**

Introduction

We write on behalf of our client, Legal & General Assurance (Pensions Management) Limited, to apply for planning permission for the installation of new plant equipment and associated grilles on the rear elevation at 210 High Holborn in London.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following:

- This covering letter;
- The completed application form;
- Noise Impact Assessment, prepared by NSL;
- The following plans and drawings:
 - Drawing Ref: Site Location Plan;
 - Drawing Ref: M4052116P1 – 'Roof Level Existing'
 - Drawing Ref: M4052117P1 – 'Roof Level Proposed';
 - Drawing Ref: M4052119P1 – 'Rear Elevation Proposed';
 - Drawing Ref: M4052120P1 – 'Front Elevation Existing'; and
 - Drawing Ref: M4052121P1 – 'Front Elevation Proposed'.

The planning application has been submitted and the requisite fee (£462) paid electronically via the Planning Portal (Ref: PP- 11026418).

The Application Site

The application site comprises the existing seven storey building at 210 High Holborn in London (the 'Site').

The full extent of the Site is detailed on the submitted Drawing Ref: Site Location Plan.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Registered office: 33 Margaret Street, London, W1G 0JD



Relevant Planning History

On 29 September 1998, planning permission was granted for: '*Demolition behind retained stone facade to High Holborn frontage and redevelopment of building providing retail accommodation on part ground and basement floors with offices on part ground and basement and whole of 1st to 6th floors* (App Ref: 8800209) ('the **1988 Permission**').

On 10 June 2010, planning permission was granted for: '*Replacement of an air conditioning chiller on main roof of building*' (App Ref: 2010/2455/P) ('the **2010 Permission**').

The 2010 Permission establishes the principle for the installation of mechanical plant at roof level.

The Proposed Development

The proposed development comprises of the installation of additional plant equipment (three x HVRF units) at roof top level with associated grilles to be installed on the rear (south).

The grilles are to be installed at Ground, First and Second Floor level and measure 300 x 300mm, 700 x 300mm and 1000 x 300mm.

Full details of the proposed works are shown on the existing and proposed elevation and layout drawings submitted as part of this application.

Assessment of the Proposed Development

The proposed equipment is illustrated on the front elevation however it will not be visible from ground level given its scale and 'set back' from the front of the building. The proposed units are significantly smaller and less intrusive than the existing plant equipment installed at roof level.

The grilles proposed are not visually intrusive and do not materially change the appearance of the rear elevation.

The physical works will not have any impact on the overall appearance of the building or the wider street scene / setting.

A Noise Impact Assessment ('**NIA**') has also been prepared to assess the impact of the additional equipment and its operation. The NIA is informed by an empirical noise survey which establishes the existing noise levels at a location representative of the nearest noise sensitive receptors.

The NIA demonstrates that the proposed plant equipment will not result in unacceptable impacts as a result of noise emissions. The development therefore accords with the requirements of Policy A1 *Managing the Impact of Development* and Policy A4 *Noise and Vibration*, as set out in the Local Plan.

Summary and Conclusion

This application seeks planning permission for the installation of new plant equipment at roof top level and associated grilles at 210 High Holborn in London.

The proposed physical works are minor and will not alter the appearance of the building. The roof top already accommodates existing plant equipment and the proposed development is consistent with the commercial function of the floorspace and wider area.

An NIA has been prepared which demonstrates that there will be no unacceptable impacts as a result of the installation of the additional plant.



In light of the above, we respectfully request that this application is approved and that planning permission is granted for the installation of new plant equipment and associated grilles.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

If you have any queries regarding the above or require any further information in order to be able to issue the certificate, please do not hesitate to contact Tim Price or Heloise Whiteman.

Yours faithfully,

A handwritten signature in grey ink that reads "Savills".

Savills (UK) Limited
Planning