

Application ref: 2021/3561/P  
Contact:  
Tel: 020 7974  
Date: 14 December 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**Templar House**  
**81-87 High Holborn**  
**London**  
**WC1V 6NU**

### **Proposal:**

Variation of condition 3 (approved plans) and condition 7 (hours of use of roof terrace to reflect updated drawing numbers) of planning permission granted on 30/04/2021 ref 2020/1350/P (for installation of new plant equipment and associated acoustic screening at 7th, 8th and 9th floor levels fronting High Holborn, the link block and Eagle Street, kitchen extract duct, extensions to the existing lift cores, a new single storey WC block at 8th floor level and creation of external enclosed and covered terrace with associated railings at roof level fronting High Holborn), namely to include alterations to the plant area to reduce its size; relocation of covered roof terrace area on High Holborn; new metal railings to Eagle Street roof and High Holborn parapets; omission of toilet block extension at 8th floor level link; reduced height of link block plant enclosure; reduced height of parapet extension on the High Holborn and Eagle Street cores.

Drawing Nos: 10\_EE\_001 P1; EX\_EE\_050 P1; EX\_EE\_107 P1; EX\_EE\_108 P1;  
EX\_EE\_109 P1; EX\_EE\_110 P1; EX\_EE\_310 P1; EX\_EE\_311 P1; EX\_EE\_312 P1;  
EX\_EE\_313 P1.

UCH-AST-XX-XX-DR-A-010601 P1; UCH-AST-XX-07-DR-A-010717 P1; UCH-AST-XX-08-DR-A-010718 P1; UCH-AST-XX-09-DR-A-010719 P1; UCH-AST-XX-RF-DR-A-010720 P1; UCH-AST-XX-XX-DR-A-010800 P1; UCH-AST-XX-XX-DR-A-010801 P1; UCH-AST-XX-XX-DR-A-010850 P1; UCH-AST-XX-XX-DR-A-010851 P1; UCH-AST-XX-XX-DR-A-010950 P1; UCH-AST-XX-XX-DR-A-010951 P1; UCH-AST-XX-XX-DR-A-010952 P1; UCH-AST-XX-XX-DR-A-010953 P1; UCH-AST-XX-XX-DR-A-010954 P1; UCH-AST-XX-XX-DR-A-010955 P1.

Covering letter by Montague Evans dated 22/07/2021; Planning Amendments Design Report by Astudio dated 22/07/2021; Plant Noise Addendum by Auricl Acoustic consulting dated 21/07/2021; Daylight and Sunlight Addendum by Paragon dated 21/07/2021.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2020/1350/P dated 30/04/2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

10\_EE\_001 P1; EX\_EE\_050 P1; EX\_EE\_107 P1; EX\_EE\_108 P1; EX\_EE\_109 P1; EX\_EE\_110 P1; EX\_EE\_310 P1; EX\_EE\_311 P1; EX\_EE\_312 P1; EX\_EE\_313 P1.

UCH-AST-XX-XX-DR-A-010601 P1; UCH-AST-XX-07-DR-A-010717 P1; UCH-AST-XX-08-DR-A-010718 P1; UCH-AST-XX-09-DR-A-010719 P1; UCH-AST-XX-RF-DR-A-010720 P1; UCH-AST-XX-XX-DR-A-010800 P1; UCH-AST-XX-XX-DR-A-010801 P1; UCH-AST-XX-XX-DR-A-010850 P1; UCH-AST-XX-XX-DR-A-010851 P1; UCH-AST-XX-XX-DR-A-010950 P1; UCH-AST-XX-XX-DR-A-010951 P1; UCH-AST-XX-XX-DR-A-010952 P1; UCH-AST-XX-XX-DR-A-010953 P1; UCH-AST-XX-XX-DR-A-010954 P1; UCH-AST-XX-XX-DR-A-010955 P1.

Covering letter by Montague Evans dated 22/07/2021; Planning Amendments Design Report by Astudio dated 22/07/2021; Plant Noise Addendum by Auricl Acoustic consulting dated 21/07/2021; Daylight and Sunlight Addendum by Paragon dated 21/07/2021.

