

Indigo Planning
Swan Court
Worple Road
LONDON
SW19 4JS

Application Ref: **2007/5415/C**

Please ask for: **Stuart Minty**

Telephone: 020 7974 **2660**

04 March 2008

Dear Sir/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent 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:

Demolition of 18-22 Hand Court and parts of High Holborn House, and demolition behind retained facades of High Holborn House & 23 Hand Court.

Drawing Nos: 3183-00-101; 3183-20-102 (GA Plan Existing Buildings); 103 (GA Plan Extent of Demolition); 104 (GA Elevations North & South Extent of Demolition); 105 (GA Elevations East & West Extent to Demolition); 102 (GA Plan Existing Buildings Basement and Ground Levels); 103 (GA Plan Existing Buildings Levels 01 & 02); 104 (GA Plan Existing Buildings Levels 03 & 04); 105 (GA Plan Existing Buildings Levels 05 & 06); 106 (GA Plan Existing Buildings Levels 07 & 08); 107 (Existing Buildings Section AA & BB Drawing Title 4); Conservation Area Consent Application Statement (Dated Oct 2007); Historic Buildings Architects Report (Dated Oct 2007)

The Council has considered your application and decided to refuse conservation area consent for the following reason(s):



Reason(s) for Refusal

- 1 The proposed substantial demolition of 23 Hand Court behind a retained façade, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would undermine the appearance and integrity of the building, to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The proposed demolition of the High Holborn House frontage to Brownlow Street, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would harm the character and appearance of the Bloomsbury Conservation Area, contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed demolition of High Holborn House behind a retained façade onto High Holborn, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would undermine the appearance and integrity of the building, to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed demolition of the four storey portion at the rear of Brownlow House fronting onto Brownlow Street, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would harm the appearance and overall composition of the side elevation of the building to the detriment of the character and appearance of the Bloomsbury Conservation Area, contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 The demolition of the remaining conservation area buildings, in the absence of an approved scheme for their replacement would be likely to result in harm to the character and appearance of the surrounding Conservation Area contrary to policies B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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