

SECTION 3.03

PROPOSED ALTERATIONS: EXTERIOR

This section has been split into the different facades and the current proposals are reviewed against the existing survey elevations showing the stripping out.

The proposed alterations to the exterior treat the historic building with respect. The majority of the proposals are to restore the image of the external views of the building and the streetscape and have almost no impact on its appearance and historic fabric.

High Holborn Façade

The proposals for the main street façade existing lighting converted to gas. **(positive)**

The existing awnings and their fixings to be removed and repaired. **(positive)**

The proposals also incorporate the planting of box hedges in planters and generally making the main street façade more attractive adding to the conservation areas important view along High Holborn. **(positive)**

Holborn Place Façade

Gates will be installed between the courtyard and High Holborn. **(positive)**

Lighting to the façade initial concept has been included in the EPR Design & Access Statement and aims to enhance the setting of the listed building. **(positive)**

Whetstone Park Façade

No alterations are proposed. **(neutral)**

Lighting to the façade initial concept has been included in the EPR Design & Access Statement and aims to enhance the setting of the listed building. **(positive)**

Main entrance covered way

The doors to the Bar will be locked shut at all times unless in an emergency. **(neutral)**

The revolving door will be left in situ but will also remain locked at all times. **(neutral)**

Internal Courtyard Façades

Main Entrance

The existing glass and steel canopy will be carefully removed and the fixing points repaired and restored. **(positive)**

The doors will be re-hung on the internal face of the wall but will still open in the same direction. Portals in antique patina brass will be created which will be minimal. **(minor)**

Lighting to the façade initial concept has been included in the EPR Design &

Access Statement and aims to enhance the setting of the listed building. **(positive)**

Saloon Entrance

The only alteration to this façade is re-hanging the double doors so they open outwards.

Lighting to the façade initial concept has been included in the EPR Design &

Access Statement and aims to enhance the setting of the listed building. **(positive)**

Restaurant Entrance

To be confirmed under separate application.

Other façade

Gates to be installed to match the gates to the main entrance. **(neutral)**

Lighting to the façade initial concept has been included in the EPR Design &

Access Statement and aims to enhance the setting of the listed building. **(positive)**





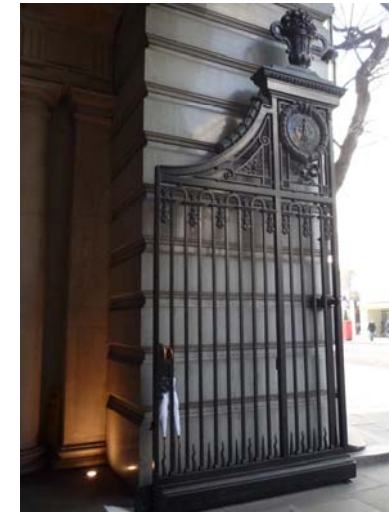
Positive

The external grilles are being restored and the internal modern louvres are being replaced with clear glazing



Neutral

The existing doors to the bar will be retained but kept locked.



Positive

Gates to be used as the design for the new gates between the courtyard and Holborn Place.



Positive

Location of the new gates between the courtyard and Holborn Place.



Positive

High Holborn feature lighting to be retained and converted to gas.



Positive

Existing lights to be refurbished and copied along the balustrade wall.



Positive

Glass canopy and associated fixings to be removed and the building fabric repaired using sympathetic materials.



Positive

Glass canopy to be removed.



Positive

Revolving door and the restaurant to be under a separate application.



Positive

Glass dome to be repaired and view from the existing maintenance landing that will become the 8th floor roof terrace.



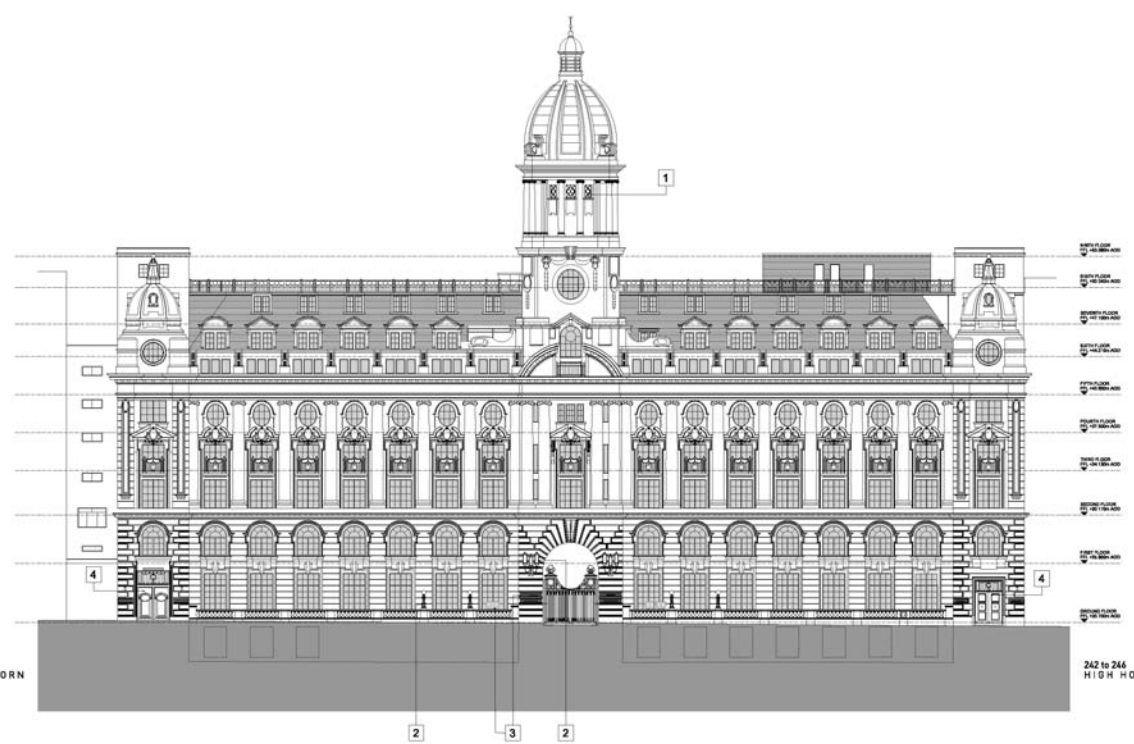
The Current Existing Survey of the TP Bennett Scheme compared with the current EPR Proposals:

High Holborn Elevation

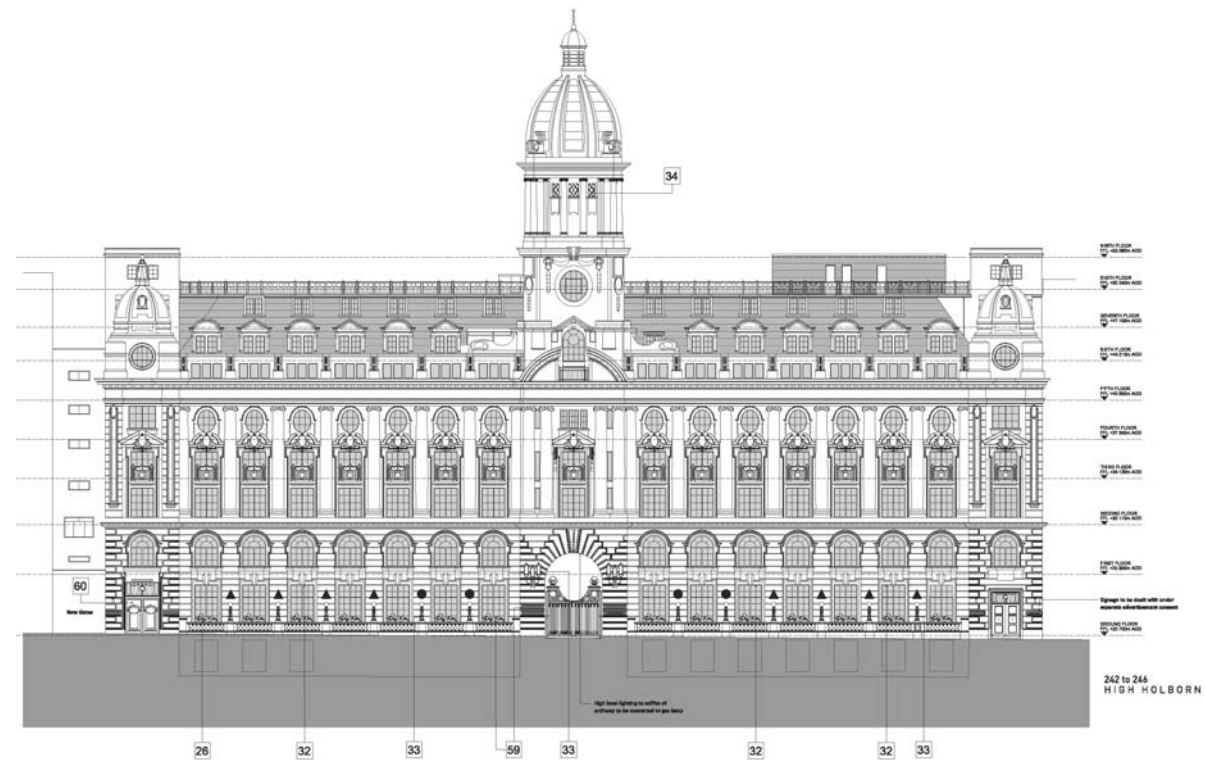
- 1.Existing decorative grille to be retained and the internal louvres to be removed.
- 2.Existing street lighting to be converted to gas. (positive) Further external lighting to be installed (neutral)
- 3.Signage to be updated.
- 4.New entrance to the restaurant to be included in separate application with the restaurant.
- 5.Fittings to previous awnings to be removed and fabric repaired. (positive)
- 6.New topiary planting to window cills (positive).

East Elevation

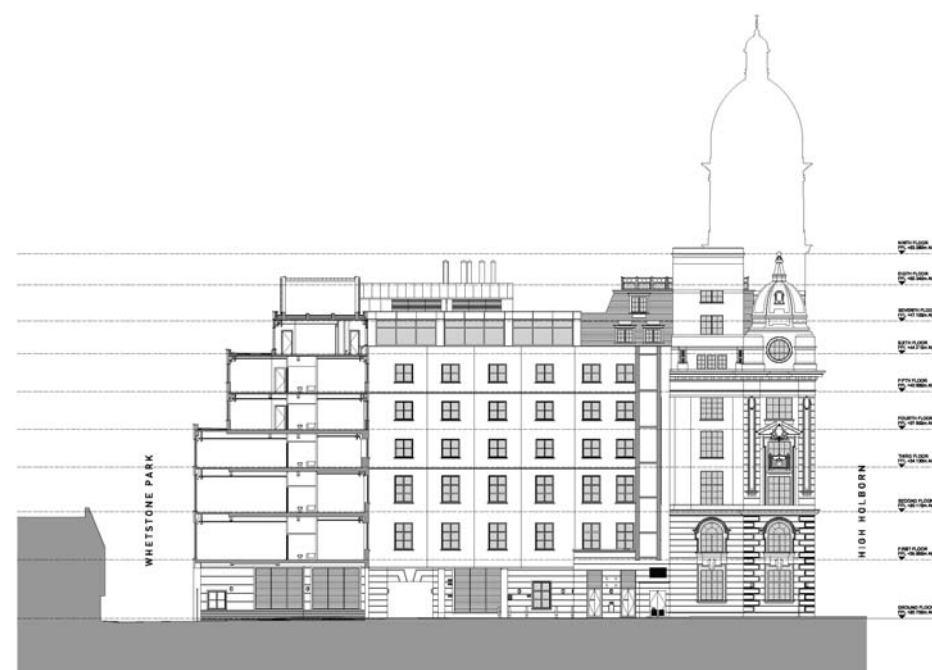
- 1.New balustrades at high level to the 3 new roof terraces (minor);
- 2.New gate to Holborn Place from the courtyard (neutral);
- 3.New screens to parking bays (positive);
- 4.New external lighting and hotel signs to be replaced and updated (neutral).



