

Application ref: 2021/0591/P
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Date: 15 February 2023

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Braeside Developments Ltd
4 Springwood Hall
Springwood Park
Tonbridge
Kent
TN11 9LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**294 - 295 High Holborn
London
WC1V 7JG**

Proposal:

Details pursuant to condition 4 (Mitigation of overlooking) of planning permission reference 2017/1827/P dated 15/08/18 (for erection of a 9 storey building comprising retail use (Classes A1 - A3) at basement and ground floor levels, office use (Class B1) at first and second floor levels and 10 residential units (Class C3) above including plant and associated works).

Drawing Nos: Covering letter (Braeside Developments) dated 09.02.2021, P4200A, P4201A.

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

Informative(s):

1 Reason for granting approval:

The neighbouring office building to the east (Lincoln House) is likely to be extended at the rear. To ensure that the approved development did not prejudice this future development at Lincoln House, condition 4 was attached. This condition ensures that the approved residential accommodation at 294-

295 High Holborn is not unduly overlooked by any forthcoming development at Lincoln House.

An elevation drawing has been submitted showing which windows on the east elevation would be fitted with louvres. An elevation and section have been submitted which provide details of the louvres which would be anodised aluminium. It is considered that these details are acceptable and that the louvres will ensure that the approved development at 294-295 High Holborn will not prejudice future development at Lincoln House.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (refuse), 9 (green roof), 13 (SUDS), 16 (air quality monitors), 18 (tree protection) and 22 (design and method statements) of planning permission ref 2017/1827/P dated 15/08/18 are outstanding and require details to be submitted and approved.

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