



CHANCERY COURT HOTEL

Planning and Listed Building Supporting Statement

March 2012

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1.0 Introduction

- 1.1 This Supporting Statement has been prepared by CBRE Limited, on behalf of New World Hospitality ("the applicant"), in support of planning and listed building consent applications for internal and minor external alterations to the Chancery Court Hotel, 247-252 High Holborn, London Borough (LB) of Camden.
- 1.2 The proposed works comprise Phase Two of the complete sensitive refurbishment of Chancery Court Hotel. The current condition of Chancery Court Hotel is mainly good, however, the current finishes are 'tired' and 'dated' and need of refurbishment and accessibility upgrade since the Hotel was converted in 1999 - 2000.
- 1.3 The refurbishment will enhance and retain the key historic element and facades of the Grade II Listed hotel, whilst introducing new vitality and renewing the existing fabric in transitioning the building to a world class hotel. The building and its heritage significance are summarised in Section 2 of this Statement, and the accompanying Heritage Statement.
- 1.4 Phase One works, which comprised the soft-refurbishment of guestrooms on the south, east and west wings, are already underway and due to be completed in time for the 2012 Olympics. These works, comprising 'soft refurbishments' to the modern parts of the Hotel, were considered by the London Borough (LB) of Camden to not materially impact the existing historic fabric and thus Listed Building Consent was not required. Full details of the site's planning history, background to recent proposals and pre-application advice are set out in Section 3 of this Statement.
- 1.5 Phase Two works are intended to be brought forward following the Olympics and include the general re-planning of the north bedroom wing and the refurbishment of key public areas on the ground floor and the courtyard, as well as back of house basement works. The proposals will retain and enhance the key historic elements and facades of the Grade II Listed building, raising the reputation of the Hotel and simultaneously improving accessibility, through the provision of enhanced disabled access and bedroom availability.
- 1.6 The application seeks to cover, in full detail, all the remaining works to complete the Hotel's refurbishment. However there are a number of elements which require further design work and thus will come forward as separate applications. These include the sensitive refurbishment of the restaurant, potential further works to the seventh floor and an advertisement application in respect to new signage.
- 1.7 The full scope of works which comprise this submission are set out within Section 4 of this Statement.
- 1.8 This Statement also considers:
 - The planning heritage policy framework including national and London policy guidance, as well as local policy contained within LB Camden's Local development Framework (Section 5); and
 - The compliance of the proposed works with heritage policy, and other material considerations (Section 6).
- 1.9 This document should be read alongside the plans and other supporting information submitted in respect of the applications, including:
 - Design and Access Statement prepared by EPR Architects;
 - Drawings Package prepared by EPR Architects; and

1.0 Introduction

- Heritage Statement by Giles Quarme & Associates (GQA).

2.0 Site and Surroundings

CHANCERY COURT HOTEL

- 2.1 Chancery Court Hotel is located on the southern side of High Holborn, approximately 120 metres to the east of its junction with Kingsway and to the north of Lincoln Inn Fields.
- 2.2 The building is Grade II listed and comprises a central block and three subsequent wings / extensions focused around a central quadrangle courtyard. The building is the former London Head Office of Pearl Assurance PLC. It was converted into a luxury five star hotel, with restaurant and bar in 1999 - 2000.
- 2.3 The building's main facades rise to five storeys with attics and two storeys of dormers. The front and courtyard facades have a heavy Baroque style with engaged iconic columns and pilasters rising through the second to fourth floors.
- 2.4 The central courtyard is also in Baroque style and provides the main entrance to the Hotel, which is located on its eastern side. Pedestrian and vehicle access to the courtyard is via a passage, marked by a central archway, through the middle of the High Holborn frontage. Existing entrances to the current bar and restaurant, which are located at ground floor in the northern elements of the building along High Holborn, are accessed from the passage.

Heritage Significance

- 2.5 The Building was built in four stages between 1912 and 1962. The Central Block, which includes the High Holborn frontage, comprised the first stage and was built between 1912 – 1919. The east block was added between 1929 – 1930, and the south-east extension and west block were constructed in the 1950s. The full extent of the frontage was completed in 1962.
- 2.6 It was Grade II Listed in 1974. The Listing Notice highlighting the key heritage features is attached at Appendix 1.
- 2.7 The Heritage Statement and Design and Access Statement submitted as part of the current suite of application documents provide further details on the heritage features, whilst Section 3 also examines the impact of previous planning and listed building consents on the building's historic fabric.

SURROUNDING CONTEXT

- 2.8 The site is situated within Bloomsbury Conservation Area, which includes a number of heritage buildings of varying, age, style and character. To the east along High Holborn and Kingsway a number of Grade II listed buildings are located, including:
 - 114 & 115 High Holborn;
 - 233 High Holborn;
 - Africa House – 64 – 78 Kingsway;
 - Roman Catholic Church of St Avelin & St Cecilia on Kingsway; and
 - Kingsway Chambers – 44 – 46 Kingsway
- 2.9 To the south a number of Grade II listed buildings are located along Lincoln's Inn Fields including Lincoln's Inn New Hall and Library.

2.0 Site and Surroundings

- 2.10 The majority of the listed buildings are of a smaller scale and proportion in comparison to Chancery Court Hotel. However, along High Holborn, to the east of the site, a number of larger surrounding buildings for example the Telephone Exchange and Mid City Place are located.

3.0 Planning Background

PRE-APPLICATION CONSULTATION AND RECENT PHASE ONE PROPOSALS

- 3.1 The current Planning and Listed Building consent applications are in respect to Phase Two of the complete sensitive refurbishment of Chancery Court Hotel. The refurbishment will enhance and retain the key historical elements and facades of the Grade II Listed hotel, whilst introducing new vitality and renewing the existing fabric in transitioning the building to a world class hotel.
- 3.2 Phase One, which comprised the soft-refurbishment of guestrooms on the south, east and west wings are already underway and due to be completed in time for the 2012 Olympics. These works were considered by the LB Camden at an initial meeting on 23rd March 2011 and were not deemed to materially impact the existing historic fabric of the building and thus Listed Building Consent was not required (ref: 2011/1168/NEW).
- 3.3 A subsequent pre-application meeting has been held with Conservation Officers in respect to the proposals for Phase Two, on 28th February 2012. The Phase Two scope of works and scope of this submission were discussed with Officers.
- 3.4 It was set out that whilst the application sought to cover all the remaining works to be completed, given the continuing discussion between the applicant and potential future restaurant operators, a detailed listed building application for works to the sensitive refurbishment of the restaurant will come forward as a separate application.
- 3.5 In addition, it is anticipated that further works in respect to the seventh floor would come forward as a separate listed building application.