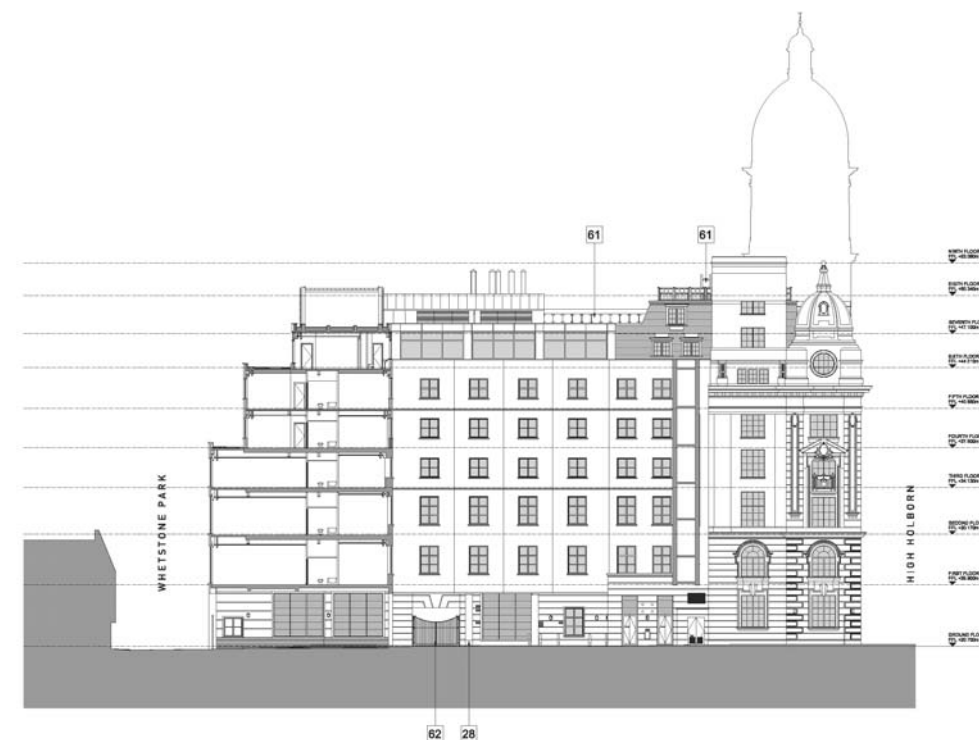
SURVEY of the existing TP Bennett Chancery Court Hotel 2011: High Holborn Elevation



EPR Architects Ltd PHASE II PROPOSAL 2012: High Holborn Elevation



SURVEY of the existing TP Bennett Chancery Court Hotel 2011: East Elevation



EPR Architects Ltd PHASE II PROPOSAL 2012: East Elevation

The Current Existing Survey of the TP Bennett Scheme compared with the current EPR Proposals:

Section BB

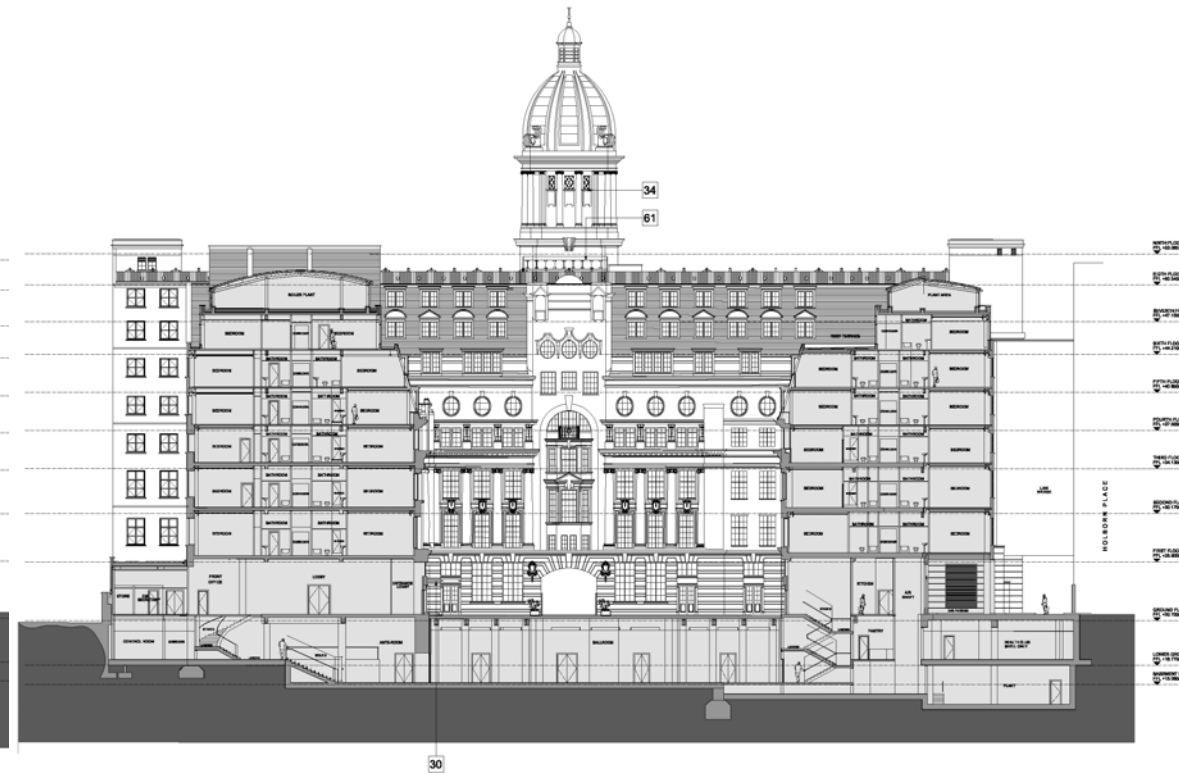
1. New balustrade and handrail at high level to the 3 new roof terraces (minor);
2. New projecting entrance portals (minor)
3. Existing decorative grille at high level to be retained and repaired (positive);
4. New external lighting and hotel signage to be replaced and updated (neutral).

Section CC

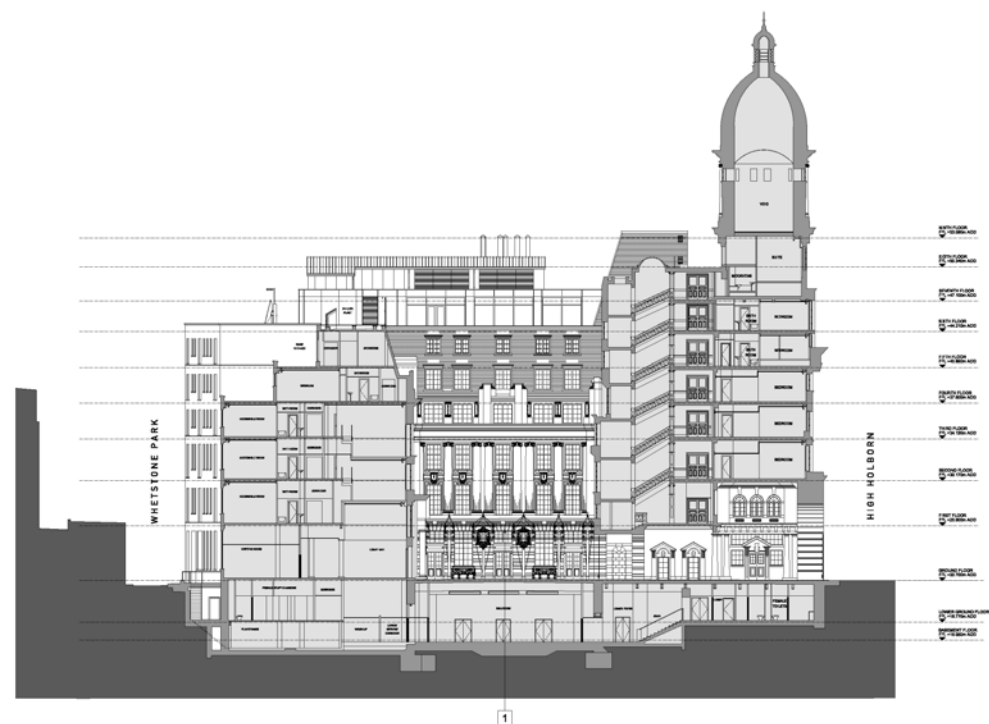
1. New balustrades at high level to the 3 new roof terraces (minor);
2. Removal of the glazed canopy to the main Courtyard Entrance façade (positive);
3. Existing decorative grille at high level to be retained and repaired (positive);
4. New external lighting and hotel signs to be replaced and updated (neutral).



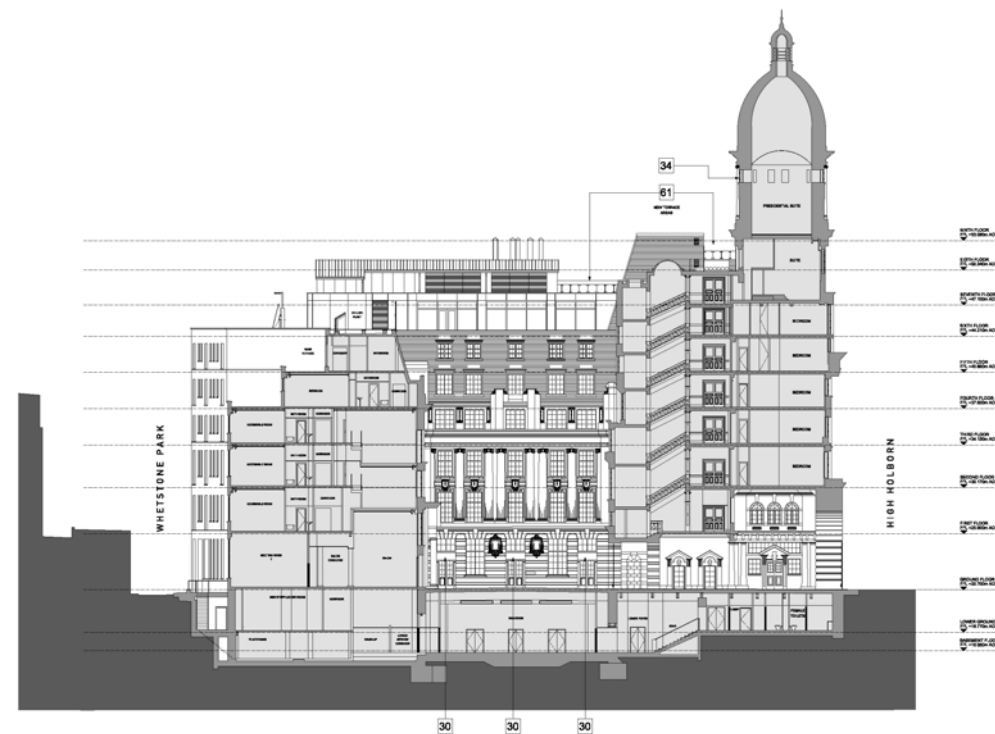
SURVEY of the existing TP Bennett Chancery Court Hotel 2011: Section BB



EPR Architects Ltd PHASE II PROPOSAL 2012: Section BB



SURVEY of the existing TP Bennett Chancery Court Hotel 2011: Section CC



EPR Architects Ltd PHASE II PROPOSAL 2012: Section CC



SECTION 4 PLANNING CONSIDERATION

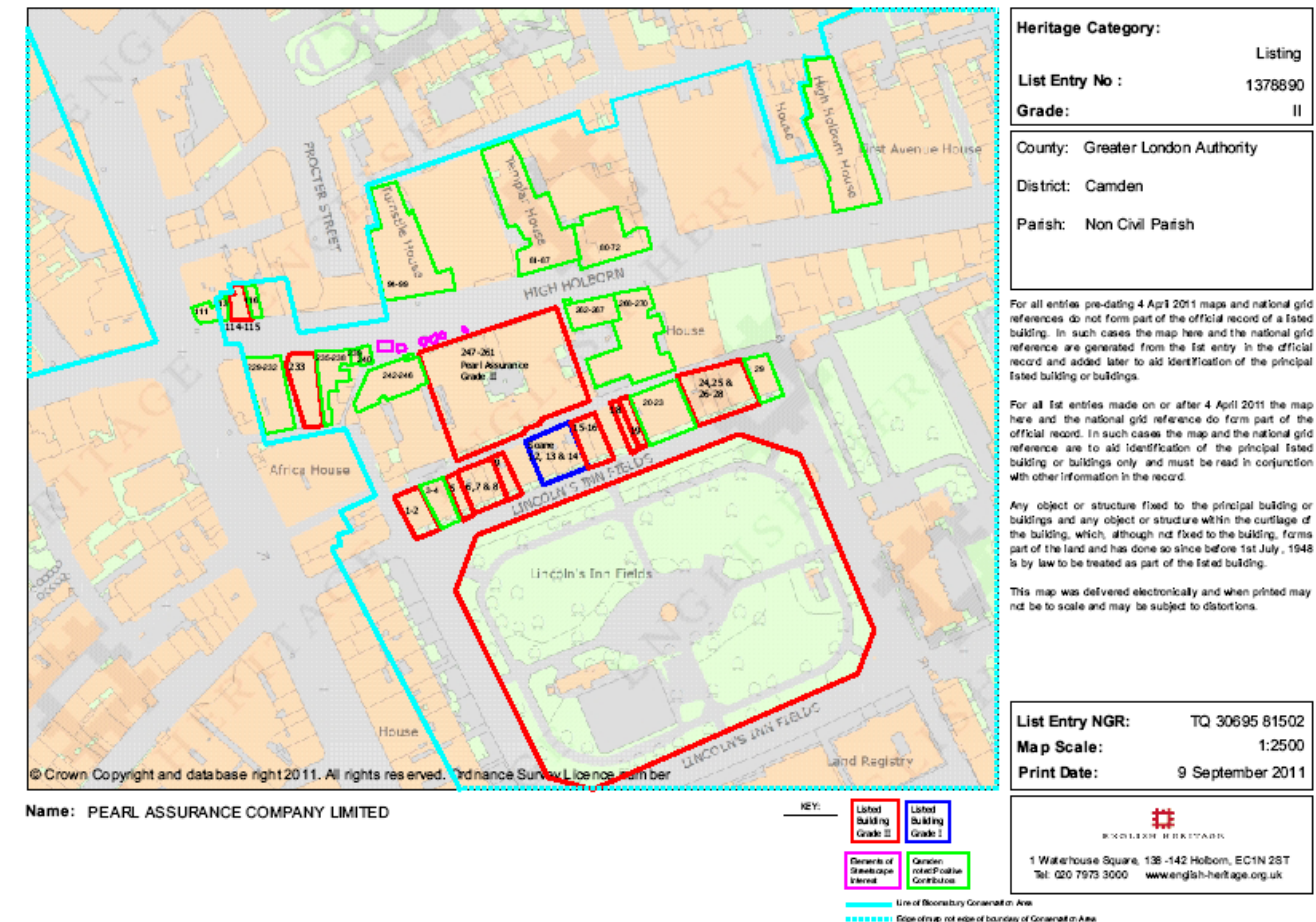
The main legislation concerning the protection of listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act deals with the listing of buildings of special architectural or historic interest, the authorisation of works affecting Listed Buildings, Conservation Areas and other supplemental matters affecting the historic environment. Of particular relevance are sections 16 and 66 of the Act regarding the setting of listed buildings, and Section 69 of the Act that deals with conservation areas.

Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

Planning Policy Statements (PPS) set out the Government's national policies on different aspects of spatial planning in England

Guidance on the protection of historic buildings, Conservation Areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) March 2010. Guidance on the interpretation of PPS5 is provided in the EH document: Historic Environment Planning Practice Guide. (March 2010)

PPS5 sets out a framework for a proportionate response to development which impacts on the historic environment, largely defining that environment by its heritage assets. These include designated assets such as listed buildings, conservation areas and archaeological sites, as well as locally identified elements which have not been formally designated.



4.01 National Policy: PPS5 & English Heritage Principles

National Policy (PPS5): The Government's Objectives

The Government's objectives are set out in PPS5 and the over-arching principles are as follows:

*6. The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.
The Peabody House proposals demonstrate how conserving our Heritage Assets and creating sustainable places can be achieved by reusing historic buildings.*

The Government's over-arching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

This sensitive reuse of Peabody House will ensure that the Historic Environment and its Heritage Assets will be both conserved and enjoyed for the present and future generations.

The proposals for the former Pearl Assurance building, Chancery Court Hotel comply with the latest Government guidance contained in PPS5 and English Heritage's PPS5 Planning For The Historic Environment: Historic Environment Planning Practice Guide, published in March 2010.

The Government's individual policies that are relevant to this application are as follows:

PICTURE

POLICY HE6: INFORMATION REQUIREMENTS FOR APPLICATIONS FOR CONSENT AFFECTING HERITAGE ASSETS

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance.

The documentation submitted by EPR Architects Ltd with the Planning and Listed Building Application has provided the LA with the requisite information to assess the significance of the Heritage Asset affected by the proposals.

HE6.2 This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.

The Heritage Statement and Impact Assessment provided to support the Planning and Listed Building Applications has contained all the necessary information for an assessment of the impact of the proposals on the Heritage Asset. All the relevant source materials have been carefully considered, and the appropriate specialist expertise advice on Historic Buildings has been commissioned from Giles Quarme, an AABC accredited Architect, to inform and guide the appropriateness of the design and the impact of the proposals on the significance of the Heritage Asset.

POLICY HE7: POLICY PRINCIPLES GUIDING THE DETERMINATION OF APPLICATIONS FOR CONSENT RELATING TO ALL HERITAGE ASSETS

HE7.1 In decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset) taking account of:

- I. Evidence provided with the application
- II. Any designation records
- III. The historic environment record and similar sources of information
- IV. The heritage assets themselves
- V. The outcome of that usual consultations with interested parties; and
- VI. Where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice (from in-house experts, experts available through agreement with other authorities, or consultants and complemented as appropriate by advice from heritage amenity societies).



The LA will be able to identify and assess the particular significance of each element of the Heritage Asset because:

- I. Evidence has been provided with the application;
- II. And
- III. the designation records clearly identify the historic significance of the individual elements of the Historic Environment, such as the Listed Building descriptions, etc, etc
- IV. The Heritage Assets themselves have been the subject of detailed examination during the site inspection by the LA Conservation Officer;
- V. Interested parties and stakeholders have been consulted; and
- VI. The applicants have benefited from specialist historic building advice provided by Giles Quarme & Associates to guide and inform the design of the proposals and ensure the protection of the significance of the Heritage Asset.

Policy HE7, particularly HE7.4 which states that

- “Local Planning Authorities should take into account:*
- the desirability of sustaining and enhancing the significance of Heritage Assets, and of utilising their positive role in place shaping; and*
 - the positive contribution that conservation of Heritage Assets and the Historic Environment generally make to the establish and maintenance of sustainable communities and economic vitality by virtue of the fact it is set out in HE3.1.”;*

By not altering the parts of the historic building and only altering parts erected and altered by TP Bennett in 1999 the proposals seek to ensure that the listed building will remain intact within the context of the heritage asset and the historic environment. See photographs set of existing modern alterations and additions to be removed and replaced in the Planning Application by EPR Architects.

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, assign, alignment, materials and use.

The LA has been provided with proposals that will repair and restore the Listed Building and will also involve altering it in a sensitive manner which will protect its historic and architectural significance.

The LA will be able to impose appropriate planning conditions to ensure that the new development will proceed before the loss of any part of the significance of the site occurred that is shown on the current proposals.

POLICY HE9: ADDITIONAL POLICY PRINCIPLES GUIDING THE CONSIDERATION OF APPLICATIONS FOR CONSENT RELATING TO DESIGNATED HERITAGE ASSETS

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of grade II listed building, park or garden should be exceptional. The proposals to alter the listed building do not involve the loss of any part of its significance.

The removal of a number of later alterations, identified by GQA, will allow the Heritage Asset to be better revealed than is currently the case.

Policy HE9.5 where it states that

“Where an element does not positively contribute its significance, local planning authorities should take in to account the desirability of enhancing or better revealing the significance of the World Heritage site or Conservation Area, including where appropriate, through development of that element. This should be seen as part of the process of place-shaping.”;

By minimising the alterations to the historic fabric the proposals will preserve the current setting of the existing historic building and by not altering the historic façade of the building will maintain the setting of the views of the Conservation Area.

POLICY HE10: ADDITIONAL POLICY PRINCIPLES GUIDING THE CONSIDERATION OF APPLICATIONS FOR DEVELOPMENT AFFECTING THE SETTING OF A DESIGNATED HERITAGE ASSET.

Policy HE10.1

“When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset”;

Policy HE10.2.

“Local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset. Taking such opportunities should be seen as a public benefit and part of the process of placeshaping.”;

The interior proposals mainly alter the TP Bennett modern additions.



EH's Historic Environment Planning Practice Guide.

Relevant guidance to the proposals for the Chancery Court Hotel is provided in EH's Historic Environment Planning Practice Guide on Policy HE9.4 on alterations to realise the optimum viable use of an asset.

88. Proposals for the development of a heritage asset will ideally be for its optimum viable use. By their nature, some heritage assets have limited or even no economic end use.

The proposals for the internal conversion of Chancery Court Hotel have been drawn up to both secure its commercial future and do this in a sympathetic manner which will preserve its historic fabric.

89. It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance

The Chancery Court proposals have been designed to continue the viable economic use. The planning application and Design & Access statement explains how the building will achieve that.

Guidance is also provided on Policy HE10.1 on the Setting of Listed Buildings:

113. Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

Relevant guidance is also provided by EH on Policy HE10.1 on assessing the implications of change affecting setting of Listed Buildings:

118. Change, including development, can sustain, enhance or better reveal the significance of an asset as well as detract from it or leave it unaltered. For the purposes of spatial planning, any development or change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting. Where the significance and appreciation of an asset have been compromised by inappropriate changes within its setting in the past it may be possible to enhance the setting by reversing those changes.

The proposed restoration work to the building will enhance the setting of the Listed and the other listed buildings within the surrounding Conservation Area. Chancery Court Hotel creates a prominent view and setting for the other buildings in its location and by making positive alterations to the facades by creating better lighting using gas, cobbled side street and removing unsympathetic blinds.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works which affect a Listed Building to have special regard to certain matters, including the desirability of preserving the setting of the building. Further guidance is provided in paragraph by EH in their Historic Environmental Planning Practice Guide.

In the English Heritage Guidance under the section "Heritage Benefits" it states:

*"There are a number of potential Heritage benefits that could weigh in favour of a proposed scheme:
It sustains or enhances the significance of a Heritage Asset and the contribution of its setting.
It better reveals the significance of a Heritage Asset and therefore enhances our enjoyment of it and the sense of place."*

By improving and removing aspects of the TP Bennett scheme i.e. the glazed canopy and the external blinds the current EPR proposals will enhance the contribution the historic building makes to its surrounding environment.



4.02 Local Policy: LDF Camden's Core Strategy Policy CS14 and Development Policy DP25

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

The proposals by EPR Architects and Tony Chi Associates will maintain the historic building in its current existing use as a hotel. The standard of the proposed design and the quality of the work to provide the end product can be seen in Phase I works that have already been given permission.

The proposals will also ensure that this impressive building and streetscape are enhanced and do not detract from the character of the Conservation Area.

The proposals by EPR Architects and TCA will enhance the character of the external views of the historic building by using specialist lighting and restoring the cobbles of Holborn Place. The significance of the dome which was part of the initial Phase of the historic building will be enhanced by the removal of the internal louvres and the restoration of the grilles.

The Design & Access Statement by EPR Architects explains how the proposals address the issues of access within an historic building. By re-directing people to the courtyard whilst preserving the historic entrances to the bar and restaurant the proposals ensure a greater access into the buildings different zones.

The proposals are in line with the Council's Core Strategy Policy CS14.

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

The EPR and TCA proposals ensure that the hotel will be enhanced to be one of the most luxurious hotels in London. The quality and design of the proposals has been drawn up to ensure that the historic features of the listed building and its setting within the Conservation Area are also enhanced to ensure that the hotel retains its historic character and appearance.

By soft refurbishing the historic areas and preserving the historic features that still remain the proposals follow the Councils objectives in DP25. The hard refurbishment areas enhance the layouts of those areas that were altered during the TP Bennett Scheme of the 1999/2000. The Scheme that was passed through Appeal in 1998 thoroughly altered many of the historic features and plans of the historic building and these altered areas will receive the hard refurbishment.



SECTION 5 ASSESSMENT OF THE APPLICATION

The proposals by EPR Architects and Tony Chi Associates have been carefully designed to preserve the historic building and restore the historic features that remain. This application forms a second phase of works at the Chancery Court Hotel. The first phase incorporated only a soft refurbishment of the floors forming the sides and rear of the courtyard from first floor up and did not require LBC, as agreed with Camden in March 2011. This phase includes the works to the exterior, the basement, lower and ground floor and the plans of the front building on High Holborn. These works include soft refurbishment and restorative works to the historically significant areas and a hard refurbishment of some of the partitions created during the TP Bennett Scheme in 1999.

The finishes and soft refurbishment of the internal areas respect and enhance the historic features that still existing in this Grade II historic building. The proposals maintain the important historic layouts and features where they still remain: The bar, the meeting rooms on the first floor, the main staircase, the marble corridor and the facades and courtyard.

The re-ordering and hard refurbishment of the bedrooms on all floors in the Phase II zone and the meeting rooms on the lower ground and ground floors remove and alter the modern 1990s layouts installed during the TP Bennett Scheme. The current proposals maintain the corridor divisions of the TP Bennett Scheme. The door positions to the corridors will all remain, but the doors will be upgraded and the key fob technology will also be upgraded.



5.1 Positive and Neutral Impact on the listed building and Conservation Area

Positive

1. The existing glass and steel canopy will be carefully removed and the fixing points repaired and restored.
2. The proposals for the main street façade existing lighting converted to gas.
3. The existing awnings and their fixings to be removed and repaired.
4. The proposals also incorporate the planting of box hedges in planters and generally making the main street façade more attractive adding to the conservation areas important view along High Holborn.
5. The proposals for the staircase propose to restore the glory of the staircase and install a hanging light feature that will enhance the area. The handrail will be updated to a leather-stitched covered handrail.
6. The two smoke lobbies will be removed from the bottom of the staircases
7. The existing suites installed by TP Bennett Scheme are proposed for hard refurbishment. The suites will be re-ordered maintaining the existing corridor confines. No historic fabric will be altered.
8. The First floor marble clad corridor of book matched marble is in good condition. It can be seen from the original photographs that this formed part of the original construction which was then extended as Phase IV was built circa 1958. The proposals by EPR and TCA propose to restore the marble if required, remove the carpets and restore the marble floor within the first floor lobby where it still exists.
9. Initial external lighting concept included in EPR's Design & Access Statement enhances the character and setting of the listed building.

Neutral

1. Signage to be confirmed.
2. The doors to the Bar will be locked shut at all times unless in an emergency.
3. The revolving door will be left in situ but will also remain locked at all times.
4. The proposals affect the back of house areas in the basement and the lower ground and ground floors.
5. The HR and Sales Department partitions installed during the TP Bennett Scheme will be updated and altered. The original positions of support columns will not be changed.
6. The Engineer's workshop area will be altered slightly to incorporate a staff training room. However, in the original building all of this area was open plan or staircases.
7. The kitchen facilities are likely to be upgraded and re-ordered under the separate application for the restaurant.
8. A soft refurbishment will be undertaken in the Ballroom and adjacent foyers and lobby.
9. The areas where TP Bennett partitions are being altered are the in-house dining area, staff canteen, the housekeeper's office area and linen store, the public telephones and the Pantry area. These areas were all altered significantly during the TP Bennett scheme and EPR's proposals only alter the 1999 scheme.
10. The meeting rooms installed during the TP Bennett Scheme will be re-ordered.
11. The marble columns, timber screens and marble cladding as well as the main and side facades of the bar will be retained and restored where required. The proposals claim that any new services installed in this area will respect the existing fabric.
12. The existing small kitchen area will become a private seating area and the current guest entrance will become the Bar's kitchen. A partition will be installed separating the service pantry from the lobby to the reception back of house.
13. The existing gift shop will be removed and the Business Centre will be located in this series of rooms.
14. The proposals include the soft refurbishment of the existing lobby including the material covering of the columns.
15. The proposals are a hard refurbishment of the TP Bennett additions and alterations including new ceiling, floor coverings and orientation of the reception desks.



5.1 Minor, Design and Major Impact on the listed building and Conservation Area

Minor

1. The entrance to the Business Centre will be behind the Salon lift lobby.
2. The existing doors will be re-hung on the internal side of the courtyard main entrance façade. The Main entrance will have an internally screened walkway lobby to aid direction to the bar, hotel and main reception
3. New Male WCs at Ground Floor will be installed where two offices were installed during the TP Bennett scheme.
4. The doors to the Reception & Bar Entrances will be re-hung on the internal face of the wall but will still open in the same direction. Portals will be created which will be minimal in an antique patina brass.
5. The entrance to the Saloon will entail re-hanging the double doors so they open outwards.

Design

Gates to be installed to match the gates to the main entrance. (neutral)
Detailed external Lighting to be detailed to take the concept enclosed within EPR's Design & Access statement further. (positive)
Signage to be confirmed. (neutral)
Dome & Presidential suite layout and design to be confirmed (positive)
Roof terraces final materials to be confirmed. (neutral)
The Restaurant will be undertaken under a separate application.

