

CAMDEN TOWN HALL  
 ARGYLE STREET ENTRANCE  
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 LONDON WC1H 8EQ  
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HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Skidmore, Owings, Merrill, Inc  
 Devonshire House,  
 Mayfair Place,  
 London, WCX 5FH

Our Reference: PL/9000300/  
 Case File No: P13/6X/B  
 Tel.Inqu:  
 Charles Thuaire ext. 2635  
 (Please ring after 2.00pm unless  
 enquiring about Tree applications.)

(Ref:8LJH312)

Date: 16 MAY 1991

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
 Town and Country Planning General Development Order 1988 (as amended)  
 Town and Country Planning (Applications) Regulations 1988.

NOTIFICATION WHEN AN APPEAL HAS BEEN LODGED

Date of Original Application : 29th June 1990

Address : St Giles Circus Development, 126-148 Charing Cross Road,  
 1-6 & 15-23 Denmark Place, 17-27 Denmark Street, 52-59  
 St Giles High Street, WC2  
 (Duplicate application).

Proposal : Part redevelopment, part refurbishment and change of use  
 to provide offices, B1c studios, residential, retail and  
 restaurant, museum, and ancillary plant and servicing,  
 as shown on drawing numbers DPA/01, 02A - 08A, 10A, 11A,  
 13A, 15A - 28A, 29 - 36, 37A & 38.

I have to inform you that the lodging of an appeal against non-determination has precluded the issue of a formal decision on this planning application. However, such decision would have been to refuse planning permission for the following reasons:-

Reason(s) for Refusal:

- 01 The site lies within the route proposed by LRT & BRB for the Crossrail and Chelsea-Hackney Line Projects and is likely to be required for or in connection with the construction of these projects. The proposals by virtue of their location and design would be likely to prejudice the implementation of the said projects.
- 02 It is considered that the proposed new blocks on Andrew Borde Street, St Giles High Street, Denmark Place and Charing Cross Road are both unacceptable in terms of their detailed design and also excessively high and bulky in relation to their surroundings, and therefore would have a detrimental impact on the area in general and in particular on the Bloomsbury (Denmark Street) Conservation Area and the setting of adjoining listed buildings. As a result, it is considered that the character of this part of the Conservation Area would be damaged.
- 03 The proposed development involves the demolition and alteration of listed buildings, some of which are listed, which make a positive

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(Cont.)

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contribution to the character of this part of the Conservation Area and their replacement by buildings which neither preserve nor enhance that character.

- 04 It is considered that the proposed development would be likely to do irreparable harm to the Denmark Street part of the Conservation Area in that the existing music industry uses which are a fundamental part of that character would be likely to be displaced and not return due to the scale and nature of the changes proposed.
- 05 The Council is not satisfied that the proposed mix of housing tenure will be achieved in that there is no guarantee that the proposed Housing Association flats will be built which would result in the loss of rented residential accommodation contrary to the policy of providing such accommodation in the Community Area as expressed in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).

Yours faithfully,

Head of Planning, Transport & Employment Services  
(Duty authorised by the Council to sign this document)