FORMAL PLANNING HISTORY

- 3.6 A number of planning applications and listed building consents are pertinent to the context of the current application and are listed below:
 - Planning Permission and Listed Building Consent (Ref: 900031 & 9070119) were granted at appeal (Ref: APP/X5210/E/90/806754/P7 and 165689/P7) on 17 December 1990 for refurbishment, partial demolition and rebuilding of the Pearl Assurance Head Offices to provide 30 250 square metres of offices (35 370 square metres including plant parking etc) within Classes B1 and A2.
 - Planning Permission and Listed Building Consent (Ref: P9600379& L9600380R1) for change of use including alterations and extensions from office to aparthotel with restaurant leisure and office granted on 19 September 1996.
- 3.7 In addition, a number of minor planning and listed building consent applications have subsequently been submitted in respect to the building's operation as a hotel. These are included at Appendix 2.

The 1990 Inspector's Appeal Decision (APP/X5210/E/90/806754/P7 and 165689/P7)

- 3.8 Planning Inspectorate's decision letter of December 1990 (Ref: APP/X5210/E/90/806754/P7 and 165689/P7) approved planning and listed building consent for the alteration and extension, partial demolition and refurbishment to provide 30,250sqm of offices.
- 3.9 As per the Inspector's decision the proposals involved:

3.0 Planning Background

“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 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 top most storeys at the front of the building would be re-built as two storeys. The East side of the courtyard would be re-built 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, (this was never built). 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”.

“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 will 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 floor space of the new building as amended at the inquiry would be some 34,870 m² as compared with 27,890m² in the existing building (including the courtyard in both cases)” (Paragraph 6).

- 3.10 The permission for change of use to offices was never implemented. Instead an alternative scheme by the same architects, T.P. Bennett, for its conversion into a Hotel was submitted and approved by LBC in 1996 (Ref: P9600379& L9600380R1, see below).
- 3.11 Nevertheless, the Inspector’s Decision letter describes both the interior and exterior of the building and permits extensive alteration and demolition of the building in order to provide it with a new use. In respect to the character of the building it states:

“In my opinion the front façade of the appeal building has to a distinctive degree character of a Grand Edwardian office building, aptly described by Alastair Servis as “ the last and largest of the High Baroque Insurance Palaces. Its imposing façade makes a considerable, if somewhat forbidding, contribution to the streetscene. 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....

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 facades 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 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 a disappointing variation on the them of the remaining facades, and disrupts the symmetry that would 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 torches provides some interest”. (Paragraph 14)

3.0 Planning Background

3.12 In assessing the interior of the building at that time, the Inspector set out:

"The heavy Baroque character of the front and courtyard facades 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 alignment. That feeling of elegance is continued in the first floor front corridor, and contrasts with the studded stateliness of the more recent boardroom and director's dining rooms. The office spaces are otherwise unremarkable, except for the adverse factors such as the limited day lighting to the basement floor and to the rooms light only by oval windows on the fourth floor, restricted headroom to the sixth and seventh floors, various changes to floor level and the dispersal of lifts around the building". (Paragraph 16)

3.13 He concluded that 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 roles could not be found for the main staircase and East columned hall. However that loss would be more than offset in my opinion by the transformation of the central archway and passage into an enclosed vestibule and anteroom, 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 would be change for the better."

Change to Aparthotel (Ref: P9600379& L9600380R1)

3.14 The change of use including alterations and extensions from office to aparthotel with restaurant leisure and office uses was granted on 19 September 1996 (Ref: P9600379R1 & L9600380R1).

3.15 This permission was implemented in 1999 – 2000 and resulted in a number of major alterations to the building including:

- Basement, Lower Ground, Ground and First Floor Plans
 - WCs and staircases;
 - Removal of courtyard light-wells;
 - Insertion of staircase from ground to low-ground floor;
 - Insertion of numerous partitions (altering the historic plan);
 - Altered position of the exist to Holborn Place;
 - Removal of the front light-wells;
 - Removal of main roof staircase;
 - Shortened shape of the courtyard;
 - Destruction of the Chairman and Deputy Chairman's offices;
 - Removal of roof terrace at first floor;

3.0 Planning Background

- Installation of smoke lobbies at ground floor of the main front marble staircase;
 - Insertion of reception desk;
 - Insertion of glazed canopy above the courtyard main entrance.
 - Second to seventh floors
 - Removal of the front light-wells;
 - Subdivision of all the open plan offices into bedroom sites and corridors;
 - Insertion of lifts;
 - Increase of footprint on 3rd to 7th floor;
 - Removal of the 1st floor terrace;
 - Alteration of the shape of the courtyard;
 - Insertion of the glazed canopy
 - Insertion of the M&E plant spaces on the roofs
- 3.16 A number of major alterations to the building were carried out. The Heritage Statement provides a detailed examination of these works and provides images of the heritage fabric of the Grade II Listed building before and, where appropriate, after the refurbishment.

4.0 The Proposals

- 4.1 The current condition of Chancery Court Hotel is mainly good, however, the current finishes are 'tired' and 'dated' and need of refurbishment since the Hotel was converted in 1999 - 2000. As set out in Section 3, implementation of the 1996 planning and listed building consents altered and reconfigured the original building. In particular, many of the historic features of the upper floors were completely removed.
- 4.2 Nevertheless, a number of historic areas were left untouched. Those sections that do remain are not proposed to be altered, other than the decoration being updated.
- 4.3 The areas that are to be sensitively restored and respected comprise the following:
 1. The main High Holborn street facades;
 2. The first front floor panelled meeting rooms;
 3. The main staircase;
 4. The columns in the bar and restaurant of the ground floor;
 5. The corridor on the first floor in the front section of the building;
 6. The revolving door to the restaurant.
- 4.4 The full scope of works are set out in detail below.
- 4.5 As explained above, the soft-refurbishment of guestrooms on the south, east and west wings are already underway and due to be completed in time for the 2012 Olympics (Phase One). These works were deemed by LB Camden not to materially impact the existing historic fabric of the building and thus Listed Building Consent was not required.
- 4.6 The current Phase Two proposals include the general re-planning of north bedroom wing and the refurbishment of key public areas on the ground floor and the courtyard. The proposed works are listed in full below, in numerical order. These are cross-referenced with the relevant drawings and Design and Access Statement which are appropriately annotated to the proposed scope of works.
- 4.7 Whilst the application seeks to cover in full detail all the remaining works to be completed, there are a number of elements which will require the submission of further details.
- 4.8 In particular, discussions between the applicant and potential future restaurant operators is ongoing, it is thus proposed works for the sensitive refurbishment of the restaurant will come forward as a separate application.
- 4.9 It is also anticipated that further works in respect to the seventh floor would come forward as a separate listed building application as the design continues to evolve.