Major

No major alterations are proposed to the historic fabric of the building.



5.2 Local Community Benefits

Camden Strategy 2010

“The London Plan expects a minimum of 2,000 new jobs”

“The Council expects that the London Plan targets will be met through relatively small scale private sector led schemes, reflecting that the areas potential for intensification is largely from the redevelopment of existing properties.

Upgrading the hotel as a 5 star luxury London hotel will improve the commercial viability of the listed building.

Improvements to the street environment in particular pedestrian environment to and around Holborn underground station:

The proposals to the High Holborn façade will improve the aesthetic of the historic façade and there may be some consideration for improving the seating in front of the hotel.

Improving community safety

The rat run of Holborn Place will be better lit making it less likely to be used as a quick route through to Whetstone Park.



CONCLUSION

The purpose of this report is to advise London Borough of Camden, (LBC), of the extent of surviving historic fabric not affected by the conversion of the Pearl Assurance building from office use to its current hotel use. We believe that the combination of written evidence provided by the Inspector, the historic drawings and surveys and the onsite investigation provide evidence that the proposed works will not have adversely impact on the historic fabric of the Listed Building. The proposals take particular care over sensitive areas of the building like the bar, external facades and first floor meeting rooms. The architects and interior designer have tried to incorporate a modern 21st century 5+ star hotel into the Pearl Assurance without adversely affecting its special historic character by restricting the main hard refurbishment changes to the areas altered by the TP Bennett Scheme in the 1990s.

GQA
February 2012.



APPENDICES



APPENDIX I: Planning Inspectorate Decision of December 1990





Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218927

Switchboard 0272-218811

GTN 1374

Messrs Grimley J R Eve
10 Stratton Street
LONDON
W1X 5FD

Your reference

JTE/SFP/JCG/2881534

Our references

T/APP/X5210/E/90/806754/P7

T/APP/X5210/A/90/165689/P7

Date

17 DEC 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6, AND PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 20 AND SCHEDULE 3 LOCAL GOVERNMENT ACT 1972 - SECTION 250(5)
APPEALS AND APPLICATION FOR COSTS BY PEARL ASSURANCE PLC
LOCAL AUTHORITY CASE NO: N15/29/C/9070119

1. I have as you know been appointed by the Secretary of State for the Environment to determine your clients' appeals. These appeals are against the failure of the Camden London Borough Council to give within the prescribed periods notices of their decisions on applications for listed building consent for alteration and extension and partial demolition, and for planning permission for refurbishment, partial demolition and rebuilding to provide 30,250 m sq of offices (35,370 m sq including plant, parking etc) within Classes B1 and A2 of the Town and Country Planning (Use Classes Order) 1987, in each case at 252 High Holborn, London WC1. I held a local inquiry into the appeals from 10 to 19 and on 26 October 1990. During the course of the inquiry the appeal proposals, known as Scheme 2A, were amended by the submission of revised plans, referred to as Scheme 5, under which the amount of floorspace proposed was reduced to 29,870 m sq of offices (34,870 m sq including plant, parking etc). I have considered these appeals on the basis of those amended plans. Also at the inquiry your client made an application for costs against the Council and I deal with that separately below.

THE APPEALS

Appeal Building and Surroundings

2. The appeal building comprises the London head office of the appellant company, Pearl Assurance Plc, fronting the south side of High Holborn about 120 m east from the junction with Kingsway and Holborn Underground Station. The building has an imposing 6-storey street façade with two attic floors, built in various phases between 1912 and 1962 in High Baroque style, mainly to the designs of H Percy Monckton and E A Rüntz. The building is listed in Grade II. There is a central courtyard, also in Baroque style, with a War Memorial in the form of statue of St George at its centre. That statue is separately listed. The elevations to Whetstone Park on the south side, and to shallow courts on the east and west boundaries, are plain. Internal features of interest include large halls, lined in marbles with Ionic columns, on either side of the entrance arch, an arcaded marble staircase rising the full height of the building, a marble lined first floor corridor, some panelled rooms on the first floor and some recent panelled rooms on the second and third floors.

3. The immediate surroundings of the appeal building in High Holborn and on the north side of Whetstone Park consist of modern office buildings and a telephone exchange, mostly of similar height to the appeal building. The south side of Whetstone Park is formed by the rear of buildings fronting the north side of Lincoln's Inn Fields. Those buildings include, at Nos 12 and 13, the Sir John Soane's Museum, a Grade I listed building. Other listed buildings on the north side of Lincoln's Inn Fields include No 14 (Grade I) and Nos 5 to 9 and Nos 15 to 19 (Grade II). The south side of Whetstone Park forms the northern boundary of the Lincoln's Inn Fields Conservation Area.

Development Plan

4. The statutory development plan for the area consists of the Greater London Development Plan, approved in 1976, read together with the Camden Borough Plan, adopted in May 1987. The Greater London Development Plan encourages employment development to take place at a number of preferred locations and at other places providing significant facilities for passenger interchange or well related to the road network, subject to account being taken of environmental conditions, the capacity of the public transport system and the attainment of planning advantages. Those advantages would include redevelopment of areas of poor layout or design, conservation of buildings or places of historic or architectural interest and the provision of small office suites. The appeal building is within Central London as defined in the Plan, where the principal activities of national, international or regional importance take place (the 'Central London activities'). Within that area the building and rebuilding of offices is described as proceeding continually, and Borough Councils are advised to take the opportunity which that affords to guide new offices to the areas where such development would be most advantageous.

5. The appeal building is within the Central Activities Zone as defined in the Borough Plan, where uses including commerce, trade and banking headquarters are allowed and encouraged, but only if other policies in the Plan are not infringed. That Plan recognises the need for new office space, but certain disadvantages of office development are noted, and increases in office floorspace are restricted to the Community Area (a buffer zone) and to development up to 500 square metres (gross) within the Central Activities Zone and certain other areas. The Plan sets out principles for the design and treatment of listed buildings, redevelopment behind the façade of a listed building not normally being considered acceptable. The Plan also refers to an Environmental Code, used in the examination of planning applications, which includes standards on matters such as daylighting and density, and other design criteria.

The Appeal Proposals

6. The appeal proposals involve the demolition and redevelopment of the whole of the building behind the front façade, with the exception of the archway and passage leading to the central courtyard, the main staircase, the east columned hall, the first floor front corridor, and the stone elevations to the north, east and south sides of the courtyard. All of those features would be retained and incorporated into the new scheme, in some cases after careful dismantling and re-erection. The three topmost storeys at the front of the building would be rebuilt as two storeys. The east side of the courtyard would be rebuilt to match the present west side and additional attic floors would be provided on the east, south and west sides. A glazed roof would be constructed within the courtyard, its beams resting on stone pads immediately above the parapet storey, with a raised vault running from north to south linking the central pavilions on those sides. The courtyard would then become a covered atrium, to be used as a main reception area from which visitors and staff would proceed to new core areas located in the east and west wings of the building.

7. The rear elevation of the proposed new building to Whetstone Park would be built with a setback at second floor level, main cornice line at the fifth floor, and projecting pavilion features at the centre and each end. There would be two



attic floors above with double pitched 'mansard' elevations. At the sixth floor the mansards would be set well back from the street façade, in the form of two wings at the east and west sides of the building with a glazed link between. The total gross floorspace of the new building as amended at the inquiry would be some 34,870 sq m, as compared with 27,890 sq m in the existing building (including the courtyard in both cases).

8. Your clients explained that they did not require the proposed new building for their own occupation. They had already moved most of their offices elsewhere, mainly to Peterborough, largely because of the inefficiencies of the present building. They proposed to carry out the development themselves and to offer it on completion for occupation by others, in one or more separate tenancies. The War Memorial statue would be the subject of a later application for listed building consent for removal to Peterborough, if the present appeals were allowed. A detailed design for a reception desk to take its place would then be prepared.

Objections to the Proposals

9. At the opening of the inquiry the Council objected to the appeal proposals because of their adverse effect on views from Lincoln's Inn Fields and the settings of listed buildings on the north side of Lincoln's Inn Fields, because the proposed glazed courtyard and extended walls around it were considered detrimental to the special architectural and historic characteristics of the appeal building, and because the reduction that would be caused in the amount of light to the windows of Sir John Soane's Museum was considered detrimental to the special architectural and historic qualities of that building. However the first and last of those objections were withdrawn following the submission of the amended plans at the inquiry. Objections made on similar grounds by the Trustees of Sir John Soane's Museum, the Lincoln's Inn Fields Association and the Georgian Group were also withdrawn following the submission of those plans.

10. The Council confirmed at the inquiry that there was no objection in land use terms to the amount of office floorspace proposed in the appeal applications, bearing in mind that the existing building provided outmoded office space and that it was within a commercial location. There was also no objection in principle, whether by the Council, by English Heritage, or by any other organisation concerned with conservation, to the substantial reconstruction of the building behind the retained front and courtyard elevations.

11. Written objections were received before and during the inquiry from the Royal Fine Art Commission, the Ancient Monuments Society, SAVE Britain's Heritage, the Bloomsbury Conservation Area Advisory Committee, the London Topographical Society, Sir John Summerson, a number of curators of museums and of others associated with Sir John Soane's Museum, the Royal College of Surgeons of England, a number of occupiers of other premises in Lincoln's Inn Fields, and from a number of other individuals. Many of those objections were concerned principally with the effect on Sir John Soane's Museum and on views from Lincoln's Inn Fields, and were made before the submission of the amended plans.

12. Other matters raised in representations, particularly by the Lincoln's Inn Fields Association and by occupiers of premises in Lincoln's Inn Fields, included the effect on light reaching the rear of buildings on the north side of Lincoln's Inn Fields, the need for the proposed additional office accommodation, the unsuitability of Whetstone Park for additional car parking and service traffic or for use by contractors during the construction period, and noise, inconvenience, vibration, dust and disturbance during the building work.

13. From my inspection of the appeal building and the surrounding area, and my consideration of the representations, it seems to me that the main outstanding issue to be resolved in this case is whether or not the proposed glazed roof and raised walls to the courtyard of the building would seriously detract from its character as

a building of special architectural or historic interest. I shall consider that matter first, and return later to other considerations that are in my view material to the appeal applications.

The Character of the Appeal Building

14. In my opinion the front façade of the appeal building has to a distinctive degree the character of a grand Edwardian office building, aptly described by Alastair Service as 'the last and largest of the High Baroque Insurance Palaces'. Its imposing façade makes a considerable, if somewhat forbidding, contribution to the street scene. The character of the street frontage is underlined by the abrupt reduction in scale found after entering the central archway, where visitors are at once turned aside by the dark tunnel before them and tempted forward by the glimpse of lightness beyond. That lightness is however reserved for the staff of the building, whose grandiose entrance (the 'Clerks' Entrance') is the terminating feature on the far side of the courtyard. Visitors are deflected into reception spaces on either side of the archway, which are not distinguished from the columned halls beyond them. That need for turning aside creates to my mind a sense of confusion on arriving at the building, in contradiction to its strong axial plan.

15. Those able to penetrate to the courtyard would find an immediately impressive quadrangle ornamented with heavy stonework and reminiscent of the courtyard of an Italian Renaissance palazzo. The centres of the south and north façades are marked by elaborate staircase pavilions, while the doubling of the giant Ionic order on the west side, with attached stone pillars above at the parapet storey, marks what was for a time a further clerks' entrance to the building at the courtyard level. The lightness of the space is heightened by the setting back of the east façade above the ground floor, but the style of the elevation on that side is a disappointing variation on the theme of the remaining façades, and disrupts a symmetry that should otherwise be expected. The floor of the courtyard itself, which is used as an access for vehicles, is also a disappointment, although the central War Memorial and the stone balustrade with its intermittent torchères provide some interest.

16. The heavy Baroque character of the front and courtyard façades is reflected internally in the columned halls and in the dark mahogany panelling of some of the upper floor front rooms. However the most immediately attractive part of the interior is to my mind the main staircase, with its Piranesi-like interpenetrations of space and its elegant marble lining. That feeling of elegance is continued in the first floor front corridor, and contrasts with the studied stateliness of the more recent Board Room and Directors' Dining Rooms. The office spaces are otherwise unremarkable, except for adverse factors such as the limited daylighting to the basement floor and to the rooms lit only by oval windows on the fourth floor, restricted headroom to the sixth and seventh floors, various changes of floor level and the dispersal of lifts around the building.

17. Taken as a whole the appeal building fails in my view to live up to the majestic qualities suggested by its impressive front façade. The appeal proposals, by accepting and dignifying the central approach to the building, would to my mind realise some of the potential that is inherent in its design, and perhaps endue it with some of the sense of grandeur which is just missing at the present time. It is to some extent regrettable that more imposing rôles could not be found for the main staircase and the east columned hall. However that loss would be more than off-set in my opinion by the transformation of the central archway and passage into an enclosed vestibule and ante-room, leading directly into a courtyard that would take its natural place as the focus and centre of the building. That would undoubtedly result in a fundamental change to the character of the building, but I believe that it would be a change for the better.

18. The proposed change in use of the appeal building, from being the headquarters of a prominent institution to being lettable offices, would also be an important change to the character of the building, in practical if not land use terms.

However it would be an alternative use, perhaps of the kind envisaged in paragraph 90 (d) of Circular 8/87, which would justify the demolition and redevelopment of the rear parts of the listed building so that new life could be brought into those parts which are of greater architectural interest.

