

Application ref: 2022/3536/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 2 October 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

Buckley Gray Yeoman
4.04 THE TEA BUILDING
56 SHOREDITCH HIGH STREET
LONDON
E1 6JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

High Holborn House and Caroline House
52-54 & 55-57 High Holborn
London
WC1V 6RL

Proposal:

Replacement of ground floor level shopfronts and entrance doors on High Holborn, Brownlow Street and Bedford Row elevations with dark bronze, metal framed, bay shopfront windows and doors.

Drawing Nos: (i156_)S-01 rev P1, EX-00 rev P1, GA-00 rev P1, GS-00 rev P1, GS-01 rev P1, GS-02 rev P1; Revised drawings received 24/01/2023 - (i156_)EE-01, EE-02, GE-01 rev P1, GE-02 rev P1; Design and Access Statement from Buckley Gray Yeoman dated 16/08/2022.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The shopfront and entrance door alterations, by reason of their detailed design, form, size, material, colour and location would have a detrimental impact on the character and appearance of the host buildings, the visual interest, quality and vitality of the frontages and streetscenes, the Bloomsbury Conservation Area, and the settings of any nearby listed buildings, contrary to policies D1 (Design), D2

(Heritage) and D3 (Shopfronts) of the London Borough of Camden Local Plan 2017.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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