SCOPE OF WORKS

Basement

- 4.10 A number of hard and soft refurbishment works will take place to the basement back and front of house areas. In detail:

Back of House Areas

4.0 The Proposals

- (1) Hard refurbishment of the existing Sales/Marketing & Reservations and Accounts departments. Works to include refurbished internal dividing wall partitions, new ceilings and lights, FCU's, new doors and ironmongery, WCs, kitchenette, new small power as well as the redecoration of all wall and floor finishes.
- (2) Hard refurbishment of the existing Engineer's Workshop and adjacent office area into new Staff Training Room (with Store) and Engineer's store room. Works to include refurbished internal dividing wall partitions, new ceilings and lights, FCU's, new AV (within training room), new doors and ironmongery, new small power as well as the redecoration of all wall and floor finishes.
- (3) Hard & Soft refurbishment of existing Engineer's Offices. Offices partially extended into adjacent store/corridor area with new dividing wall partitions, new ceilings and lights, FCU's, new doors and ironmongery, new small power as well as the redecoration of all wall and floor finishes within the reclaimed store/corridor areas. Soft refurbishment of existing area of Engineer's office, with partial demolition of existing dividing wall. New floor/wall finishes with renewed suspended ceiling/lights/FCU as necessary.
- (4) Soft refurbishment of existing store area converting into new Engineer's Workshop. New suspended lighting, small power, smoke detectors and air supply required. New paint finishes to walls and floors (Epoxy Paint with firlex). New full height partition with new doors (with vision panels) and ironmongery required.
- (5) Back of House areas in particular the kitchen fittings which are still subject to the extent of works to the restaurant on the ground floor (which will still be subject to a separate planning application).

Front of House Areas

- (6) (Soft Refurbishment of the Grand Ballroom along with the adjoining Ballroom Lobby and staircase. Works to include refurbished internal dividing wall partitions, new lights, refurbished doors and ironmongery, redecoration of all wall and floor finishes. New replacement ceilings to the central part of the ceilings within each Ballroom to accommodate new AV with the inclusion of new lights and rigs.

Lower Ground Floor

Back of House Areas

- 4.11 At lower ground level hard refurbishment will take place in the back of house areas involving new internal dividing wall partitions, new ceilings and lights, FCU's, new doors and ironmongery, new small power as well as the redecoration of all wall and floor finishes to the:
 - (7) In-House Dining area and associated store into Staff Canteen
 - (8) Staff Kitchen into Pot wash Area, In-House Dining, and extended locker area for Female staff changing room
 - (9) Housekeeping Offices and adjacent store into extended locker area for Male staff changing room
 - (10) Pantry into wash up area and meeting room support.

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- (11) Corridor/Laundry Store/Linen Store (in part) converted into Accounts office.
- (12) Offices converted into Housekeeping (including associated office), and separate IT office.
- (13) Cloakroom converted into Banqueting manager's office.
- (14) Use of Stair 2 still retained with rest of area partitioned off to create new Cellar area with a new opening created to connect to the existing adjacent furniture store serving the meeting rooms.

4.12 Soft refurbishment will also occur to the following back-of-house areas:

- (15) Existing Male and Female staff changing rooms. Minimal alterations to the existing fabric with renewal of ceilings (incl. fittings), wall and floor finishes where applicable to match existing. Sanitary ware replaced where necessary and sealants reapplied where necessary. Redecoration work to finished surfaces.
- (16) Event manager's office, control room & existing adjacent office. New redecoration to all surfaces.

Front of House Areas

4.13 A number of the front of house areas will also be softly refurbished, comprising:

- (17) Soft Refurbishment of the upper level of the adjoining Ballroom Lobby, front of house circulation areas, Staircases 01, 06 & 08, lift lobbies, telephone booths (reconfigured into new cloakroom). Works to include new; redecoration of all wall and floor finishes as well as the refurbishment of the dividing wall partitions. New AV throughout.
- (18) Soft refurbishment of the existing Male and Female WC's immediately adjacent to the Spa entrance and meeting rooms.
- (19) Soft refurbishment of all meeting rooms with access to the furniture store being in-filled. Works to include new; redecoration of all wall and floor finishes as well as the refurbishment of the dividing wall partitions. New AV throughout.

Ground Floor

- 4.14 At ground floor level a number of internal and external works are proposed.
- 4.15 External works will seek to enhance the frontage of hotel facing High Holborn and the central courtyard area, including the main entrances to the hotel and vehicular exit route that links back to High Holborn.
- 4.16 The existing hard landscaping is considered to be in good condition with materials complimentary to the building. By comparison the existing planting is considered to lack distinctiveness and the height and open nature of the re-constituted stone balustrade, that currently surrounding the seating terrace adjacent to the restaurant, fails to buffer views of park cars. Thus, improvements will focus upon this and enhancing the ambience and sense of grandeur of the courtyard space.
- 4.17 Internally, a number of soft and hard refurbishments are proposed, including the sensitive refurbishment of the bar, with hard refurbishment of non-original elements including parts of the bar, reception and lounge lobby, reception lounge and lobby lounge.
- 4.18 In detail, the works comprise:

4.0 The Proposals

External - Landscaping

- (20) Integrated lighting within the courtyard.
- (21) New "classical" central water feature to the inner courtyard (with integral lighting and landscape). (Images of the proposed style can be found in the Design and Access Statement, however at the present time the detailed design is still evolving. We accept a Condition may be required in respect to submitting detailed drawings for approval).
- (22) Reset and set back existing kerbs and paving to improve vehicle turning circles.
- (23) Make good paving
- (24) Provide level access, kerb and paving re-levelled to address accessibility issues.
- (25) Existing raised planting bed to be replaced with new landscaping feature planter with associated signage.
- (26) New topiary boxes to be fitted to all High Holborn
- (27) New smoking screen for staff to be installed by the staff entrance on Whetstone Park.
- (28) New screening to existing parking bays fronting onto Holborn Place.

External - Elevations

- (29) Main double door access to the lobby lounge from the courtyard underneath the portico to be re-hung to enable the door to swing outwards as opposed to inwards.
- (30) Removal of the existing glazed main entrance canopy. New entrance portals to be installed above three doors signifying different usages to the hotel segregation at the main entrance, all of which will be accessed from the main courtyard.
- (31) Existing High Holborn façade feature lighting to be converted to gas lamps.
- (32) The recent removal of previous tenant (Renaissance) awnings has left protruding fixings which will need to be removed within the masonry window reveal and in-filled to make good.
- (33) New external lighting to all elevations. (Subject to TCA/Arc Light separate details.)
- (34) Existing decorative ventilation grill at high level to be retained. Existing recently installed backing aluminium louvers internally (not visible externally) to be replaced with glazing.