The Proposed Glazed Roof and Raised Courtyard Walls

19. Neither the Council nor English Heritage opposed the use of the courtyard as by visitors to the building, the rebuilding of the east side of the courtyard in a style to match the west side, or the placing of new circulation cores in the centre of the east and west wings. However they considered that the proposed glazed roof and the raising of the south and west sides of the courtyard by two floors would be an undesirable and overwhelming change to the character of the courtyard. The courtyard elevations had to be considered as part of the overall design, reflecting the scale of the High Holborn façade, and they had been designed to be seen as a whole. At other buildings where external courtyards had been roofed over, such as the Foreign Office Durbar Court and the Royal Exchange central courtyard, the glazing had been above the highest level of the elevations and the full visual impact of the original elevations remained. The courtyard had been designed as an external space and design of the elevations was not that of an internal atrium. No other similar buildings of the period, such as the Belfast City Hall, had courtyards which had been later covered in the manner proposed.

20. The Council and English Heritage maintained that there was no need to cover the courtyard. It would only be poorly lit if the sixth floor were built. Without that floor it would be an attractive external space, with no need for artificial lighting. There was no need for a grand reception area in the courtyard, as it was quite usual for modern buildings with multiple tenancies to have several reception areas and quite tortuous circulation routes. The central archway and passage could more than satisfactorily meet the security and reception needs of the new building, and it would be an appropriate use for that 'entrance court' in listed building terms. A waiver might be allowed from the normal requirement to provide a protected lobby from the main staircase, in accordance with the advice in paragraph 19 of Circular 8/87.

21. As an alternative to glazing over the courtyard English Heritage suggested that an 'orangery' might be constructed along the north side of the courtyard so as to give enclosed access to slightly re-arranged circulation cores. The alterations that would be involved to the courtyard elevations would have nothing approaching the impact of the proposed glazed roof, and would damage the original structure to a far lesser extent than the construction of the additional floors. Another suggestion was that the reception area should be placed in the south wing on the far side of the courtyard, which would remain open. A further suggestion at the inquiry, for a glazed reception hall (or 'palmhouse') in the centre of the courtyard, with glazed links to the wings, might well be acceptable to members of the London Advisory Committee, and the idea of raising the whole of the courtyard up by one storey during reconstruction could be worth exploring. If less harmful alternatives could be found the appeal scheme should be refused, as the proposed courtyard roof would not provide sufficient benefits to outweigh the harm that would be caused to the listed building.

22. The Council considered that in order to retain the proportions of the courtyard the sixth floor should be removed completely from the proposed building. The evidence was that without the sixth floor the estimated return on the investment was likely to be reduced, from 14.48% to 10.82% (Scheme 2A). However the scheme would still be profitable. The legislation must acknowledge that listing means that sites could not always be developed in the most profitable way. The evidence showed that despite the substantial amount of demolition proposed new life could be breathed into the building, and modern office space of quality provided, without the need to roof over the courtyard or raise the courtyard walls.

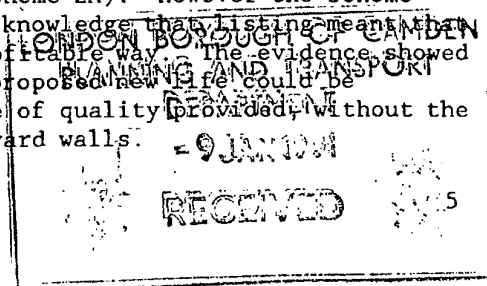
23. In your clients' view only the provision of a glazed roof would create a reception space of sufficient size and character to attract tenants to the building, at a time when there was likely to be a surplus of available floorspace. The roofing would be above the parapet, which was the highest level of consistency in the architectural design. Above that level the designer seemed to have lost his way. The raised vaults would respect the character of the north and south pavilions, while the doubling of the central east-west cross-beams, reflecting the doubled Ionic columns below, would emphasise the main circulation route to right and left. The design of the reception desk would also help to reduce the impact of the north-south axis. The additional storeys on the east, south and west sides would hardly be seen above the roof structure. Artificial lighting would be used to supplement daylight, so as to ensure that the courtyard was always well lit. The open character of the courtyard would nevertheless be maintained by the roof glazing through which the sky would be seen, recalling the lines of George Herbert -

*A man that looks on glass,
On it may stay his eye;
Or if he pleaseth, through it pass,
And then the heaven espy.*

24. Your clients considered that the proposed roofed courtyard would be a dry and pleasant place, and a positive enhancement of the listed building. It would enable the architecture of the courtyard to be appreciated by more people in better conditions than at present. There were good examples elsewhere of open courtyards that had been successfully roofed over, while the experience of an open courtyard at the Travellers' Club had led Barry to design a covered courtyard at the Reform Club. There was powerful evidence that what the market required was being provided in the offices with covered atria that were being built today. The scheme as a whole would provide a formidable tally of achievements, particularly in reconciling the past glories of the building with present and future commercial needs, and would ensure the long-term preservation of the building. The objections to the proposals were not sufficiently substantial to outweigh those positive gains.

25. Of the alternative suggestions put forward at the inquiry only the 'palmhouse' seemed to have any appeal to your clients, but even so there would be architectural difficulties in attaching the glazed links to the courtyard elevations, the palmhouse structure would prevent a proper appreciation of the courtyard space from being obtained, and the resulting building would not be so attractive to potential tenants as the glazed roof scheme. Other suggestions put forward would impose even greater practical and marketing difficulties, with problems of security and circuitous and lengthy circulation routes. Even so, the correct approach should not be whether there might be some alternative proposal which might be acceptable, but whether or not the appeal proposal was acceptable.

26. Your clients explained that the additional space at the higher levels was required in order to help make the scheme as a whole viable in economic terms. There was little if any scope for the amount of office floorspace proposed to be reduced, if a scheme for the substantial rehabilitation of the listed building was to provide sufficient return on the capital investment involved to ensure that it would be undertaken. The removal of the sixth floor would reduce the profitability of the scheme to such an extent that it would not be an attractive investment, and fund managers would look to invest their capital elsewhere. An estimated return of at least 15% was now normally required on capital projects. Your clients had considered offering the freehold for sale on the open market, but any purchaser might well wish to carry out a more drastic reconstruction of the building in order to obtain an adequate return on his investment. If the proposals were not permitted renovations might be carried out to the existing building, but they would ultimately be a recipe for the quite fatal decline of a prominent listed building.



My Conclusions on the Courtyard Proposals

27. In my opinion the proposed glazed roofing of the courtyard might well add to the courtyard's attraction as the central space to the building. The level chosen for the glazing would help to emphasise the natural termination of the Classical Order and to conceal the roof structures above it. There would, almost inevitably, be some awkward details - for example the upper parts of the central pavilions on the north and south sides would be cut off from direct view and the stone pillar projections at the centre of the west side parapet would also be lost from view. In addition the north-south raised vault would to my mind distract from the principal line of movement in the courtyard, which should be from east to west. The doubling of the east-west central roof beams would not altogether compensate for that defect. It might be that a successful counterbalance to the raised vault could only be achieved in the future design of the central reception desk.

28. With regard to the proposed artificial lighting of the courtyard, it is interesting that the Curator of Sir John Soane's Museum, in an article in *Country Life* that was submitted at the inquiry, speculated on whether Sir John Soane might himself have used artificial lighting as a substitute for sunlight on sunless days. In addition, the use of artificial devices to achieve visual effects has a well-established architectural pedigree. Nevertheless I consider that the need for daylighting to be reinforced detracts to some extent from the purity of your clients' concept for the use of the courtyard.

29. The need for artificial lighting in the courtyard might perhaps be lessened if the sixth floor were to be removed. However the loss of the floorspace involved could well jeopardise the refurbishment project as a whole. It is to my mind important that such a scheme should be implemented, so that the intrinsic merits of the building and its substantial contribution to the street scene can be preserved in active use. Your clients are I believe to be commended for wishing to keep the building under their own control so that a sympathetic refurbishment scheme can be carried out. That approach justifies to my mind an exception being made to the normal requirement for evidence to be seen that the freehold of a building has been offered for sale on the open market before consent is granted for the substantial demolition of a listed building. The detrimental effect on the character of the building that the raised courtyard walls might otherwise have would in my opinion be reduced by their being largely above the proposed glazed roof.

30. If the architectural problems of the linking structures could be overcome, the idea of a glazed reception hall at the centre of the courtyard would appear to be the most suitable of the alternatives to a glazed roof that were discussed at the inquiry. Without a roof, the completion of the east side and the raising of the courtyard walls would make the courtyard a somewhat darker, and less immediately attractive space than it is at present, so that the inability to appreciate the whole of the space might not be a fundamental objection to such a scheme. To raise up the courtyard altogether might overcome some of the difficulties associated with the raised walls, but would carry with it other problems, particularly in relation to the salvaging of the existing stonework, the integration of the main staircase and in the design of an appropriately scaled entrance space beneath the raised-up courtyard. However considerations of marketing and economic viability seem to rule out any further investigation of those possibilities.

31. The idea of an 'orangery' would to my mind present architectural problems on the north side of the courtyard which could not readily be overcome, and I am not convinced that the archway and passage could provide an adequate reception area. Both that and the 'open courtyard' concept, with the reception area on the far side of the courtyard, would be unsatisfactory in terms of circulation and the creation of an attractive image for potential tenants of the building. In the circumstances my conclusion is that the proposed glazed courtyard roof and raised walls would be an acceptable alteration to the listed building, notwithstanding the defects to which I have referred.

Other Material Considerations

32. With regard to the need for the office accommodation, the provisions of the Greater London Development Plan seem to me to give support in principle to the upgrading of existing office accommodation of poor layout, particularly in a case such as this involving the rehabilitation of a building of architectural and historic interest. In addition the site is within the area of Central activities and is conveniently located for the public transport system. In that context I do not see that objections to the provision of some additional office accommodation on the site can reasonably be sustained. The proposals make provision for the retention or re-erection of those features of the building that are considered by all concerned to be the main features of special interest in the building. In those circumstances I consider it reasonable in this instance for exceptions to be made to the somewhat restrictive office policies of the Borough Plan, and to the Council's normal policy of opposing redevelopment behind the retained façades of listed buildings.

33. During my site inspection I was able to consider the effect of the appeal proposals on the rear of Sir John Soane's Museum and some other properties on the north side of Lincoln's Inn Fields. I am satisfied that the amended scheme would not result in any significant loss of daylighting so far as those properties are concerned. Whetstone Park is a narrow road but the Council do not object to the appeal proposals on highway grounds. I see no reason to oppose the use of that road by additional car parking and service traffic to and from the proposed building. While I sympathise with the points raised by nearby occupiers, it seems to me that matters relating to the suitability of that road for construction traffic, and to the manner in which the building work is undertaken, are largely outside the scope of planning control. However your clients will no doubt take note of the points raised, in the interests of good neighbourliness, and will also give consideration to the Council's request that a working party be set up to monitor the works of demolition and construction.

34. The desirability of preserving the settings of other listed buildings in the vicinity, and of any features of special architectural or historic interest which they possess, is a matter to which I must have special regard. The listed buildings in the immediate vicinity are those on the north side of Lincoln's Inn Fields, with rear elevations to Whetstone Park, including Sir John Soane's Museum. In my opinion the settings of the rear of those buildings would be not only preserved but positively enhanced by the amended proposals, when compared with the rear façades of the existing building. When viewed from Lincoln's Inn Fields the settings of those buildings would be largely unaltered, except for the substitution of the existing skyline features (including a rather ugly chimney) by the new mansard roofs and plant rooms, from limited viewpoints only.

35. A particular feature of special interest in Sir John Soane's Museum is the quality and use of light in the various rooms of that building. From the evidence at the inquiry and my inspection of the Museum, I would say that if the amended scheme were to be implemented the amount of direct daylight likely to be received in the most important rooms would be little different from what can now be received, and that the reduction in other rooms would be of little significance. The amount and quantity of reflected light that would be received from the rear elevation of the proposed building would be likely to be similar, or better than is now received from the existing building on the appeal site. I think it highly likely that the quality of the natural lighting of the Museum would be more than adequately preserved by the appeal proposals. I have considered carefully the objections on that matter made by the Royal Fine Art Commission, Sir John Summerson and others, but I have reached the conclusion that those objections have been largely overcome by the submission of the amended plans.

36. There are a number of listed buildings on the west, south and east sides of Lincoln's Inn Fields. Their settings would only be affected by the appeal proposals to the extent that the proposed building would appear above the skyline of buildings

on the north side of the Fields. In my opinion the effect of the amended proposals would not be adverse, and the settings of those buildings would be preserved. I also consider that the proposals would preserve the character and appearance of the Conservation Area, and would enhance that part of the area which faces the appeal site in Whetstone Park. I have taken into account all the other matters raised in the representations, including the skyline view now enjoyed by those working at the Royal College of Surgeons of England. However those matters are in my view outweighed by the considerations which have led to my decision.

Conditions

37. The Council submitted a list of suggested conditions which were generally acceptable to your clients. However they considered that a number of matters, regarding deliveries to the site, the carrying out of demolition works and the provision of support for retained parts of the appeal building during demolition, were matters for control under other legislation. It was also requested that where a condition required later approval of a matter by the Council a time limit should be imposed, so that the submitted item should be deemed to be approved if no response was received from the Council within the prescribed period. From their experience in seeking to discuss the appeal proposals with the Council your clients had no confidence that the matters left for later approval would be dealt with in reasonable time or at all. Your clients undertook to consult English Heritage before carrying out any of the listed building works requiring later approval, so that the imposition of a condition regarding those matters should not be necessary.

38. If the suggested time limit was to be imposed the Council requested that consideration should be given to a deemed refusal rather than a deemed approval. That would be consistent with the right of appeal against non-determination. On the other hand, they accepted that the notation of the external materials on the submitted plans would make the later approval of those materials unnecessary. They also undertook to appoint English Heritage as their agents for the purpose of the later approval of listed building items, having regard to the special functions which English Heritage exercised in relation to listed buildings in London. Control of deliveries to the site was considered necessary to avoid obstruction and congestion of adjacent streets and to safeguard the amenities of nearby properties. Control of demolition works would be needed so as to prevent harm to this and other listed buildings in the vicinity, for which other legislation did not provide suitable protection.

