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L220429 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-11206133

Dear Sir or Madam

### **SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR MINOR PHYSICAL WORKS TO THE FAÇADE 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 minor physical works to alter the façade fronting High Holborn.

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 and certificates;
- Community Infrastructure Levy form;
- The following plans and drawings:
  - Drawing Ref: 210 High Holborn - 'Site Location Plan';
  - Drawing Ref: 113700-101 – 'Existing Elevations'; and
  - Drawing Ref: 17903\_001\_A2 - 'Proposed Elevations'.

The planning application has been submitted and the requisite fee (£462) paid electronically via the Planning Portal (Ref: PP-11206133).

#### **The Application Site**

The application site comprises the front elevation at ground floor level of the 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.

#### **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*'

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*floors with offices on part ground and basement and whole of 1st to 6th floors (App Ref: 8800209) ('the 1988 Permission')*.

There have been a series of minor planning permissions granted for works and advertisement consents granted in respect of the premises subsequent to the 1988 Permission. None of these approvals are directly relevant to the consideration of this application.

An application for the installation of new roof mounted plant and associated grilles at the Site is currently under consideration by the Council (Ref: 2022/0696/P).

### **The Proposed Development**

The proposed development comprises minor physical works to alter the façade fronting High Holborn. The proposed works are necessary to enhance access / egress arrangements to the building which is subject to a comprehensive scheme of refurbishment and modernisation in order to secure its re-occupation.

The proposed development does not seek to make any changes to the overall structure of the front elevation of the building. The works are limited to the removal and replacement of existing glazing and doors and the conversion of one of the windows with a new door.

The existing elevations are shown on 'Drawing Ref: 113700-101 and the proposed elevations on Drawing Ref: 17903\_001\_A2.

Details and specification of the proposed glazing and door installations (including details of the glazing, frame locking and finishes) are also provided on Drawing Ref: 17903\_001\_A2.

### **Assessment of the Proposed Development**

The minor physical works will not have any material impact on the appearance of the building or the wider street scene. They retain the established structure of the building and work within the established bay arrangement of the front elevation.

As set out above, the works will enhance access to the building and help to bring vacant floorspace back into active use as set out above.

The physical works do not conflict with any design or other relevant policies contained within the development plan.

### **Summary and Conclusion**

This application seeks planning permission for minor physical works to alter the façade at 210 High Holborn, London.

The proposed physical works are minor in nature and will not materially alter the appearance of the building. The works will not alter the structure of the building and as such will retain the established appearance of the elevation in the wider street scene.

The proposal does not conflict with any of the relevant policies in the development plan and as such, we respectfully request that this application is approved and that planning permission is granted.

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, please do not hesitate to contact Tim Price or Heloise Whiteman.

Yours faithfully,

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

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