Internal

- (35) Bar - Sensitive Refurbishment All original elements that form part of the main and side façades to the bar area including the marble columns, timber screens and marble clad air conditioning units are to be retained and restored as appropriate. New internal fitting out elements including new services and AV to respect retained fabric. Existing ceiling to be adapted to enable new services.
- (36) Bar - Hard Refurbishment All non-original partitions (currently defining the kitchen and drinks storage area) to be removed including the double door

4.0 The Proposals

wooden framed glass lobby to the bar area from stair 1. The existing wall which separates the current kitchen with the Mansfield Suite is to be retained. The interconnecting wall between the Mansfield Suite is to be removed to enable a larger kitchen to occupy the entire space. Supporting pot wash area to be formed through the reclamation of the adjacent corridor to the Mansfield Suite. New AV and ceiling treatment is anticipated to enable the change of function to the space. The new floor finishes are to be a combination of timber and tiled flooring.

- (37) WC - Hard Refurbishment Male and Female toilets to the rear of the main lift lobby to be re-planned with additional space from the adjacent back of house corridor and offices incorporated into the larger toilet reconfiguration. Works to include: new partitions, ceilings, lights, AV, sanitary ware, doors/ironmongery and floors/walls/ceiling finishes.
- (38) Restaurant- Separate Planning Application to be made, however, opening up and making good of existing ceiling will be required to enable gravity fed drainage to new first floor suites.
- (39) Staircase 1 - Remove and realign existing marble cladding (recently installed) and ceiling cornice work to enable drainage route from guestrooms above.
- (40) Improvements to the lighting within the marble staircase visible from the internal courtyard to be undertaken to create a light beacon feature to the staircase at night.
- (41) Reception & Lounge Lobby - Hard Refurbishment These areas are not regarded as historically sensitive and therefore both of these areas will be stripped back to its core shell. New ceilings to be instated with AV system and feature lighting. All surfaces to be redecorated. The new floor finishes are to be a combination of carpet, stone and mosaic flooring.
- (42) Reception Lounge(now referred to as the Lobby & Lobby Gallery)- The wooden panelled glass secondary lobby will be removed. New partition wall to be instated to subdivide the space between circulation and relaxed seated reception area.
- (43) Lobby Lounge (now referred to as the Salon) - Reconfiguration of the existing meeting rooms to also incorporate the refurbishment of back of house areas through the removal of walls and new sub partitions (of which some shall be divisible screens). New business centre to replace the existing gift shop area. Existing toilets to be converted to a support kitchen to serve the reconfigured lounge area.
- (44) Lobby Lounge (now referred to as the Salon) - Reconfiguration of the BOH administration areas through hard refurbishment. New partitions, wall coverings, floor and ceiling finishes, new lights, small power, doors and ironmongery.

Upper Floors

- 4.19 On the upper floors (one – seven) the important heritage fabric, including the Marble Staircase, Corridors, Chairman's Boardroom, The Soane Boardroom, The Audley Suite and adjoining Room 122 will be sensitively refurbishment.

4.0 The Proposals

- 4.20 Works are proposed to the current bedrooms to involve the removal of certain existing walls with the additional of new internal partition walls to create new suites and bathrooms. Non-heritage sensitive corridors will be stripped back to the shell where necessary and potentially re-built, following investigative work to their current condition, to improve wall performance for improved acoustic performance.
- 4.21 In addition the Executive Lounge will be extended to incorporate the existing bedroom 318 with a supportive meeting room being created through the conversion of bedroom 315. In detail:
- (45) Soft refurbishment of the upper floors that form the works for Phase One (already underway with written approval).
 - (46) Refurbishment work to room 338 as well as the Lord Chancellor's Suite has been subject to separate correspondence with Camden Council and have been carried out within the Phase One works.
 - (47) First Floor Chairman's Boardroom, The Soane Boardroom, The Audley Suite and adjoining Room 122 Sensitive Refurbishment - All original elements and character of finishes within these rooms are to be retained and refurbished. New AV will be installed to respect the existing ceiling fabric and new carpet to be installed.
 - (48) Corridor Sensitive Refurbishment - original elements and character of finishes within these rooms are to be retained and refurbished. New AV and lighting will be installed to respect the existing ceiling fabric and new carpet to be installed. Existing carpet to be removed within the first floor lobby area only to reveal the marble underneath. New carpet and underlay to be utilised in the remainder of the corridor which will be sensitively installed in the areas that have an original marble substrate. New full height signage panel to be installed by the gym entrance.
 - (49) Corridor Sensitive Refurbishment - New replacement leather stitched handrail, balustrade and lighting (to TCA detail). All existing carpets replaced, marble retained (cleaned) and plasterwork repainted.
 - (50) Marble Staircase - Sensitive Refurbishment - All original elements and character of the staircase and the adjoining marble lined areas to be retained, including the full extent of the elongated marble corridor on the first floor. All existing doors (ironmongery replaced) are redecorated/refurbished and carpets within the marble lined areas to be removed (to a limited extent) with the ceiling articulation respected whilst installing new AV system and lighting.
 - (51) Marble Staircase - Sensitive Refurbishment - Current card door entry systems in this area (slots in the marble) to be replaced with new proximity readers being integrated with the new door ironmongery.
 - (52) Marble Staircase - Sensitive Refurbishment - New Feature hanging light associated with light dome to be installed following repair work to the dome.
 - (53) Marble Staircase - Sensitive Refurbishment - New hanging artwork locations adjacent to bedroom doors fixed through existing marble.
 - (54) Work to current bedrooms to involve the removal of certain existing walls with the addition of new internal partition walls to create new suites and bathrooms

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including: new services, ceilings, lighting, AV system, Sanitary ware, decoration, floor and wall finishes throughout all.

- (55) Non heritage sensitive corridors to be stripped back to shell where necessary and potentially re-built following investigative work to their current condition and improving wall performance for improved acoustic performance. Executive lounge to be extended to incorporate existing bedroom 318 with a supporting meeting room being created through the conversion of bedroom 315.

Seventh Floor

- 4.22 At seventh floor it is proposed to create two roof terraces between the rear of the main High Holborn body of the hotel and the roof plant enclosures. This will lead to the creation of 165 sq m new floorspace (GEA).