39. In my opinion the submitted plans, as annotated, provide sufficient information on the nature of the facing materials to be used in the elevations of the proposed building and no further approval is necessary. However I consider it desirable that a sample panel of facing brickwork should be erected on the site, so as to ensure that it fits in with the character of the existing building. That was not opposed by your clients. Matters relating to the control of deliveries to the site and of demolition works are in large measure for consideration under other legislation. Nevertheless it is in my view appropriate that a condition should be imposed to ensure the safety and stability of the parts of the listed building to be retained, on the lines of the model conditions set out in paragraphs 9b. and c. of Appendix VII to Circular 8/87, and that demolition work should not be undertaken before a contract has been made for redevelopment in accordance with the planning permission which I propose to grant.

40. The suggested restriction of roof structures in certain areas was agreed by your clients and is to my mind desirable, in the interests of preserving the appearance of the Lincoln's Inn Fields Conservation Area and the settings of nearby listed buildings, and of protecting the special interest of Sir John Soane's Museum.

41. Requirements to protect items to be retained in situ during the works, and for works to the retained fabric to match adjacent work, are also justified in my opinion, in order to safeguard the special architectural and historic interests of

the building. In view of the undertakings to consult with English Heritage, and for the Council to appoint them as their agents for the purpose of approving detailed listed building matters, I proposed to require the later approval, without special time limit, of the various matters set out in the Council's suggested condition, again in order to safeguard the special architectural and historic interests of the building. For similar reasons I think it desirable that the London Division of English Heritage should be notified of the start of the works, as was accepted by your clients.

FORMAL DECISIONS ON THE APPEALS

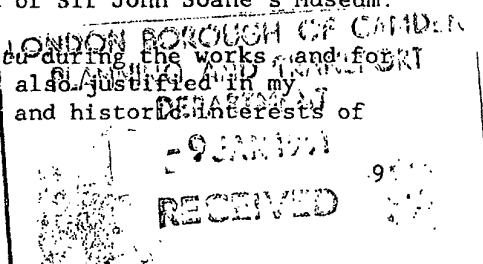
42. For the above reasons, and in exercise of the powers transferred to me, I hereby allow these appeals and grant listed building consent for alteration and extension and partial demolition, and planning permission for refurbishment, partial demolition and rebuilding to provide 30,250 m sq of offices (35,370 m sq including plant, parking etc) within Classes B1 and A2 of the Town and Country Planning (Use Classes Order) 1987, in each case at 252 High Holborn, London WC1, in accordance with the terms of the applications reference N15/29/C/9070119 dated 29 June 1990, as amended at the inquiry to provide 29,870 m sq of offices (34,870 m sq including plant, parking etc) in accordance with the Scheme 5 plans (listed as Plans PB25 to 46 in the Appendix to this letter), subject to the following conditions:

Planning permission

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No structure in addition to those shown on the approved drawings shall be erected upon the roof of the building other than those less than 1.5 m high within the area to the north-east and north-west respectively of the dotted lines shown on Plan PB11 (Drawing No 6638/309M).

Listed building consent

1. The works hereby authorised shall be begun not later than 5 years from the date of this consent.
2. The demolition hereby authorised shall not be undertaken before a contract has been made for the carrying out of the works of redevelopment of the site in accordance with the planning permission granted by the terms of this letter.
3. Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps and carry out such works as shall during the progress of works authorised by this consent secure the safety and stability of those parts of the building which are shown on the approved plans to be retained; such steps and works shall, where necessary, include in relation to any part of the building to be retained measures to strengthen any wall or vertical surface: to support any floor, roof or horizontal surface: and to provide protection for the building against the weather during the progress of the works.
4. The principal staircase and the panelling, marble columns and facings of the ground and first floor rooms and corridor and other interior features to be retained shall be secured and protected against accidental loss or damage during the carrying out of the works hereby authorised; no such items shall be disturbed or removed either temporarily or permanently except as indicated on the approved plans or as may be approved by the local planning authority following consultation with English Heritage.



5. All works to the retained fabric whether internal or external shall be finished to match the adjacent work with regard to the methods used and the material, colour, texture and profile.

6. Sample panels of facing brickwork showing the proposed colour, texture, face bond and pointing, shall be provided on site and approved by the local planning authority following consultation with English Heritage before the relevant parts of the works are begun, and the sample panels shall be retained on site until those parts of the works are completed.

7. Detailed drawings or samples of materials, as appropriate, in respect of the following items shall be submitted to and approved by the local planning authority following consultation with English Heritage before the relevant part of the works is begun:

- a. all new works to the courtyard, including details of the new stonework, new slated roofs and dormer windows, new glazed roof and alterations to the paved and basement areas;
- b. glazed doors to the entrance arch and vestibule;
- c. all changes to the front elevation, including new and altered windows;
- d. all external facing materials;
- e. new rear elevation, including mansard roofs, dormer windows and plant enclosures; and
- f. the precise extent of the retained fabric within those areas already indicated as being retained upon the approved plans.

8. No work shall be begun on the site without prior written notification to the London Division of English Heritage, Chesham House, 30 Warwick Street, London W1R 6AB.

43. Attention is drawn to Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 whereby demolition may not be undertaken (notwithstanding the terms of this consent) until notice of the proposal has been given to the Royal Commission on the Historical Monuments of England, Fortress House, 23 Savile Row, London W1X 1AB, and the Commission subsequently have either been given reasonable access to the listed building or have stated that they have completed their record of the listed building or that they do not wish to record it.

44. Attention is drawn to the fact that an applicant for any consent, agreement, or approval required by a condition of the listed building consent hereby granted has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused, or granted conditionally or if the authority fail to give notice of their decision within the prescribed period. The developer's attention is also drawn to the enclosed note relating to the requirements of the Buildings (Disabled People) Regulations 1987.

45. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990 and Sections 7 and 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

THE APPLICATION FOR COSTS

46. In support of their application for costs, your clients explained that they sought the reimbursement by the Council of the expenses involved in preparing the original proofs of evidence of expert witnesses on structural engineering,

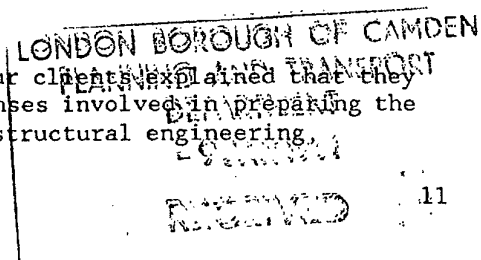
transportation and planning policy matters, and in rebutting the first resolved reason for refusal regarding views from Lincoln's Inn Fields and the settings of listed buildings. The Council's behaviour had been unreasonable, in that they had failed to respond to requests for discussion before the submission of the previous applications, they had failed to determine those applications within the prescribed periods, they had not issued any pre-inquiry statement following the making of appeals, they had not attended a meeting with English Heritage arranged to discuss the appeal applications, they had not determined those applications within the prescribed periods or given any reason why they could not be determined, and they had not issued any formal pre-inquiry statement in relation to the current appeals, but only a draft statement.

47. It was only when proofs of evidence had been exchanged, just under three weeks before the inquiry, that the nature of the Council's objections had been disclosed, and only on the submission of a supplementary proof of evidence, after the inquiry had opened, was it known that they sought the removal of the whole of one floor from the building. For a major project such as this it had been necessary for your clients to prepare their evidence some time before the inquiry. On the basis of development plan policies and the nature of the proposals matters of Office Policy, Transportation and the structural deficiencies of the existing building could well have been issues at the inquiry. On 10 August 1990 a first statement of case had been sent to the Council indicating that those matters would be addressed. It had not been until early September, after very substantial costs had been incurred, that there had been any indication from the Council that there would be no issues on those matters. The structural engineering witness had been called to give evidence at the inquiry, but not on matters contained in his prepared proof of evidence.

48. With regard to the views from Lincoln's Inn Fields your clients had always made it clear that they were willing to discuss amendments to the submitted scheme, other than to the glazed roof to the courtyard and the raising of the courtyard walls. It was only during the inquiry that it had been possible to hold discussions with the Council so as to overcome their objection, by making a small reduction in the amount of floorspace in the scheme. That amendment could have been made before the inquiry if there had been discussions with officers. It was denied that an impression of inflexibility as to floorspace had been given at a meeting with Council officers held on 5 September 1990.

49. In reply, the Council accepted that the material in the proofs of evidence of your clients' structural engineering and transportation witnesses could have been limited if the issues had been defined earlier. The lack of pre-inquiry statements and of response by the Council had been for reasons unconnected with the appeals. However any entitlement to costs should be limited to the particular costs of preparing the evidence, as opposed to general advice given to your clients. It was unlikely, on the other hand, that anything the Council could have done would have prevented the original planning policy evidence from being prepared. The matters which it covered were substantially repeated in the summary evidence given at the inquiry. The location of the site within the Central Activities Zone, and its acceptability in relation to the Greater London Development Plan, did not support the extent of the evidence which had been prepared. That evidence indicated that the witness was giving a comprehensive service and advice to your clients, and there was no reason why the cost of that service should be met by the authority.

50. With regard to the views from Lincoln's Inn Fields, the Council maintained that your clients had, at a meeting held on 5 September 1990, given an impression of inflexibility on the amount of floorspace to be provided. That impression had been confirmed in an agreed statement on financial viability submitted at the inquiry, and it was only later that variations had been put forward. Without the testing of evidence as to the setting of listed buildings and the importance of views the scheme could not have been amended in a satisfactory form.



My Conclusions on the Application for Costs

51. In determining your clients' application for costs I have borne in mind that in planning appeals the parties are normally expected to meet their own expenses, irrespective of the outcome of the appeal, and that costs are awarded only on grounds of unreasonable behaviour. Accordingly I have considered the application for costs in the light of Circular 2/87, the appeal papers, the evidence submitted by the parties and all the relevant circumstances in these appeals.

52. In my opinion the failures of the Council to respond to your clients' requests to discuss their proposals, to attend a meeting arranged with English Heritage, and to serve pre-inquiry statements as required by the Rules, together constitute clear evidence of unreasonable behaviour. As a result of that behaviour your clients were put to the unnecessary expense of preparing expert evidence on structural engineering and transportation matters. I consider that they are entitled to the reimbursement of that expense, notwithstanding that the witnesses concerned may well have been involved in giving your clients their professional advice on those matters in other contexts. As to the planning policy evidence, I think it unlikely that the summary proof of evidence could have been prepared without regard to much of the material contained in the original proof. I do not consider that the preparation of that proof was entirely unnecessary.

53. If a formal pre-inquiry statement had been served in due time your clients might well have been made more aware of the nature of the Council objections in relation to the views from Lincoln's Inn Fields and the settings of listed buildings. However my impression is that they considered the proposals as they stood at the opening of the inquiry to be entirely acceptable in those respects. In addition, strong evidence was given at the inquiry that there was little, if any flexibility for reduction in floorspace. It was mainly in relation to the effect of the proposals on Sir John Soane's Museum that the amended scheme began to be discussed, with the added benefit of overcoming the Council's objection on the matter of views. Whatever may have taken place at the meeting on 5 September 1990 I think it unlikely that fuller discussions could have overcome that objection before the beginning of the inquiry.

54. I conclude that your clients' application for costs should be allowed, but only in respect of the expenses incurred in the preparing the proofs of evidence on structural engineering and transportation matters.

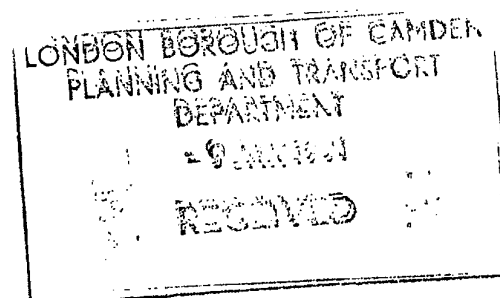
FORMAL DECISION ON THE APPLICATION FOR COSTS

55. Accordingly a formal order, which I have made in exercise of my powers under Section 250(5) of the Local Government Act 1972 and Section 78 and paragraph 6 of Schedule 6 to the Town and Country Planning Act 1990, is enclosed with this letter. You are now invited to submit to the Chief Executive of the Council, to whom a copy of this letter and order is being sent, details of the costs referred to, with a view to reaching agreement on the amount.

I am Gentlemen
Your obedient Servant

B D BAGOT BA(Arch) MCP RIBA MRTPI FRSA
Inspector

ENC



APPENDIX

Ref Nos: APP/X5210/E/90/806754
APP/X5210/A/90/165689

APPEARANCES

FOR THE APPELLANTS

Mr David Keene QC)
and)
Mr Peter Village of Counsel)

- instructed by Messrs Lovell White
Durrant, Solicitors, of 65 Holborn
Viaduct, London EC1A 2DY (reference
P2/SR/MG).

They called:

Mr R G Harris AADip FRIBA FRSA

- Chartered Architect, Consultant to
the T P Bennett Partnership,
Chartered Architects, of London WCL.

Mr J Case BSc FRICS

- Surveyor to the Appellant Company.

Mr A Blee FRIBA FRSA

- Senior Partner, The Sir Basil Spence
Partnership, of London N1.

Mr D J F Parsons CEng FISTructE

- Senior Partner, the John Farquharson
Partnership, Consulting Engineers, of
London.

Mr P J Willis BTP ARICS MRTPI

- Senior Partner, Messrs Knight Frank &
Rutley, Chartered Surveyors and
Estate Agents, of London and
elsewhere.

Mr A Schatunowski FRICS

- Sole Principal, Messrs Schatunowski
Brooks, Chartered Building Surveyors,
of Folkestone, Kent.

Mr J R Trustram Eve MSc FRICS

- Joint Senior Partner, Messrs Grimley
J R Eve, Chartered Surveyors, of
London W1 and elsewhere.

