

Application ref: 2022/0571/L
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Iceni Projects
131 Britten Close
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**193-197 Holborn Hall
High Holborn
London
WC1V 7BD**

Proposal:

Internal refurbishment across all levels, and minor alterations to modern fabric.

Drawing Nos: 35048 Site LO P1,

Basement

35048 B DEMO P1, 35048 B EXST P1, 35048 B FFIN P1, 35048 B GA P1, 35048 B PART B1, 35048 B REF P1,

Ground floor

5048 00 REF P1, 35048 00 GA P1, 35048 00 FFIN P1, 35048 00 EXST P1, 35048 00 DEMO P1

First floor

35048 01 DEMO P1, 35048 01 EXST P1, 35048 01 FFIN P1, 35048 01 GA P1, 35048 01 PART P1, 35048 01 REF P1

Second floor

35048 02 DEMO P1, 35048 02 ELO1 P1, 35048 02 EXST P1, 35048 02 FFIN P1, 35048 02 GA P1, 35048 02 PART P1, 35048 02 REF P1

Third floor

35048 03 DEMO P1, 35048 03 EL01 P1, 35048 03 EXST P1, 35048 03 FFIN P1,
35048 03 GA P1, 35048 03 PART P1, 35048 03 REF P1

Fourth floor

35048 04 DEMO P1, 35048 04 EXST P1, 35048 04 FFIN 01, 35048 04 GA P1, 35048
04 REF P1

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:

35048 Site LO P1,

Basement

35048 B DEMO P1, 35048 B EXST P1, 35048 B FFIN P1, 35048 B GA P1,
35048 B PART B1, 35048 B REF P1,

Ground floor

35048 00 REF P1, 35048 00 GA P1, 35048 00 FFIN P1, 35048 00 EXST P1,
35048 00 DEMO P1

First floor

35048 01 DEMO P1, 35048 01 EXST P1, 35048 01 FFIN P1, 35048 01 GA P1,
35048 01 PART P1, 35048 01 REF P1

Second floor

35048 02 DEMO P1, 35048 02 ELO1 P1, 35048 02 EXST P1, 35048 02 FFIN
P1, 35048 02 GA P1, 35048 02 PART P1, 35048 02 REF P1

Third floor

35048 03 DEMO P1, 35048 03 EL01 P1, 35048 03 EXST P1, 35048 03 FFIN
P1, 35048 03 GA P1, 35048 03 PART P1, 35048 03 REF P1

Fourth floor

35048 04 DEMO P1, 35048 04 EXST P1, 35048 04 FFIN 01, 35048 04 GA P1,
35048 04 REF P1

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 The site is a 19th-century grade-II-listed former town hall that makes a positive contribution to the Bloomsbury Conservation Area.

It is currently in office use and the applicant wishes to refresh its interiors by renewing modern components and repairing historic ones.

This application only refers to the northern and western ranges. The applicant has taken the decision to remove all servicing from the application. Therefore, notwithstanding any surviving elements within the drawings, servicing is not considered or consented by this application.

The basement is an area of low significance and has been somewhat altered. Additional partitions are proposed with no demolition of historic fabric. The floor is made of concrete so servicing will not harm historic fabric.

On the ground floor, no demolitions are proposed. Carpet will be removed and floorboards and terrazzo flooring revealed and restored.

At first-floor level, carpet will be removed and floorboards and terrazzo flooring revealed and restored. A tea point is proposed, with a reversible backboard, plumbed from the adjacent lavatory through a modern plasterboard wall.

On the second floor, a teapoint will be replaced and modern glazed partitions will be reorganised at the same scale underneath the mezzanine.

At third-floor level, there will be minor demolition and reorganisation of modern partitions and installation of a teapoint, plumbed through a modern plasterboard wall. Modern flooring will be replaced.

On the fourth floor, modern flooring will be replaced.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice,

whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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