- (56) Roof Terraces - The two areas that sit between the rear of the main High Holborn body of the hotel and the roof plant enclosures are to be landscaped with planters and screens with a new perimeter balustrade (1100mm above FFL).
- (57) Internal Divisions - New gate and screens at the top of the marble staircase to be introduced to separate access of the seventh floor from the rest of the building. Materials to be minimally fixed to reduce impact on the existing marble. The screening and gate material is subject to separate TCA detail. Adjacent corridor to be stripped back to shell with new ceiling (including lights and AV), wall and floor finishes.

Tower & Eighth Floor Roof Terrace

- 4.23 It is proposed that an additional bedroom is created through the provision of new access within the tower. Coupled with the provision of a new roof terrace area, upto 93 sq m of new floorspace will be provided.

- (58) New access within the tower to be provided to enable new bedroom suite at higher level. Associative landscaped terrace with planters and screens with a new perimeter balustrade (1100mm above FFL) to be installed. The extent of the terrace will match the width of the tower.

Other Matters

- (59) New hotel brand signage and menu/display boards to be removed and replaced under separate advertisement application to come forward with the restaurant application.
- (60) Entrance to proposed restaurant door will be subject to a separate application.
- (61) New balustrade and handrailing to provide sufficient safety barrier to new roof terrace.
- (62) New gate to vehicle route through the courtyard.

SUMMARY

- 4.24 The proposed works comprise Phase Two of the complete sensitive refurbishment of Chancery Court Hotel. The refurbishment will enhance and retain the key historic

4.0 The Proposals

element and facades of the Grade II Listed hotel whilst introducing new vitality and renewing the existing fabric in transitioning the building to a world class hotel.

- 4.25 The proposals involve the creation of new floorspace within the existing tower and new roof terraces at seventh and eighth floor levels resulting in an overall increase of 258 sq m floorspace. The proposals do not otherwise result in any alterations to the proposed use, its intensity or its physical, social and economic relation to surrounds.

5.0 Planning Policy Overview

- 5.1 The Town and Country Planning Act 1990, Planning (Listed Building and Conservation Areas) Act 1990 and the Planning and Compulsory Purchase Act 2004 (the "2004 Act") establish the legislative basis for planning in England and Wales. Together these acts establish a "plan led" system which requires local planning authorities to determine planning applications in accordance with the statutory development plan (the development plan) unless material considerations indicate otherwise (section 38(6) of the 2004 Act). In London the development plan comprises the Borough plan and the London Plan.
- 5.2 This section identifies the principal policies applicable to the determination of these proposals and the principal material considerations.
- 5.3 National planning guidance is contained within Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs) which set out the Government's policies on different aspects of land use planning in England.
- 5.4 Planning Policy Statement 5 requires planning authorities to take into account, amongst other things, the nature of the significance of the heritage asset and the desirability of new development making a positive contribution to the setting of heritage assets and the character and local distinctiveness of the historic environment.
- 5.5 The statutory development plan for the application site comprises:
 - London Plan (July 2011);
 - Camden Core Strategy (November 2010);
 - Camden Development Management Policies Document (November 2010);
- 5.6 In addition, LB Camden have produced a range of Supplementary Planning Guidance, including those concerning heritage. Those of relevance to the site comprise:
 - Bloomsbury Conservation Area Appraisal and Management Strategy.

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment (March 2010)

- 5.7 PPS5 introduced the concept of 'heritage assets': those parts of the historic environment that have significance because of their historic, archaeological or artistic interest. These include listed buildings and conservation areas along with other kinds of heritage asset.
- 5.8 HE6.1 advises that applicants should provide a description of the significance of heritage assets affected and the contribution of their setting to that significance. The level of detail required is proportionate to the importance of the heritage asset. Owners and developers are encouraged to engage in pre-application discussions with local planning authorities for any proposals which would impact upon heritage assets and their setting.
- 5.9 The English Heritage PPS5 Historic Environment Planning Practice Guide (March 2010) sets out further guidance for applicant's undertaking an assessment of significance; including engaging with the relevant local authority specialists, national amenity societies and local civic and historic societies.

5.0 Planning Policy Overview

- 5.10 As a designated heritage asset, Chancery Court Hotel is subject to policy HE7. The Local Planning Authority (LPA) should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposal taking account of the evidence provided with the application, any designation records, the historic environment record and outcome of consultations (HE7.1).
- 5.11 Consideration of the application will 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 can make to the establishment and maintenance of sustainable communities and economic viability of the factors set out in HE3.1 (above)” (HE7.4).*
- 5.12 In relation to Policy HE7, paragraph 79 of the English Heritage guidance identifies potential 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 reduces or removes risks to a heritage asset;*
- It secures the optimum viable use of a heritage asset in support of its long term conservation;*
- It makes a positive contribution to economic vitality and sustainable communities*
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment; and/or*
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place”.*
- 5.13 In determining the desirability of new development, LPAs should take into account:
- “The desirability making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use” (HE7.5).*
- 5.14 Further, in considering applications for consent relating to designated heritage assets:
- “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 a grade II listed building, park or garden should be exceptional.”*

The London Plan

- 5.15 The new London Plan was adopted in July 2011 and sets out the Mayor’s vision until 2031. The underlying objective is to accommodate London’s population and

5.0 Planning Policy Overview

economic growth within its boundaries without encroaching on open spaces and having unacceptable impacts on the environment. The Plan integrates social, economic and environmental policy and aims to maintain London's world city status and is based on three themes:

- Economic development and wealth creation;
- Social development; and
- Improvement of the environment.

- 5.16 The London Plan seeks to support and strengthen the strategic role of the Central Activities Zone, of which High Holborn is part. Within the CAZ strategically important hotel provision should be focussed on its opportunity areas, with smaller scale provision in CAZ fringe locations with good public transport (Policy 4.5).
- 5.17 Policies 7.8 – 7.10 refer to London's built heritage. Policy 7.8 states that London's heritage assets and historic environment, including listed buildings, should be identified so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Developments affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

LB Camden Core Strategy

- 5.18 The LB Camden adopted its Core Strategy in November 2010.
- 5.19 Policy CS8 (Promoting a successful and inclusive Camden economy) sets out that the Council will support the development of Camden's tourism sector.
- 5.20 Policy CS9 (Achieving a successful central London) sets out that in supporting and promoting the Central London area of Camden, the Council will seek a range of measures including (i) preservation and enhancement of the area's historic environment.
- 5.21 Policy CS14 (Promoting high quality places and conserving our heritage) sets out Camden's strategic objective to preserve and enhance Camden's rich and diverse heritage. In particular the Council will:

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

Requiring development of the highest standard of design that respect local context and character;

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;

Promoting high quality landscaping and works to streets and public spaces;

Seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

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."

