

Indigo Planning  
Swan Court  
Worple Road  
LONDON  
SW19 4JS

Application Ref: **2007/5412/P**  
Please ask for: **Stuart Minty**  
Telephone: 020 7974 **2660**

04 March 2008

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:

**Land Bounded by 50-57 High Holborn  
(including Brownlow House High Holborn House & Caroline House) 18-25 Hand  
Court  
45-51 Bedford Row & Brownlow Street  
London WC1V 6RL**

Proposal:

Mixed use redevelopment of the site involving the demolition of Caroline House, 18-22 Hand Court and parts of High Holborn House, retention & refurbishment of the facades of High Holborn House & 23 Hand Court and rear of High Holborn House (49-51 Bedford Row), Brownlow House and 45-48 Bedford Row. Provision of A1 (Retail) 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.

Drawing Nos: 3183-00-101; 3183-20-101; 102; 103; 104; 105; 201 rev 07; 201 rev 07; 202 rev 07; 203 rev 07; 204 rev 07; 205 rev 07; 206 rev 07; 207 rev 07; 211; 212 rev 01; 221 rev 07; 222 rev 07; 301 rev 01; 302 rev 01; 311 rev 01; 312 rev 01; 321 rev 01; 322 rev 00;



331 rev 01; 332 rev 01; 341; 351 rev 02; 352 rev 02; 353 rev 02; 354 rev 02; 355 rev 02; 356; 357 rev 02; 358 rev 02; 359 rev 02; 360 rev 02; 361; 362; 363 rev 02; 371 rev 02; 372 rev 02; 373 rev 02; 374 rev 02; 375 rev 02; 376; 377 rev 02; 378 rev 02; 379 rev 02; 380 rev 02; 381 rev 02; 382; 383 rev 02; 390; 391; 392; 393 rev 01; 394; 3183-21-401 rev 02; 402 rev 01; 403 rev 02; 404 rev 02; 405 rev 01; 405 rev 02 (Enlarged Elevation North); 406; 407; 3183-90-201 rev 01; 301 rev 01; 302 rev 01; 3183 (Unnumbered); Planning Design Report (Oct 2007); Planning Statement (Dated Oct 2007); Listed Building Consent Design Report (Dated Oct 2007); Listed Building Statement (Dated Oct 2007); Conservation Area Consent Application Statement (Dated Oct 2007); Historic Buildings Architects Report (Dated Oct 2007); Lifetime Homes Assessment (dated 23/11/2007); Proposed Area Schedule 20B rev .1 (Dated 19.10.2007); Affordable Housing Schedule.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed new build element by virtue of its height, scale, bulk and design, would appear overly dominant and visually intrusive, to the detriment of the character and appearance of the Bloomsbury Conservation Area and the appearance and setting of the Grade II listed buildings at 46-48 Bedford Row, contrary to policies B1 (General design principles), B6 (Listed buildings) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The proposed roof extension to the front elevation of High Holborn House, by virtue of the loss of the existing roof and the height and design of the new roof extension, would visually overwhelm the building to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed roof extension to Brownlow House, by virtue of the loss of the existing mansard roof and the height and design of the new roof extension, would harm the appearance and proportions of the building to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed roof extension to 23 Hand Court, by virtue of its height, scale and design, would undermine the proportions and appearance of the building, to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 The proposed roof extension to 45 Bedford Row/24 & 25 Hand Court, by virtue of its height and detailed design, would undermine the proportions and appearance of the building, to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policies B1 (General design principles), B3

(Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The proposed development, without adequate justification would fail to provide a satisfactory contribution to housing (Class C3) as part of the mix of uses, contrary to policy SD3 (Mixed-use development) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 7 The proposed development, without adequate justification would fail to provide an appropriate contribution to affordable housing in terms of quantity and unit sizes, contrary to policies H2 (Affordable housing) and H8 (Mix of units) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 8 The proposal residential units would by reason of their layout, fail to provide an adequate provision of wheelchair accessible units, contrary to policy H7 (Lifetime homes and wheelchair housing) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within Camden Planning Guidance 2006.
- 9 The proposed development would result in an unacceptable levels of daylight and sunlight to the rear rooms of No's 46-48 Bedford Row, and the rear rooms at first and second floors of No 23 Hand Court, to the detriment of the respective future residential and student occupier amenities, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 10 The proposed recessed doorways/frontages to the Caroline House frontage on High Holborn and sections of High Holborn House located on the Brownlow Street frontage, would be reason of their design and location give rise to anti-social behaviour and the fear of crime, contrary to policies SD1d (Quality of life - Community safety) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within Camden Planning Guidance 2006.
- 11 The proposed development, in the absence of a legal agreement to secure an education contribution, would be likely to contribute unacceptably to pressure on the Borough's education provision, contrary to policy SD2 (Planning obligations) of the London Borough of Camden Unitary Development Plan 2006 and guidance contained within Camden Planning Guidance 2006.
- 12 The proposed development, in the absence of a legal agreement securing public open space contributions, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, contrary to policies SD2 (Planning obligations) and N4 (Providing public open space) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 13 The proposed development, in the absence of a legal agreement securing renewable energy, EcoHomes/Code of Sustainable Homes and biodiversity measures, would fail to provide a sustainable development that produces an

adequate contribution to meeting its energy needs from the site and employment of sustainable construction and operation methods to reduce the demand for energy, plus make an adequate contribution to protecting/enhancing local ecology, contrary to policies SD1 (Quality of life), SD9 (Resources and energy), B1 (General design principles) and N5 (Biodiversity) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.

- 14 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to result in increased parking stress and congestion in the surrounding area, to the detriment of highway and pedestrian safety, contrary to policies T1 (Sustainable transport), T7 (Off street parking), T8 (Car free housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 15 The proposed development, in the absence of a legal agreement for the submission of a business travel plan and construction and servicing management plans, would be likely to contribute unacceptably to traffic disruption and general highway and pedestrian safety, contrary to policies T1c (Travel plans) T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 16 The proposed development, in the absence of a legal agreement securing highway/public realm improvements, would be detrimental to highway and pedestrian safety, contrary to policies SD2 (Planning obligations) and T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 17 The proposed development, in the absence of a legal agreement securing contributions to the Lincoln's Inn Fields Project and Camden's Legible London Initiative, would be detrimental to highway and pedestrian safety, contrary to policies SD2 (Planning obligations) T1 (Sustainable transport), T2 (Capacity of transport provision) and T3 (Pedestrians and cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.

Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that reasons 11-17 could be overcome, in the context of a scheme acceptable in all other respects, by entering into a legal agreement with the Council.

### **Disclaimer**

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