

## PLANNING AND TRANSPORT SERVICES

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL  
 ARGYLE STREET ENTRANCE  
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file copy

HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Montagu Evans,  
 Premier House,  
 44-48 Dover Street,  
 London, W1X 3RF

(Ref:RJC/MMB/PD.1832)

Our Reference: PL/9000462/R1  
 Case File No: P13/6X/B  
 Tel.Inqu:  
 Charles Thuairé ext. 2635  
 (Please ring after 2.00pm unless  
 enquiring about Tree applications.)

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

## Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

## SCHEDULE

Date of Original Application : 14th September 1990

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

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/01C, 02B, 03C, 04B, 05B, 06C, 07B, 08B, 10B, 11B, 13B, 14 1of2A, 14 2of2A, 15C, 17C, 18C, 20B, 21C, 22C, 23C, 24C, 25C, 28B, 29, 32, 33A, 34C, 35A, 36A, 37B & 39, revised by letter dated 9th January 1991.

## 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

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(Cont.)

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- 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 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  
 (Duly authorised by the Council to sign this document)

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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.