LB Camden Development Policies Document

5.0 Planning Policy Overview

- 5.22 The LB Camden adopted its Development Policies Document in November 2010. Policy DP25 (Conserving Camden's Heritage) helps to implement Core Strategy policy CS14 (set out above).
- 5.23 Policy DP14 (Tourism Development and Visitor Accommodation) sets out that the Council will support visitor accommodation, expecting new accommodation to be located in Central London, particularly Holborn.
- 5.24 Policy DP25 sets out in relation to Conservation Areas, that in order to retain their character 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 an 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 cause 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 provides a setting for Camden's architectural heritage"*
- 5.25 In relation to 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".*
- 5.26 Paragraph 25.14 states that the listed nature of a building does not preclude the development of inclusive design solutions. The Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.

Bloomsbury Conservation Area Appraisal and Management Strategy (adopted 18 April 2011)

- 5.27 Chancery Court Hotel is situated within the Bloomsbury Conservation Area. It forms part of Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn.
- 5.28 The Statement sets out that High Holborn is an important street historically:
- "The street follows the route of an eastwest Roman road, and during the medieval period the lawyers' Inns of Court were establishing themselves on sites to the north and south. Today it is a major arterial route linking the City of London to the West End, characterised by a wide roadway lined with large-scale commercial developments giving a strong sense of enclosure".*

5.0 Planning Policy Overview

- 5.29 With the exception of Nos 308-10 (consec) High Holborn, the entire south side of the street was redeveloped in the 20th century, including 247 – 252 High Holborn. The Statement sets out in respect to the building that it is:

“The largest and most elaborate building in this stretch of High Holborn is the grade II listed former Pearl Assurance Building, at Nos 247-261 (consec), a grand Edwardian Baroque composition by C Newman dating from 1910-12. These office headquarters were extended at various times: in a similar style on the east side by P Moncton in the 1920s, with later 1950s extensions at the rear. Of note is Western House, Nos 245-46, a 1960 extension on the street frontage, designed by T P Bennett and Son in a contrasting modern style with a stone facade articulated by continuous ribbon windows (not listed). Vacated by Pearl Assurance in the 1990s, the building was converted by T P Bennett to the Chancery Court Hotel in 1998-2000. The near-symmetrical front of the main building is faced in Portland stone, and has a channelled grey granite ground floor, a giant Ionic order to the three upper floors, and two attic floors in steep pitched roof above a large cornice. A landmark feature of the building is the tall Baroque dome over the central arched entrance, which is visible in long views along High Holborn to the east and west. The entire building is set back from the established building line on the south side of the street, allowing for wider pavements, a row of street trees, and an increased sense of openness in the streetscape. From the east, this set-back also allows for long views of No 240, a lively, freestyle classical corner building dating from the late 19th century, which is clad in stone and topped by a dome with an ornamental lantern”.

- 5.30 Surrounding statutory listed buildings were set out in Section 2 of this Supporting Statement. Further detail is provided within Section 1 of the Heritage Statement.

6.0 Planning Policy Assessment

- 6.1 Section 5 of this Supporting Statement summarised relevant planning policy in the development plan and other material considerations including national policy and supplementary planning guidance. This section assesses the proposed development in the context of this, assessing the heritage issues and the minor increase in hotel floorspace.

TESTING AGAINST PPS5

- 6.2 The relevance of PPS5 was set out in Section 5. The proposed works comprising this application (Section 4) are now considered against these policies. A detailed assessment can also be found in the accompanying Heritage Statement.
- 6.3 Policy HE6.1 requires applicants to provide a description of the significance of heritage assets. The Design and Access Statement and Heritage Statement submitted as part of the application package provide a thorough description of the significance of the Grade II Listed building and its surrounds.
- 6.4 Specialist expertise has been undertaken from Giles Quarme & Associates (GQA), 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. In addition and as set out in Section 3, pre-application advice has been sought from Conservation Officers at LB Camden.
- 6.5 As a designated heritage asset, Chancery Court Hotel is subject to policy HE7. The Local Planning Authority (LPA) should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposal, taking account of the evidence provided with the application, any designation records, the historic environment record and outcome of consultations.
- 6.6 The applicant has sought to assist the LPA in assessing the significance through the evidence provided within the Design and Access Statement and Heritage Statement, as well as this Supporting Statement. These include reference to the planning and historical records which clearly identify the building's historic significance of the individual elements of the Listed Building. Furthermore, as set out above the applicant has benefitted from the specialist heritage expertise of Giles Quarme and undertaken pre-application advice from Conservation Officers at LB Camden, as well as interested third parties.
- 6.7 Policy 7.4 sets out that consideration of the application will 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 can make to the establishment and maintenance of sustainable communities and economic viability"
- 6.8 The refurbishment will enhance and retain the key historic element and facades of the Grade II Listed hotel. The proposals do not alter the original historic fabric of the building and only alter parts erected and altered in the 1999 – 2000 refurbishment. Photographs of the existing modern alterations and additions to be removed and replaced are contained within the Design and Access Statement. By improving and removing aspects of the 1999- 2000 TP Bennett scheme, the glazed canopy and the external blinds, the proposals will enhance the contribution the historic building makes to its surrounding environment in the Bloomsbury Conservation Area.

6.0 Planning Policy Assessment

- 6.9 Furthermore, in completing the sensitive refurbishment of the building and raising the profile of the Chancery Court Hotel, the proposals will allow viable economic use of the building to continue.
- 6.10 Paragraph 79 of the Planning Practice Guidance by English Heritage that accompanies PPS5 identifies potential benefits that could weigh in favour of a proposed scheme. The potential of the refurbishment of the Chancery Court Hotel to meet these criteria are assessed here:
- It sustains or enhances the significance of a heritage asset and the contribution of its setting;*
- 6.11 The proposals that form the current application will enhance and retain the key internal historic element and exterior facades of the Grade II Listed building.
- 6.12 By improving and removing aspects of the 1999- 2000 TP Bennett scheme, the glazed canopy and the external blinds, the proposals will enhance the contribution the historic building makes to its surrounding environment in the Bloomsbury Conservation Area.
- 6.13 The proposals 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 will be enhanced by the removal of the internal louvers and the restoration of the grilles.
- It secures the optimum viable use of a heritage asset in support of its long term conservation;*
- 6.14 The proposals will introduce new vitality and renew the existing fabric in transitioning the building to a world class hotel. The key historic element and facades of the Grade II Listed hotel will be retained and enhanced.
- It makes a positive contribution to economic vitality and sustainable communities;*
- 6.15 The proposed works will complete the sensitive refurbishment of Chancery Court Hotel. Coupled with Phase One, these will introduce a new vitality and renew the existing heritage fabric to raise the profile of Chancery Court Hotel, sustaining and enhancing its economic viability into the future.
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;*
- 6.16 The design focuses on retaining the existing historic fabric and enhancing the building as an important landmark within the historic environment. Through the design evolution, the applicant has benefitted from the specialist heritage expertise of GQA and undertaken pre-application advice from Conservation Officers at LB Camden, as well as interested third parties.
- 6.17 The standard of the proposed design and the quality of the work to provide the end product can already be seen in Phase One works that have already received written approval and are underway.
- 6.18 In respect to the proposed external works, the glazed canopy and the external blinds will be removed under Phase Two works. These positive alterations, coupled with the specialist lighting, restored cobbles on Holborn Phase and enhanced dome will add to the overall significance of the heritage asset.

