

Application ref: 2022/1674/L
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Date: 18 August 2022

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Da Vinci House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Internal alterations to mechanical and electrical equipment.

Drawing Nos: 317522-CEL-XX-00-DR-M-5001 rev 4, 317522-CEL-XX-01-DR-M-5001 rev 5, 317522-CEL-XX-02-DR-M-5001 rev 4, 317522-CEL-XX-03-DR-M-5001 rev 3, 317522-CEL-XX-04-DR-M-5001 rev 3, 317522-CEL-XX-05-DR-M-5001 rev 3, heritage statement, site location plan, combined electrical, mechanical combined, TES finishes schedule

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:

317522-CEL-XX-00-DR-M-5001 rev 4, 317522-CEL-XX-01-DR-M-5001 rev 5, 317522-CEL-XX-02-DR-M-5001 rev 4, 317522-CEL-XX-03-DR-M-5001 rev 3, 317522-CEL-XX-04-DR-M-5001 rev 3, 317522-CEL-XX-05-DR-M-5001 rev 3, heritage statement, site location plan, combined electrical, mechanical combined, TES finishes schedule

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 in office use and the applicant wishes to upgrade internal servicing.

Apart from the modern southern wing and top floor, efforts have been made to conceal the services below existing modern built-up floors, although the presence of terrazzo and parquet in some areas means this cannot be done universally.

At ground-floor level, holes for services to individual FCUs are to be drilled up from the basement through the slab. This mostly does not affect valuable fabric. One FCU is sited in an area of terrazzo, but the harm to this will be minimal.

On the first floor, where terrazzo is present, pipes will be run above floor level and boxed in. Otherwise pipes will be chased into the concrete slab below the floorboards or run in existing under-floor voids.

On the second floor, again pipes will run in floor voids or be chased into the concrete slab. In one instance where terrazzo is present, pipes will again punch up from the floor below.

The same is true of the third, fourth and fifth floors.

The light fittings are to be renewed. Recessed downlighters are not proposed except in the basement and in lavatories and other low-status areas.

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 site's planning history has been taken into account in making this decision.

Particular 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