

Application ref: 2022/5169/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 3 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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:

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

Proposal:

Details of mechanical ventilation required by condition 8 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: Ventilation Note Rev P03, dated 31/01/2023 (Hoare Lea); Covering letter, dated 11/11/2022 (Gerald Eve)

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 8 of planning permission 2018/3105/P, dated 12/03/2020. The condition requires the submission of details of the mechanical ventilation system, including air inlet locations and details of NOx filters.

The details have been revised during the course of the application in response to comments from the Council's Sustainability Officer relating to the need for NOx filters. The revised report indicates that dedicated NOx filters will be provided integral to the air handling units, to ensure the NOx concentration in the fresh air supplied to the office is significantly below 60 µg/m³. This is considered to be acceptable.

Fresh air intakes will be at roof level, away from the High Holborn elevation and separated from the exhaust locations, which is also acceptable.

The proposed development is in accordance with Policies G1, C1 and A1 of the Local Plan.

- 2 You are reminded that condition 3a (windows and doors details), 3b (samples of facing materials) [insofar as it relates to the proposed works other than the shopfront], 13 (bird and bat box locations), 14 (sound attenuation details), 16 (retail signage details) still require details to be submitted for approval.

Condition 12 (green wall details) is pending determination under application reference 2022/5406/P.

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



Daniel Pope
Chief Planning Officer