6.0 Planning Policy Assessment

- 6.19 Cumulatively, the proposals will positively enhance the appearance, character, quality and distinctiveness of Chancery Court Hotel heritage environment and its setting.
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place;*
- 6.20 The external works, including the specialist lighting, will enhance the physical presence of the Hotel along the High Holborn facade and the Bloomsbury Conservation Area. The significance of the dome will be enhanced by the removal of the internal louvers and the restoration of the grilles.
- 6.21 Within the courtyard, the removal of the glazed canopy and the external blinds will enhance the contribution the historic building makes to its surrounding environment, enhancing its sense of place.
- 6.22 Policy HE9.1 sets out that there should be a presumption in favour of the conservation of designated heritage asset. The current proposals to alter the Grade II listed building do not involve the loss of any part of its significance. The removal of a number of the latter 1999 – 2000 alterations, will allow the Heritage Asset to be better revealed than is currently the case.

TESTING AGAINST CAMDEN LOCAL DEVELOPMENT FRAMEWORK

- 6.23 The relevant Camden Core Strategy and Development Management Policies were set out within Section 5.
- 6.24 The refurbishment will retain and enhance the key historic element and facades of the Grade II Listed hotel, whilst introducing new vitality in transitioning the building to a world class hotel to continue its viable economic use in accordance with Policy CS8 to support the development of Camden’s tourism sector and CS9 to achieve a successful central London. Simultaneously the proposals will contribute to the preservation and enhance of the CLA and Bloomsbury’s historic environment in accordance with CS9 (i).
- 6.25 The proposals involve the creation of new floorspace within the existing tower and new roof terraces at seventh and eighth floor levels resulting in an overall increase of just over 250 sq m floorspace. This minor increase in floorspace is considered to accord with Policy DP14 supporting visitor accommodation and location new floorspace in Central London, around Holborn. The proposals do not otherwise result in any alterations to the proposed use, its intensity or its physical, social and economic relation to surrounds.
- 6.26 In respect to Camden’s heritage policies, Policy CS14 seeks to promote high quality places and preserve heritage. Policy DP25 sets out more detailed criteria for maintaining Conservation Areas and Listed Buildings. The proposals are assessed against the CS14 and DP25 criteria below.

CS14 – Promoting high quality places and conserving our heritage	
(a) Requiring development of the highest	The proposals embody high standards in the meticulous design for the refurbishment,

6.0 Planning Policy Assessment

<i>standard of design that respect local context and character;</i>	<p>in achieving the goal to transition the building to a world class hotel. In doing so, the design focuses on enhancing and retaining the impressive heritage asset and its streetscape.</p> <p>The standard of the proposed design and the quality of the work to provide the end product can already be seen in Phase One works that have already been given written approval.</p>
<i>(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;</i>	<p>The proposals that form the current application will enhance and retain the key interior historic element and facades of the Grade II Listed building.</p> <p>The external works including the specialist lighting will enhance the physical presence of the Hotel along the High Holborn facade and the Bloomsbury Conservation Area. The significance of the dome will be enhanced by the removal of the internal louvers and the restoration of the grilles.</p>
<i>(c) Promoting high quality landscaping and works to streets and public spaces;</i>	<p>Landscaping improvements are proposed to the frontage of the hotel facing High Holborn and the central courtyard area. These works will be complimentary to the grandeur of the building and sensitive to its architecture and setting.</p> <p>The proposals to remove the glazed canopy and the external blinds, coupled with the addition of specialist lighting, restored cobbles on Holborn Phase and enhanced dome will enhance the significance of the heritage asset along High Holborn.</p>
<i>(d) Seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;</i>	<p>A full summary of the access enhancements to be achieved through the proposed works is set out within the Design and Access Statement (Section 5.0). The refurbishment will upgrade access to the main Hotel, restaurant and bar for wheelchair users and the visually impaired.</p> <p>The proposed signage will ensure there is improved way finding and information for visitors. External signage will come forward through a separate advertisement consent application.</p>
<i>(e) Protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and</i>	<p>The proposals will not impact upon designated strategic or local views within the Borough.</p>

6.0 Planning Policy Assessment

<i>outside the borough and protecting important local views.”</i>	
DP25 – Conserving Camden’s Heritage	
a) <i>take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;</i>	<p>The building falls within the Bloomsbury Conservation Area which is subject to a Area Appraisal and Management Strategy. The relevant sections of this were set out within Section 5 of this Statement and the Heritage Statement.</p> <p>The proposals have had regard to the guidance contained within this Strategy in seeking to sensitively refurbish the Grade II Listed building.</p>
b) <i>only permit development within conservation areas that preserves and enhances the character and appearance of an area;</i>	<p>By improving and removing aspects of the 1999- 2000 TP Bennett scheme, the glazed canopy and the external blinds, the proposals will enhance the contribution the historic building makes to its surrounding environment in the Bloomsbury Conservation Area.</p> <p>The proposals will enhance the character of the external views of the historic building by using specialist lighting and restoring the cobbles of Holborn Phase. The significance of the dome will be enhanced by the removal of the internal louvers and the restoration of the grilles.</p>
c) <i>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;</i>	<p>The proposals will not result in the loss of any element of the Heritage Environment.</p>
d) <i>not permit development outside of a conservation area that cause harm to the character and appearance of that conservation area; and</i>	<p>The application does not involve proposals for any development outside of a conservation area.</p>
e) <i>preserve trees and garden spaces which contribute to the character of a conservation area and which provides a setting for Camden’s architectural heritage.</i>	<p>The current proposals will not impact upon existing trees and garden spaces within vicinity of the site. The landscaping proposals along the High Holborn frontage, the courtyard and roof terraces will however enhance the contribution to the setting of the Listed Building and</p>

6.0 Planning Policy Assessment

	Conservation Area.
<i>e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;</i>	The proposals will not result in the loss of any Listed Building elements.
<i>(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</i>	<p>The proposals that form the current application will enhance and retain the key interior historic element and facades of the Grade II Listed building.</p> <p>Those sections of the original heritage fabric that do remain following the 1999 - 2000 refurbishment are not proposed to be altered, other than soft refurbishment.</p>
<i>g) Not permit development that it considers would cause harm to the setting of a listed by building.</i>	The proposals do not involve works that would cause damage to the setting of the listed building. By improving and removing aspects of the 1999- 2000 TP Bennett scheme, the glazed canopy and the external blinds, the proposals will enhance the setting of the listed building.

