

Application ref: 2022/1247/L  
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Date: 2 November 2022

**Development Management**  
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Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

Installation of 11 condensing units, new pipework, acoustic screens and new vents on roof.  
Drawing Nos: 3222/M/05 (P3), 35048-R-EXSC (P1), 35048-R-EXPL (P1), 35048-R-EXST (P1), 35048-SITE-LO (P1), SKT-0209798-7C-MH-20211122-Vent Strategy for GF&FF, SKT-0209798-7C-MH-20211116-Indicative Service Routes for Planning, Plant Noise Assessment (Rev 00) (12/11/2021), Sustainability Statement (Rev 01) (15/11/2021), Cover Letter (18/02/2022) and Site Description and Significance Assessment

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: 3222/M/05 (P3), 35048-R-EXSC (P1), 35048-R-EXPL (P1), 35048-R-EXST (P1), 35048-SITE-LO (P1), SKT-0209798-7C-MH-20211122-Vent Strategy for GF&FF, SKT-0209798-7C-MH-20211116-Indicative Service Routes for Planning, Plant Noise Assessment (Rev 00) (12/11/2021), Sustainability Statement (Rev 01) (15/11/2021), Cover Letter (18/02/2022) and Site Description and Significance Assessment

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 Reasons for granting consent-

The site is the roof of a former town hall of 1908, listed at grade II. The applicant wishes to upgrade rooftop heating and cooling equipment and associated services and pipes. The 11 condensers will be located behind flank and parapet walls on the roof of Holborn Hall.

It has been established that the equipment will not be visible owing to the height of the building, its enclosure by surrounding large buildings, and the equipment's position rooftop relative to parapets and therefore the impact on the appearance and setting of the listed building is limited.

The service pipes will to the south be on the roof of a modern roof extension. Moving north, they skirt a lift enclosure, then progress along the exterior of a historic flat roof, climbing over the centre of a chimney stack rather than punching through it, and connecting with existing risers on the way. Again, given the three factors already mentioned above, the services will not be visible. Therefore the proposal is considered acceptable and will not adversely impact upon the internal and external character and fabric of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policy D2 of

the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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