FOR THE LOCAL PLANNING AUTHORITY

Mr Peter Harrison)
and)
Mr Mark Gordon)

- of Counsel, instructed by Miss Anne
Kreiger, Solicitor, Camden London
Borough Council.

They called:

Mr S J vR Hoets BSc DipTP ARICS
MRTPI

- Principal Development Control
Officer.

Mr B Methven DipArch DipTP RIBA
MRTPI

- Architect Planner.

FOR THE HISTORIC BUILDINGS AND MONUMENTS COMMISSION FOR ENGLAND

Mr C Sumner DipArch AADipl Cons

- Statutory Officer, Historic Buildings
and Monuments Commission for England
(London Division).

(called by Mr Harrison)

APPEARANCES (continued)

FOR THE TRUSTEES OF SIR JOHN SOANE'S MUSEUM

Mr David Holgate - of Counsel, instructed by Messrs
Macfarlanes, Solicitors, of
10 Norwich Street, London EC4A 1BD.
and
Miss Jane Walters - Solicitor, Messrs Macfarlanes.

FOR THE LINCOLN'S INN FIELDS ASSOCIATION

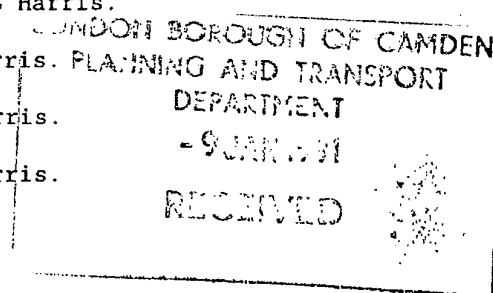
Mr T O'Donovan - Legal Consultant, of Messrs Farrer
& Co, 66 Lincoln's Inn Fields,
London WC2A 3LH.

DOCUMENTS

Document A1 - Lists of persons present at the inquiry.
Document A2 - Notice of the inquiry.
Document A3 - Copies of letters received by the Department.
Document A4 - Copy of letter received by the Council.
Document A5 - Letters from Messrs Macfarlanes dated 15 and 17 October 1990.
Document A6 - Letter from the Chairman of the Lincoln's Inn Fields Association
dated 16 October 1990.
Document A7 - Extract from *The Buildings of England, London I: The Cities of London
and Westminster*, N Pevsner - 1st Edition, 1957.

Submitted by the Appellants:

Document B1 - Proof of Evidence of Mr J Case.
Document B2 - Proof of Evidence of Mr R G Harris.
Document B3 - Appendices to Mr Harris' proof of evidence.
Document B4 - Exhibits to Mr Harris' proof of evidence (A3 folder).
Document B5 - Supplementary Exhibit to Mr Harris' evidence: Sir John Soane's Museum
Rear Window Blind Inspection.
Document B6 - Supplementary proof of evidence of Mr R G Harris.
Document B7 - Supplementary evidence No 2 of Mr R G Harris.
Document B8 - Supplementary evidence No 3 of Mr R G Harris.
Document B9 - Supplementary evidence No 4 of Mr R G Harris.



DOCUMENTS (continued)

Document B10 - Response by Mr R G Harris to Suggested Alternatives to Roofing the
Courtyard at 4th Floor.
Document B11 - Agreed Statement on Exhibits of Views from Lincoln's Inn Fields.
Document B12 - Schedules of floor areas and net/gross percentages.
Document B13 - Bundle of reduced scale plans (Scheme 2A).
Document B14 - Bundle of Reduced Scheme 5 Plans.
Document B15 - Statement by Mr R G Harris on Scheme 5.
Document B16 - Bundle of revised photographic overlays (RGH 67A-74A).
Document B17 - Revised schedule of floor areas and net/gross percentages.
Document B18 - Proof of Evidence of Mr A Blee and List of Projects (Appendix AB1).
Appendices AB2 to AB11:
B18/2 - Photographic Evidence, with note on lenses used (AB2);
B18/3 - The Evolution of the Site (AB3);
B18/4 - Henry Percival Monckton 1857-1930 (AB4);
B18/5 - Ernest Augustus Rüntz 1859-1913 (AB5);
B18/6 - Lincoln's Inn Fields: Listed Buildings (AB6);
B18/7 - Sir John Soane's Museum (AB7);
B18/8 - The Holborn-Strand Improvement (AB8);
B18/9 - The War Memorial (AB9);
B18/10 - Correspondence with English Heritage (AB10);
B18/11 - Covered Courtyards and Notable Buildings of the Edwardian
Age (AB11).
Document B19 - Views of Sir John Soane's Museum from Architectural Monographs.
Document B20 - Proof of Evidence of Mr J Trustram Eve.
Document B21 - Appendices to Mr Eve's proof of evidence.
Document B22 - Summary proof of evidence of Mr J R Trustram Eve.
Document B23 - Supplementary evidence by Mr J R Trustram Eve.
Document B24 - Supplementary Appendix: Response to Exhibition of Appeal Proposals
held at 252 High Holborn.
Document B25 - Details of exhibition displaying appeal proposals, 10 September to
5 October 1990.
Document B26 - Proof of Evidence of Mr D J F Parsons (not read).
Document B27 - Appendices to Mr Parsons' proof of evidence.
Document B28 - Proof of Evidence of Mr P J Willis.
Document B29 - Agreed Statement upon the Financial Consequences of Removing the
Present 6th Floor.

DOCUMENTS (continued)

- Document B30 - Response By Mr Willis to Suggestions for Alternative Courtyard Treatments.
- Document B31 - Proof of Evidence of Mr A R C Savell (not read).
- Document B32 - Copy of letter from Mr Savell to the Appellants' Solicitors, 15 October 1990.
- Document B33 - Proof of Evidence of Mr A Schatunowski.
- Document B34 - Appendices to Mr Schatunowski's proof of evidence.
- Document B35 - Supplementary proof of evidence of Mr A Schatunowski.
- Document B36 - Further Supplementary proof of evidence of Mr A Schatunowski.
- Document B37 - Third Supplementary proof of evidence of Mr A Schatunowski.
- Document B38 - Folder of Plans submitted by Mr A Schatunowski.
- Document B39 - Copy of notice of refusal of planning permission reference PL/89005989/R1 dated 20 September 1990.
- Document B40 - Undertakings by the Appellants and the Trustees of Sir John Soane's Museum, October 1990.

Submitted by the Council:

- Document C1 - Proof of Evidence of Mr S J vR Hoets.
- Document C2 - Documents accompanying Mr Hoets' proof of evidence:
- C2/1 - Site Plan (1.1);
 - C2/2 - London Borough of Camden Local Plan - Extracts (1.2);
 - C2/3 - London Borough of Camden Environmental Code - Extracts (1.3);
 - C2/4 - Letters of Objection (1.4);
 - C2/5 - Assessment of Daylight by Alex Schanutowski & Co (1.5);
 - C2/6 - Schedule of Drawing Numbers (1.6).

Document C3 - Proof of Evidence of Mr B Methven, with Appendices.

Document C4 - Supplement to proof of evidence of Mr B Methven.

Document C5 - Views from Lincoln's Inn Fields with overlays

Document C6 - Officers' view on amended appeal proposals.

Document C7 - Conditions Proposed by the Council.

Submitted by English Heritage:

- Document E1 - Proof of Evidence of Mr C Sumner, with Appendices.
- Document E2 - Members and Attendance of London Advisory Committee, 2 February and 6 July 1990.

DOCUMENTS (continued)

- Document E3 - Minute of and Report to London Advisory Committee, 5 October 1990.
- Document E4 - Extract from *Survey of London*, Vol 32, and sketches for alternatives to roofing over courtyard (CS1-5).

The following documents were submitted at the inquiry, but were not read in view of the withdrawal of objections by Sir John Soane's Museum and the Georgian Group:

- Document M1 - Proof of Evidence of Mr P K Thornton.
- Document M2 - Appendices to Mr Thornton's proof of evidence.
- Document M3 - Proof of Evidence of Mr C Saumarez Smith.
- Document M4 - Proof of Evidence of Mr J Harrap.
- Document M5 - Proof of Evidence/Report of Mr J S C K Anstey.
- Document P1 - Proof of Evidence of Dr S Parissien.

PLANS

Agreed Appeal Plans:

- Plan PA1 - Appeal site plan (6984/159).
- Plans PA2 to 23 - Appeal Plans (Scheme 2A): 6638/300D, 301E, 302D, 303D, 304D, 305D, 306D, 307D, 308E, 309A, 130H, 131H, 152G, 153G, 154H, 156H and 157F; 6984/8A, 164H, 165 (PARTS I AND II), 166 and 167A.

Submitted by the Appellants at the Inquiry:

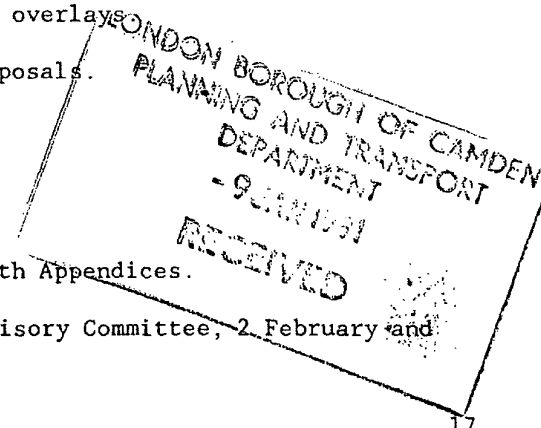
- Plan PB1 - Appeal Site and Lincoln's Inn Fields Conservation Area (GJRE 1).
- Plans PB2 to 23 - Amended Plans (Scheme 5): 6638/300M, 301M, 302M, 303M, 304M, 305M, 306M, 307M, 308M, 309M, 130M, 131N, 152N, 153N, 154N, 156N and 157N; 6984/8N, 164M, 165 (PARTS I AND II), 166 and 167N.
- Plan PB24 - Revised plan of Lincoln's Inn Fields showing relationship to 252 High Holborn (RGH 100A).
- Plans PB25 to 27 - Plans accompanying Document B40 (6984/SK 204M and 206M, and 6984/14).

Submitted by the Council:

- Plans PC1 to 10 - Sections through the appeal building and Lincoln's Inn Fields - Scheme 2A (BCM 1 to 10).

PHOTOGRAPHS

- Photos V1 to 5 - Appellants' views of model of appeal proposals (Scheme 2A).





File Refs: T/APP/X5210/E/90/806754/P7
T/APP/X5210/A/90/165689/P7

LOCAL GOVERNMENT ACT 1972
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

ORDER AS TO COSTS

THE LONDON BOROUGH OF CAMDEN

I BRIAN DUNCAN BAGOT in exercise of my powers under Section 250(5) of the Local Government Act 1972, Section 78 of and paragraph 6 of Schedule 6 to the Town and Country Planning Act 1990 and Section 20 of and paragraph 6 of Schedule 3 to the Planning (Listed Buildings and Conservation Areas) Act 1990 and of all other enabling powers

HEREBY ORDER that the Council of the London Borough of Camden (hereinafter called 'the Council') shall pay to Pearl Assurance Plc their costs of the inquiry limited to their costs incurred in preparing the proofs of evidence of Mr Dudley J F Parsons and Mr Andrew Robert Charles Savell, such costs to be taxed in default of agreement as to the amount thereof.

SUBJECT OF THE INQUIRY

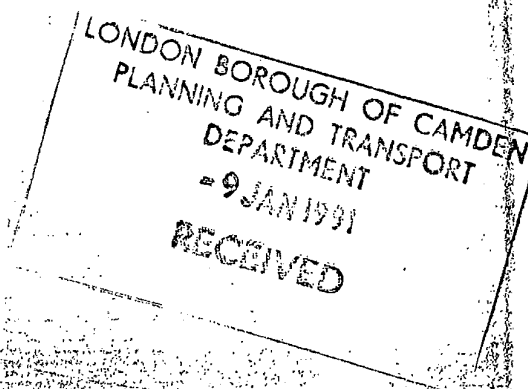
appeals under Section 78 of the Town and Country Planning Act 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against the failure of the Council to give within the prescribed periods notices of their decisions on applications for listed building consent for alteration and extension and partial demolition, and for planning permission for refurbishment, partial demolition and rebuilding to provide 30,250 m sq of offices (35,370 m sq including plant, parking etc) within Classes B1 and A2 of the Town and Country Planning (Use Classes Order) 1987, in each case at 252 High Holborn, London WC1.

INQUIRY

10th, 11th, 12th, 16th, 17th, 18th, 19th and
26th October 1990

Signed
INSPECTOR

Date: 17 DEC 90



APPENDIX 2: List of Planning, Listed Building Consent and Appeal Applications from Camden Planning Website.



Application Number	Site Address	Development Description	Status	Date Registered	Decision
2004/0123/L	Chancery Court Hotel 252 High Holborn London WC1V 7EN	Alterations including the removal of timber floor to rear restaurant area and internal features; new flooring, lighting, joinery and window treatments; cleaning of walls; repainting of ceilings; and other internal alterations	FINAL DECISION	04-02-2004	Granted
2004/1852/L	Chancery Court Hotel 252 High Holborn London WC1V 7EN	Submission of samples of marble for FOU covers pursuant to condition 4; and samples of marble for floor of main hall area pursuant to condition 5, of listed building consent dated 24th March 2004 (Reg.no 2004/0123/L).	FINAL DECISION	27-04-2004	Granted
2005/0600/L	252 High Holborn London WC1V 7EN	Fixing of 4x flagstaff on front elevation at second floor elevation.	FINAL DECISION	23-02-2005	Granted
2005/0602/A	252 High Holborn London WC1V 7EN	Display of 4x flags on flagstaffs on front elevation at second floor level.	FINAL DECISION	23-02-2005	Granted
LS9705185	252 High Holborn, WC1	Modification to approved hotel development involving various physical changes including the omission of the car parking accommodation and the rebuilding of the Whetstone Park	FINAL DECISION	05-11-1997	Grant LB consent subject to Section 108

Application Number	Site Address	Development Description	Status	Date Registered	Decision
		elevation. As shown on the drawings as set out on the Schedule dated 27 October 1997 and on drawing numbers A-O-D- 027.			
LS9904294	Chancery Court Hotel, 252 High Holborn, WC1	Submission of details of works to the front elevation and courtyard; facing materials; doors and glazed screens; secondary glazing; new balconies, handrails, cleaning and repair of stonework, marble, fireplaces and panelling; roof top plant enclosures and paving to High Holborn, pursuant to additional conditions 4(a to i, l and m) of listed building consent dated 19th September 1998 (Reg.no.L9800380R1), and dated 9th March 1998 (Reg.no.LS9705185), as shown on drawing numbers 7727/AQJ/100 C1, /208 C1; /AGJ/ 209 C1, /210 C1, /211 C1, /212 C1, /213 C1; /A5J/214 C1; /AQJ/215 C1, /216 C1; /A1Q/003 A1, /AGJ/102 C1, /103 C1; /AOL/360 A1; /AGQ/001 A1; A1L/229 A1, /332 A1; /AGD/153 B2; /A1Q/002 A1; ABIG/007 C1; /ALG/008 C1;	FINAL DECISION	25-03-1999	Grant Approval of Details (Listed Bldg)



Application Number	Site Address	Development Description	Status	Date Registered	Decision
		/AGG/009 C1; /A1G/011 C1; /A2G/012 C1; /A3G/013 C1; /A4G/014 C1; /A5G/015 C1; /A6G/016 C1; /A7G/017 C1; /ARG/018 C1, /019 C2; /AOG/021 C2, /022 C2, /023 C2, /024 C2, /031 C2, /032 C2, /033 C2, /034 C2; /ADK/101 C1; /A7K/300 B2, /301 B2, /302 A1; /A1G/004 A1, /010 A1; /ADM/200 A1; /AGB/170 A2; /A6J/221 C1, /A7J/222 C1, /AGJ/303 C1, /304 C1; /AOJ/308 C1 to /308 C1, /334 C1, /337 C1, /338 C1, /340 C1, /501 B4 to /505 B4, /507 B4, /508 B4, /509 B1, /510 B2, /511 B1, /512 B2 to /515 B2, /561 B2, /562 B2, /564 B1, /567 B3, /568 B1, /569 B2, /570 B1, /571 B2, /572 B1, /573 B3, /574 B1, /575 B2 to /577 B2, /578 B1, /579 B3, /580 B2, /581 B2, /582 B3, /583 B1, /584 B3, /585 B2, /586 B3, /587 B2, /588 B1, /589 B2, /590 B1, /591 B2, /592 B3, /593 B2, /594 B1 to /598 B1, /600 B1; and AOL/024 CB.			
P9800379R1	252 High Holborn, WC1	Changes of use from offices to an hotel with associated uses	FINAL DECISION	01-05-1996	Grant Full Planning Permission (conds)

Application Number	Site Address	Development Description	Status	Date Registered	Decision
		together with alterations and extensions, as shown on submitted drawings set out in Schedule 1 Rev.A, Schedule 2 Rev.A, Schedule 3 Rev.A & Schedule 5 Rev.A - dated 1st May 1996.			
PS9705164	252 High Holborn, WC1	Modification to approved hotel development involving various physical changes including the omission of the car parking accommodation and the rebuilding of the Whetstone Park elevation. As shown on the drawings as set out in the Schedule dated 27 October 1997 and on drawing numbers A-O-D- 027.	FINAL DECISION	05-11-1997	Grant Permission subject to Section 106
PS9904293	Chancery Court Hotel, 252 High Holborn, WC1	Submission of details of traffic calming/pedestrian access pursuant to additional condition 1 of planning permission dated 9th March 1996 (Reg.No.PS9705164), and additional condition 2 of planning permission dated 19th September 1996 (Reg.No.P9800379R1), as shown on drawing numbers 7727/AQJ/100 C1, /208	FINAL DECISION	25-03-1999	Grant Approval of details



Application Number	Site Address	Development Description	Status	Date Registered	Decision
		C1; /AGJ/209 C1, /210 C1, /211 C1, /212 C1, /213 C1; /AGJ/214 C1; /AOJ/215 C1, /216 C1; /A1Q/003 A1, /AGJ/102 C1, /103 C1; /AOL/360 A1; /AGQ/001 A1; A1J/229 A1, /332 A1; /AGD/153 B2; /A1Q/002 A1; ABG/007 C1; /ALG/008 C1; /AGG/009 C1; /A1G/011 C1; /A2G/012 C1; /A3G/013 C1; /A4G/014 C1; /A5G/015 C1; /A6G/016 C1; /A7G/017 C1; /ARG/018 C1, /019 C2; /AOG/021 C2, /022 C2, /023 C2, /024 C2, /031 C2, /032 C2, /033 C2, /034 C2; /AOK/101 C1; /A7K/300 B2, /301 B2, /302 A1; /A1Q/004 A1, /010 A1; /AOM/200 A1; /AGB/170 A2; /AGJ/221 C1, /A7J/222 C1, /AGJ/303 C1, /304 C1; /AOJ/306 C1 to /308 C1, /334 C1, /337 C1, /338 C1, /340 C1, /501 B4 to /505 B4, /507 B4, /508 B4, /509 B1, /510 B2, /511 B1, /512 B2 to /515 B2, /561 B2, /562 B2, /564 B1, /567 B3, /568 B1, /569 B2, /570 B1, /571 B2, /572 B1, /573 B3, /574 B1, /575 B2 to /577 B2, /578 B1, /579 B3, /580 B2, /581 B2, /582 B3, /583 B1,			

Application Number	Site Address	Development Description	Status	Date Registered	Decision
		/584 B3, /585 B2, /586 B3, /587 B2, /588 B1, /589 B2, /590 B1, /591 B2, /592 B3, /593 B2, /594 B1 to /596 B1, /600 B1; and AOL/024 CB.			
PS9905110	CHANCERY COURT HOTEL 252 HIGH HOLBORN LONDON WC2	The installation of six flues, three satellite dishes, and one terrestrial antenna at roof level, six flagpoles at second floor level, and the erection of torches and planters at ground level, as shown by drawing numbers A-G-G-009 Rev C7, A-G-G-016 Rev C5, A-R-G-018 Rev C5, A-O-G-022 Rev C7, A-O-G-023 Rev C6, A-O-G-024 Rev C7, A-O-G-031 Rev C3, A-O-G-032 Rev C9, A-O-G-033 Rev C9, A-O-G-034 Rev C7, A.O.R. 305 Rev C2, Acoustic report - boiler flues and dimensions of antennas and satellite dishes and three unnumbered sketch drawings.	FINAL DECISION	31-03-2000	Grant Full Planning Permission
9217010	252 High Holborn WC1	Approval of details of materials shown on two display panels pursuant to condition 7(d) of listed building	FINAL DECISION	18-06-1992	Grant Approval of Details (Listed Bldg)



Application Number	Site Address	Development Description	Status	Date Registered	Decision
9270032	247 - 262 High Holborn WC1	consent granted by the Secretary of State on the 17th of December 1990 as shown on Sample panel	FINAL DECISION	04-02-1992	Grant Approval of Details (Listed Bldg)
		Approval of details pursuant to Condition 7(a - f) of the Listed Building consent granted by the Secretary of State for the Environment on 17 December 1990 (Our Ref 9070119(3174)) in respect of (a)All new works to the courtyard including details of the new stonework new slated roofs and dormer windows new glazed roof and alterations to the paved and basement areas(b)Glazed doors to the entrance arch and vestibule(c)All changes to the front elevation with the exception of details of the windows (d)All external facing materials except that samples are to be submitted at a later date(e)New rear elevation including mansard roofs dormer windows and plant enclosures and(f)The precise extent of the retained fabric within those areas already indicated as being			

Application Number	Site Address	Development Description	Status	Date Registered	Decision
9370078	262 High Holborn WC1	retained upon the approved plans. Approval of details of new and altered windows on the front elevation pursuant to condition 7(c) of the Listed Building Consent granted on 17th December 1990 by the Secretary of State (Reg no: HB/9070119) as shown on one drawing numbered6638 G 020 A	FINAL DECISION	22-04-1993	Grant Appr.of Details/Res.Matters (Plan)
9400065	262 High Holborn WC1	Alterations and partial redevelopment for business use (Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987) as an amendment to planning permission granted by appeal decision dated 17 December 1990 as shown on drawing numbers in attached schedule.	FINAL DECISION	12-01-1994	Grant Full or Outline Perm. with Condit.
9470011	262 High Holborn WC1	Alteration and extension and partial demolition as an amendment to the consent granted on appeal by the Secretary of States Inspector by letter dated 17 December 1990 as shown on drawing numbers in	FINAL DECISION	12-01-1994	Grant List.Build. or Cons.Area Consent



Application Number	Site Address	Development Description	Status	Date Registered	Decision
		attached schedule.			
9501653	252 High Holborn WC1	Change of use including alterations and extensions from office to aparthotel with restaurant leisure and office uses as shown on drawing numbers 7594/D/007C-014C 015D- 017D 021A- 031A 032B 033A 034A 036 131-135 140 150- 156 160-162 171-182 & 190-197 as revised by letters dated 2 November 1995 and 27 November 1995.	FINAL DECISION	19-09-1995	Grant Full Planning Permission (conds)
9570292	252 High Holborn WC1	Alteration and extension in connection with the change of use of the building to an aparthotel with restaurant leisure and business use as shown on drawing numbers 7594/F/007 008A 009A 010 -013 014A 015 021-024 W054 W056 W203-W207 W209- W211 W250-W256 W258-260 7594/D/007C-014C 015D-017D 021A 022A 031A 032B 033A 034A 121-124 131-135 140 150-156 160-162 171- 182 190-197 7594/E/204A 206A 69843K/204N & 206N as revised by letters dated 2 November 1995 and 27 November	FINAL DECISION	19-09-1995	Grant L B Consent with Conditions

Application Number	Site Address	Development Description	Status	Date Registered	Decision
		1995.			
L9800380	252 High Holborn, WC1	Alterations, extensions and changes of use to create hotel and associated mixed uses. (Plans submitted)	FINAL DECISION	12-02-1996	Withdrawn Application-revision received
L9800380B1	252 High Holborn, WC1	Alterations and extensions in connection with a change of use to an hotel and associated uses, as shown on submitted drawings set out in Schedule 1 Rev.A, Schedule 2 Rev.A, Schedule 3 Rev.A & Schedule 5 Rev.A - dated 1st May 1996.	FINAL DECISION	01-05-1996	Grant L B Consent with Conditions
P9800379	252 High Holborn, WC1	Alterations, extensions and changes of use to create hotel and associated mixed uses. (Plans submitted)	FINAL DECISION	12-02-1996	Withdrawn Application-revision received
8801451	252 High Holborn WC1	Erection of a gas meter housing at basement level to the elevation fronting Whetstone Park 'as shown on drawing number B/PCA/CO/1 and site plan.	FINAL DECISION	04-08-1988	Grant Full or Outline Planning Permission.
8900589	Pearl Assurance Building 252 High Holborn WC1	The part-refurbishment and part-redevelopment for office purposes as shown on drawing numbers 8836/300D 301E 302D-307D 308E 309A 130H 131H 152G	FINAL DECISION	21-11-1989	Refuse Full or Outline Permission



Application Number	Site Address	Development Description	Status	Date Registered	Decision
		153G 154H 156H 157F 159 164H 165(PART I) 165(PART II) 168 & 167A and 6984/8A revised by letter dated 12th September 1990.			
6900590	252 High Holborn WC1 (Duplicate application)	Refurbishment partial demolition and rebuilding to provide 36 750sq m of offices within Classes B1 and A2 of the Town and Country Planning (Use Classes) Order 1987. (Plans submitted). Appeal received against the Council's failure to issue their decision within the appropriate period.	APPEAL DECIDED	21-11-1989	Refuse (subject to Appeal decision)
6970044	252 High Holborn WC1	Removal of existing War memorial consisting of commemorative plinth with bronze statue and commemorative tablets affixed to the main building as shown on drawing numbers 439/ptb/846 & 847 and 439/PTB/848 & 850.	FINAL DECISION	17-03-1989	Grant List.Build. or Cons.Area Consent
6970190	252 High Holborn WC1	Alterations and extension involving extensive works including the partial demolition and rebuilding to provide 36 750 sq m for office use. (REVISED PLANS SUBMITTED).	FINAL DECISION	21-11-1989	Decision Deferred Indefinitely

Application Number	Site Address	Development Description	Status	Date Registered	Decision
6970191	252 High Holborn WC1 Duplicate application	Alterations and extension involving extensive works including the partial demolition and rebuilding. (Plans submitted). Appeal received against the Council's failure to issue their decision within the appropriate period.	APPEAL DECIDED	21-11-1989	Refuse (subject to Appeal decision)
9000311	252 High Holborn WC1	Refurbishment partial demolition and rebuilding to provide 30 250 square metres of offices (35 370 square metres including plant parking etc) within Classes B1 and A2 of the Town and Country Planning (Use Classes) Order 1987. (Plans submitted). Appeal received against the Council's failure to issue their decision within the appropriate period.	APPEAL DECIDED	06-07-1990	Refuse (subject to Appeal decision)
9070119	252 High Holborn WC1	Refurbishment partial demolition and rebuilding to provide 30 250 square metres of offices (35 370 square metres including plant parking etc) within Classes B1 and A2 of the Town and Country Planning (Use Classes) Order 1987. (Plans submitted). Appeal received against the Council's failure to issue their decision within the appropriate period.	APPEAL DECIDED	06-07-1990	Refuse (subject to Appeal decision)
		Council's failure to issue their decision within the appropriate period.			

