



Mr A Bushell
London Borough of Camden
Planning Department
Camden Town Hall
Argyle Street
London
WC1H 8ND

09 February 2009

Our ref. SMG/HB/674004

Dear Mr Bushell,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) 50-57 High Holborn (including Brownlow House, High Holborn House and Caroline House), 18-25 Hand Court and 45-51 Bedford Row

On behalf of Bedell Corporate Trustees Ltd and Atrium Trustees Ltd, we enclose a full planning application which seeks permission for:

“Mixed use redevelopment of the site involving the demolition of Caroline House, 18-22 Hand Court and parts of High Holborn House, retention and refurbishment of High Holborn House to provide new B1 (office) space. Retention and refurbishment of the facades of 23 Hand Court, 49-51 Bedford Row, Brownlow House and 45-48 Bedford Row. Provision of A1/A2/A3/A4 floorspace at Ground floor level together with new B1 (office) space. Conversion of 46-48 Bedford Row to create 3 single family dwellings, provision of 15 residential units within 24-25 Hand Court, 45 Bedford Row and 49-51 Bedford Row, conversion of Brownlow House to provide 10 residential units (total of 22 additional residential units – 6 existing on site). Redevelopment of 23 Hand Court to provide 22 student units, new servicing access from Brownlow Street, and various public realm works to Brownlow Street, Bedford Row and Hand Court. (Revised Application).”

In addition to cheques totalling £54,645 (made payable to London Borough of Camden), this planning application package comprises 2x sets of full scale drawings; 5x sets of A3 packs with supporting information; and 5x discs with all drawings and supporting information.

- Signed and completed application forms with certificate B;
- Site location and ownership plan;
- Existing and proposed plans, sections and elevations, prepared by Sheppard Robson and Bennett Architects and Master Planners;
- Planning Design Report, prepared by Sheppard Robson;
- Planning Statement, prepared by Indigo Planning;
- Transport Assessment, prepared by Watermans;

Indigo Planning Limited

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Also in Manchester, Leeds and Dublin

- Energy Statement, prepared by Ove Arup and Partners Ltd;
- A BREEAM Pre-Assessment, prepared by Ove Arup and Partners Ltd;
- A Code of Sustainable Homes Assessment, prepared by Sheppard Robson;
- An Archaeological Impact Assessment, prepared by the Museum of London Archaeology Service;
- A Structural Assessment, prepared by Watermans;
- A Historic Building Architects Report, prepared by Donald Insall Associates **(to follow)**;
- A Noise Impact Assessment, prepared by Arup Acoustic;
- An Affordable Housing Toolkit prepared by Affordable Housing Solutions **(to follow)**;
- A Daylight and Sunlight Assessment, prepared by GIA; and
- A Crime Prevention Statement, prepared by Sheppard Robson; and
- A copy of the s106 agreement as agreed at Inquiry **(to follow)**.

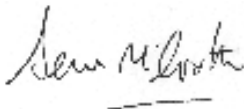
This proposal is supported by an application for Conservation Area consent, submitted separately but to be read in conjunction with this planning application package. It is noted that Listed Building Consent (Ref: 2008/4964/L) has already been given for the works proposed to the Grade II listed buildings at 46-48 Bedford Row.

The proposed redevelopment would create a new head quarters office building which makes more effective use of a poorly performing site in an important business location, together with 28 residential units, 22 student units, retail floorspace and service uses.

This submission follows an appeal that considered the refusal of two previous mixed use schemes on the site. This appeal decision confirmed that development of the site for mixed use was appropriate in the manner proposed by Scheme B, as long as a greater proportion of High Holborn House, together with its roof was retained. This application complies with the appeal decision and retains High Holborn House as a separate office building with retail on the ground floor. Small scale changes have also been made to the elevations fronting Brownlow Street, Bedford Row and Hand Court at the request of officers.

We look forward to receiving confirmation that the application has been validated. In the meantime, please contact me if you would like to discuss the application further.

Yours sincerely



Sean McGrath

Enc: As listed
cc: Fergus O'Donovan - Blackfriars Property Group