SUMMARY

- 6.27 The proposed works comprise Phase Two of the complete sensitive refurbishment of Chancery Court Hotel. The refurbishment will enhance and retain the key historic element and facades of the Grade II Listed hotel, whilst introducing new vitality and renewing the existing fabric in transitioning the building to a world class hotel.
- 6.28 In doing so the proposals fully accord with and help implement a raft of national, strategic and local heritage policies, in particular PPS5, Core Strategy Policy CS14 and Development Policies Document Policy DP25.

7.0 Conclusions

- 7.1 This Supporting Statement has assessed the proposals against national, regional and local planning policies, in particular those focusing on heritage. It sets out how in evolving the design, the applicant has undertaken specialist advice from a Heritage Expert, undertaken pre-application advice from Conservation Officers at LB Camden and consulted third parties.
- 7.2 The proposed works comprise Phase Two of the complete sensitive refurbishment of Chancery Court Hotel. The current condition of Chancery Court Hotel is mainly good, however, the current finishes are 'tired' and 'dated' and need of refurbishment since the Hotel was converted in 1999 - 2000.
- 7.3 The refurbishment will retain and enhance the key historic elements and facades of the Grade II Listed hotel in particular the main High Holborn street facade, the first floor panelled meeting rooms, the main staircase and corridors.
- 7.4 The removal of modern alterations, including the glazed canopy and external blinds, coupled with the proposals to introduce specialist lighting, restore the cobbles on Holborn Place and renovated dome will enhance the significance of the hotel, its setting and its contribution to the Bloomsbury Conservation Area.
- 7.5 Internally, the proposals will complete the sensitive refurbishment of the Hotel, transitioning the building into a world class hotel. These enhancements will continue to support the viable economic use of the Hotel within the Central London Area.
- 7.6 The proposed development substantially accords with national planning policy guidance, the statutory development plan and other material considerations in respect to heritage and hotels and should, therefore, be granted planning permission and listed building consent.

APPENDICES

Appendix A - Listing Building Notice



© Mr David March

IoE Number:	478251
Location:	PEARL ASSURANCE COMPANY LIMITED, 247-252 HIGH
HOLBORN (south side)	CAMDEN TOWN, CAMDEN, GREATER LONDON
Photographer:	Mr David March
Date Photographed:	08 August 2004
Date listed:	14 May 1974
Date of last amendment:	14 May 1974
Grade	II

NOTE - The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For an updated version of the statutory list you should visit our LBOonline database <http://lbonline.english-heritage.org.uk/Login.aspx>

CAMDEN

TQ3081NE
798-1/101/836

HIGH HOLBORN
(South side)

CAMDEN TQ3081NE HIGH HOLBORN 798-1/101/836 (South side) 14/05/74 Nos.247-252 (Consecutive) Pearl Assurance Co Ltd II Office block. Central block, 1912-19 by C Newman; east block, 1929-30 by P Moncton; south-east extension, 1954-6 by Bates & Sinning; west block, 1959-60 by Bates & Sinning. Portland stone with granite, rusticated podium. Steep slated roof. Irregular plan ranged round central courtyard. EXTERIOR: main facade 5 storeys, attics and 2 storeys of dormers in Edwardian Baroque style. Symmetrical design with projecting end and central bays, windows 1:7:1:7:1. Engaged Ionic columns and pilasters rise through 2nd-4th floors carrying entablature. Round arched entrance with console-keystone and flanked by elaborate bracketed lanterns in 2 groups of 3; bronze gates. Ground floor windows architraved with rusticated keystones, 1st floor round-headed architraved, 2nd square-headed architraved, 3rd with cartouche keys and cast-iron balconies, 4th are oculi. Central entrance bay flanked by paired columns with broken segmental pediment; 2 stage tower above with leaded dome carried by Ionic engaged columns. End bays with smaller leaded domes. INTERIOR: has good features including ground floor cash hall and marble balustraded staircase. SUBSIDIARY FEATURES: attached balustraded parapets to basement areas.

Appendix B – Planning History

- LS9705165 - Listed Building Consent - 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 – granted 5 November 1997.
- PS9705164 – Planning Permission - 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 - granted 09 March 1998.
- LS9904294 - 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 1996 – approved 3rd June 1999.
- LS9904876 - Approval of listed buildings details of marble cleaning specification, rooflight to banking hall, floodlighting and ceiling details - November 1999.
- LS9905111 – Listed Building Consent - Installation of six flues, three satellite dishes, and one terrestrial antenna at roof level, six flagpoles at second floor level, and the erection of torcheres and planters at ground level - granted 22 May 2000.
- LSX0104600 - Listed Building Consent - The installation of clear glass doors in front of existing timber doors, to provide access from a ground floor lounge to the central courtyard – refused 19 October 2001
- LSX0104737 - Listed Building Consent - 1) Alterations to elevation at ground level to accommodate smoke extract ducts. 2) Replacement of 3 No windows at lower ground level– withdrawn.
- LSX0204759 - Listed Building Consent - Retention of alterations to ground floor east elevation in association with the installation of extract ducts – granted 19 August 2002.
- LSX0204967 - Listed Building Consent - The retention of ducts and plant at lower ground level at front of building – granted 23 October 2002
- LSX0204965 - Listed Building Consent - Retention of grilles above each open area to the front of the building behind the balustrade and two access ladders to the front, one on each side of the main entrance– granted 3 October 2002
- PSX0204629 – Listed Building Consent Installation of a pair of lampstands to the main entrance – Refused 28 January 2003
- LSX0204794 – Listed Building Consent - Retrospective application for internal alterations at lower ground floor level to create a health club facility ancillary to the hotel use (Class C1) – granted 19 February 2003.