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

- 4 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the plant equipment shall be provided with acoustic isolation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The use of the 9th floor roof as a terrace shall not commence until the railings and balustrade, as shown on the approved drawing no. UCH-AST-XX-09-DR-A-010719 P1, have been constructed. The railings and balustrade shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 The roof terrace hereby approved at 9th floor level, as shown on drawing number UCH-AST-XX-09-DR-A-010719 P1, shall be used by the office (B1a) use of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: In order to safeguard the amenity of neighbouring premises from noise and general disturbance in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:-

The proposal seeks to alter an existing planning permission that was granted in April 2021 following technical design changes. Various elements would be reduced and/or omitted reflecting elements of this 2020 scheme and the earlier 2018 scheme (ref 2018/5903/P) that was granted on 24/06/2019.

The changes include reduction in the extent of the plant acoustic screening on the roof of the 7th floor fronting Eagle Street. The screen would be in a similar location to the existing plant screen but would be lower in height measuring 2m. This would be identical to the 2018 approved scheme. A perforated metal sheet is proposed of the same colour to match the aesthetic of the 2020 scheme; however it would have a horizontal treatment rather than a vertical treatment to ensure that the plant would not be visible from neighbouring properties. This is welcomed. Metal railings would be installed on the areas on either side of the plant area that would be accessed for maintenance purposes only. Views of the screen and new metal railings would be limited to private views from the upper floor windows of neighbouring buildings due to the height of the building and its setback from the parapet; this would not have a harmful impact on the character or appearance of the building or the conservation area.

At 8th floor level the approved single storey extension on the centrally located link building would be omitted and it is proposed to use the area for plant which would be identical to the 2020 scheme. The height of the plant acoustic screen would be reduced from the 2020 approved scheme from 3.9m to 2.8m and its colour and material would match the details included in the approved 2020 scheme. The reduction in the height of the plant enclosure is welcomed. The infilling of the windows on the elevations of the 8th floor fire escape stair would be minor in nature and would not affect the overall character or appearance of the building.

On the High Holborn block at 9th floor level, the approved plant and its enclosure would be omitted which would allow the covered roof terrace at this level approved under the 2020 scheme to be centrally located within the roof with a reduction in its height. This would reduce its visibility from longer views from High Holborn and would be welcomed. The covered roof terrace would be constructed of metal cladding with integrated folding shutters. The colour and material would be identical to the 2020 scheme and would match the acoustic louvres proposed on the link and Eagle Street blocks insuring consistency in materials across the building. The omitted plant on the High Holborn block would be relocated within the plant area on the link block which is screened from all public vantage points.

All other changes at roof level would be minor in nature, including the modest increase in the height of the brickwork extension around the stair core on the link building at 9th floor level and reduction in the height of the brickwork parapet around the stair core on the High Holborn block. These works would not affect the overall character or appearance of the building or conservation area and would be considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 A daylight and sunlight assessment was submitted in support of the previous permission. It confirmed that the proposal would not have an adverse impact on the daylight and sunlight to neighbouring residential properties. A daylight and sunlight addendum has been submitted in support of this application. Given that the scale and mass of the extensions at roof level have been reduced when compared to the 2020 approved scheme, the impact on the neighbouring occupiers in terms of daylight and sunlight will improve from the consented scheme.

Following the removal of the plant and its enclosure at 9th floor level on the High Holborn block, it is proposed to use this area as an external roof terrace. The western section of this part of the building is mainly surrounded by commercial buildings and the enlarged roof terrace would not have a harmful impact on amenity in terms of overlooking. Due to its location (adjacent to a residential property on the eastern side) there may be potential for a large number of people to use the area and to generate noise that may disturb the neighbouring residents. Condition 7 was attached to the approved 2020 scheme restricting the use of the roof terraces to the office use and to the hours of 08:00 to 21:00 Monday to Friday. This condition would be considered necessary and reasonable to ensure that neighbouring amenity continues to be protected. The proposal seeks to amend the wording of condition 7 to reflect the updated drawing number of the proposed 9th floor as part of this application which is accepted.

A noise assessment note has been prepared by the acoustic consultants who prepared the previous plant noise assessment report (v2) to support the approved 2020 scheme. Its findings remain the same as the previous report confirming that the proposed noise limits should be achieved. Conditions were attached to the previous permission to ensure that noise levels met the Council's minimum noise standards and it is considered necessary and reasonable to attach these noise conditions to this permission.

A Deed of Variation to the original s106 agreement would be needed to reflect the amendments to the approved scheme.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, T2 and T3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate