

Savills  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2016/0910/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

2 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Gray's Inn Chambers**  
**Gray's Inn**  
**19-21 High Holborn**  
**London**  
**WC1R 5JA**

Proposal:

Refurbishment, extension and part change of use of existing building to provide a mixture of uses including retail, office and ancillary uses, involving roof, rear and basement extensions comprising 897 sq m of additional floorspace and associated plant. As part of a land use swap with 12 Gray's Inn Square (2016/0912/P)

Drawing Nos: Waterman Acoustic Report November 2015, MOLA Historic environment assessment February 2016, Aecom Civil and Structural Planning Report 29th January 2016 Revision A, Right of Light Consulting Daylight and Sunlight Study 26 January 2016, Design, Access and Heritage Statement February 2016, gleeds Draft Construction Management Plan 29 February 2016, Waterman Energy Statement January 2016, Waterman Framework Travel Plan January 2016, Waterman External Lighting Design Strategy Report February 2016, Planning Statement February 2015, Aecom Site Investigation & Basement Impact Assessment Report November 2015 J15193, Scott White and Hookins Sustainability Statement B01132, Planning Statement February 2015, Aecom Escalator Movement Report 60472955, Design, Access and Heritage Statement May 2016, Planning Statement February 2015, 19000 PL1, 19001 PL1, 19010 PL1, 19100 PL1,



19101 PL1, 19102 PL1, 19103 PL1, 19104 PL1, 19120 PL1, 19122 PL1, 19200 PL1, 19201 PL1, 19202 PL1, 19203 PL2, 19204 PL2, 19210 PL2, 19211 PL2, 19212 PL2, 19213 PL2, 19220 PL2, 19221 PL2, 19222 PL2, 19223 PL2 and 19224 PL2.

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

#### Reason(s) for Refusal

- 1 The proposed roof level extension and rear extension, by reason of their scale, bulk and height would harm the special interests of the adjacent listed buildings (21 and 23 High Holborn), and fail to preserve the character and appearance of the Bloomsbury Conservation Area contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed alterations to the façade of the building, by reason of their detailed design and materials would harm the special interests of the adjacent listed buildings (21 and 23 High Holborn), and fail to preserve the character and appearance of the Bloomsbury Conservation Area contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement securing a car-free development, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing a Travel Plan and associated monitoring and administrative costs for a period of 5 years, would fail to promote the use of sustainable means of travel, contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy)

of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 (transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed development, by reason of the lack of affordable housing contribution would fail to contribute towards the supply of affordable housing in the borough and would be contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy, and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden LDF Development Policies.
- 7 The proposal, in the absence of a legal agreement to secure highway contributions to undertake external works outside the application site, would fail to secure adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 8 The proposed development, in the absence of a legal agreement securing a land use swap with 12 Grays Inn Square would result in the loss of two residential units, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy, and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden LDF Development Policies.
- 9 The proposal, in the absence of a legal agreement to secure level plans demonstrating the completed development can be tied to the public highway, would fail to secure adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 10 The proposed development, in the absence of a legal agreement securing a sustainability plan, would fail to ensure that the development is designed to take a sustainable and efficient approach to the use of resources, contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) and DP23 (water) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement securing a carbon off-set contribution, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

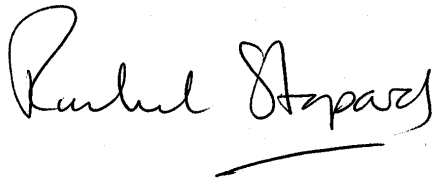
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 3-11 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities