

PD12929/PB/JLF.A.O Elaine Quigley
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
London
WC1H 8ND1**Submitted via the Planning Portal: PP-11355726**

28 June 2022

Dear Sir / Madam

**TEMPLAR HOUSE, 81-87 HIGH HOLBORN, LONDON, WC1V 6NU
TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS PURSUANT TO CONDITION 5 OF PLANNING PERMISSION 2020/1351/P (AS AMENDED)**

On behalf of Structure Tone, please find enclosed an application for approval of details pursuant to Condition 5 (Materials) of Planning Permission ref. 2020/1351/P, granted by the London Borough of Camden ('LBC') on 30 April 2021.

This application is submitted via the Planning Portal under ref. PP-11355726.

Background

Planning Permission was granted on 30 April 2021 under application ref. 2020/1351/P (the 'Permission') for:

"Replacement of all single glazed windows with double glazed windows on all facades, reinstatement of two high level 7th and 8th floor windows to the High Holborn facade, installation of 2 glazed canopies at ground floor level to enclose the existing voids following conversion of underground basement car park and removal of car park ramp to create additional employment floor space, installation of kitchen extract duct on the rear of part of the building fronting High Holborn, installation of ground floor windows and fire escape doors on the west flank elevation, bricking up of windows on the eastern and western side elevations of the link building, and erection of single storey side extensions at ground floor level, all in association with the existing office use."

The Permission was then varied by a non-material application ref. 2021/3887/P granted on 30 September 2021 (the 'NMA') with the changes including alterations to the windows on the 1st to 6th floors on eastern side elevation and rear elevation of the High Holborn block, installation of new fire escape staircase, replacement rooflights and new parapet on the roof of the existing ground floor side extension within the internal courtyard.

The NMA decision notice makes it clear that the approval relates only to the changes set out above and within the submitted documents and shall only be read in the context of the Permission granted and is bound by all the conditions and legal obligations attached to that permission. On this basis, this Application seeks to discharge Condition 5 of the Permission.

Condition 5 (Materials)

Condition 5 attached to the Permission:

"Before the relevant part of the work is begun, manufacturer's specification details of all facing materials and samples of those materials (to be provided on site) shall be submitted to and approved in writing by the Local Planning Authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works."

In accordance with the above, the following information is hereby submitted:

- Covering Letter, prepared by Montagu Evans; and
- Schedule of External Materials (ref. UCH-AST-XX-XX-PP-A-011012), prepared by astudio.

We would welcome Officers on-site at the earliest opportunity to review the material samples, and can confirm that the approved samples would then be retained on-site during the course of the works

The Schedule of External Materials and the drawings included within this document include the materials to be used and their location on the building. The document is organised as follows:

- Facing Material Schedule - description of all facing materials and systems, including manufacturer's specification and typical drawings, and a colour key identifies each of the materials;
- Facing Materials Scope - the location of each material/system is identified on the drawings through a colour key for ease of interpretation; and
- Window Replacement – the like for like window replacement is explained in further detail as outlined below.

In relation to the window replacement, we include text provided by astudio, the project architect below.

To reproduce the same visual intent as the existing windows and increase the air tightness, u-value, acoustics and G-value of the glass is a complex challenge. Initially, consideration was given to refurbishing the existing frames however it was difficult to achieve the u-value we required through the façade and so was not going to deliver the energy efficiency or acoustic performance necessitated.

The current frames are metal, and so we are proposing a new aluminium window frame. This will allow us to meet the required performance. In order to deliver a 'like for like' replacement we began investigating a sash window, which resulted in a very wide frame, especially the horizontal transom where the two panes join.

From a visual point of view we were unhappy with this solution, it reduced the visible window and therefore the light levels internally and the frames would read very strongly on the elevation. Our proposal is to provide a single opening light, with a heavier central transom, to reflect the existing frames of the sash windows. We have built two mock-ups to demonstrate this on site. The first being an aluminium sash window, the second a single opening casement window which we propose to be the right solution. We would welcome Officers to see these on-site where we can talk through this in more detail.

Administrative Matters

The application fee of £116.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations (As Amended)) and payment has been made online.

We consider that the above information is sufficient to allow for the discharge of Condition 5, and we look forward to receiving confirmation this application has been validated. If you have any outstanding queries or require any further information please do not hesitate to contact James Leuenberger of this office in the first instance.

Yours sincerely,

Montagu Evans

Montagu Evans LLP

Enc.