

Application ref: 2022/5170/P  
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Date: 9 December 2022

**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Lincoln House**  
**296 - 302 High Holborn**  
**London**  
**Camden**  
**WC1V 7JH**

Proposal:  
Details of facing materials (shopfront only) required by condition 3 (b) of planning permission 2018/3105/P, dated 12/03/2020 (for: Partial demolition and extensions at rear and new plant; change of use of ground floor to provide 2 x A1 units and the remainder in B1a Use; associated works).

Drawing Nos: Cover letter, dated 11/11/2022; 10323-EPR-00-XX-DR-A-0102 Rev 2; 11517-EPR-00-GF-TP-A-31-0060; 11517-EPR-00-GF-TP-A-31-0061; 11517-EPR-00-GF-TP-A-31-0062

The Council has considered your application and decided to grant permission.

Informative(s):

#### **1 Reasons for granting**

This application seeks to partially discharge condition 3 (b) of planning permission 2018/3105/P, dated 12/03/2020, insofar as it relates to the

shopfront element of the proposals. The condition requires manufacturer's specification details of all facing materials to be submitted to the local planning authority and samples of those materials to be provided.

The details submitted illustrate the use of bronze anodised aluminium cladding and glazing. Samples of the materials have been viewed at the Council offices (01/12/2022).

The proposed materials are considered to be acceptable, taking into the context of the application site and its surroundings.

A further application will be submitted in the future relating to materials for the remainder of the approved works. As such, this condition can be partially discharged.

The proposed development is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 3a (windows and doors details), 3b (samples of facing materials) [insofar as it relates to the other elements of the proposed works], 7 (air quality monitor details), 8 (mechanical ventilation system details), 12 (green wall details), 13 (bird and bat box locations), 14 (sound attenuation details), 16 (retail signage details) still require details to be submitted for approval.

Application reference 2022/3450/P (Condition 9 - tree protection measures) is pending determination.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer