

2.5

PLANNING HISTORY

2.5.1 PLANNING HISTORY

In support of this application Savills have produced a Planning Statement which looks in more detail at the planning context and history of the site. Over the next few pages we outline the policy considerations which affect the site, which should be read in conjunction with Savills' Statement.

A planning history search of the site does not identify any recent relevant proposals for the site and focus largely on internal and facade changes to retail at ground and basement levels. These are summarised below and are listed in more detail in Savills' Statement.

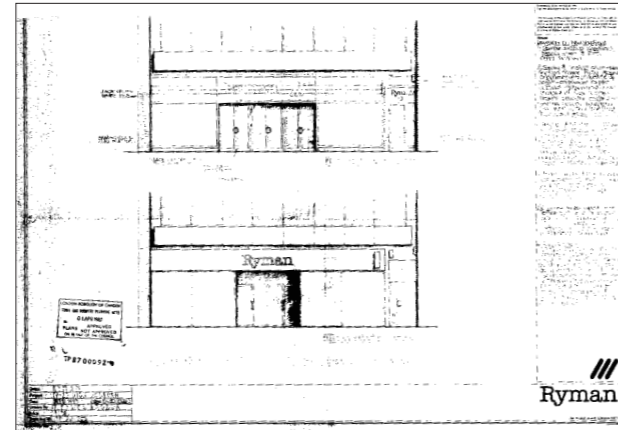
19 High Holborn: PSX0204748
Alterations to north elevation at ground floor level.
Approved 03/07/2002

19-20 High Holborn: 9180185
The display of an internally illuminated projecting sign measuring 1080 x 600 mm at fascia level (east end) as shown on drawing number DEV.684 issue B revised by letter on 15 May 1992.
Approved 29/11/1991

19-20 High Holborn: 8780008
Display of fascia sign measuring 4700mm x 1200mm with illuminated letters (Built up from 3mm acrylic to a depth of 80mm) and a projecting sign measuring 500mm x 780mm internally illuminated as shown on drawings numbered TP-HH-2D and TP/13. Period of consent 1st May 1987 to 30th April 1992.
Approved 14/01/1987

19-20 High Holborn: 8700092
Installation of a new shopfront as shown on drawings numbered TPHH2D 3 4 and 5
Approved 14/01/1987

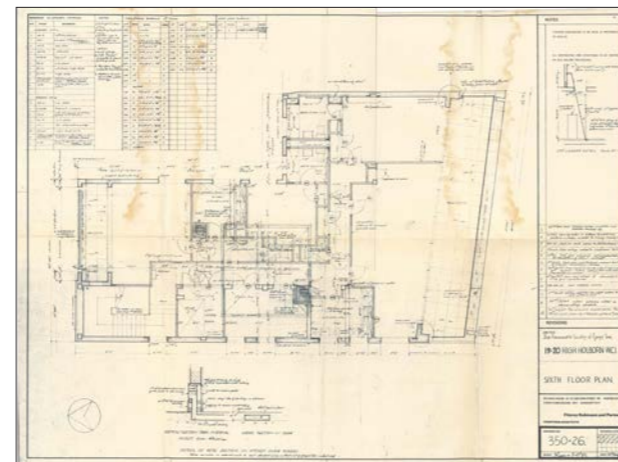
18, 19, 20 High Holborn: 27536
Installation of new shopfront (in conjunction with refurbishment of ground floor premises).
Approved 11/12/1978



Ryman's Application 8700092 for new shop front. 1987



GVA Grimley Application PSX0204748 for ground floor north elevation. 2002



Fitzroy Robinson and Partners drawings for 19-21 High Holborn 1964

APPLICATION 2016/0910/P

In February 2016 Savills submitted an Application for Planning and Listed Building Consent (reference 2016/0910/P) on behalf of the Honourable Society of Gray's Inn for this site. The Application was refused at Development Control Committee in July 2016.

The chief reasons for refusal were given as:

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...*

and

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...*

The design team and client have worked closely with Camden Council's Planning and Conservation officers, along with various consultees including the Bloomsbury Conservation Area Advisory Committee (BCAAC) to address the comments of the Committee's refusal notice - omitting the upper 7th floor, stepping back the massing to the rear away from views within the Inn and revising the material treatment and design to the office entrance and historical gateway to the Inn.

These changes are outlined in more detail in Chapters 3 and 5



Previous submitted Application (ref no 2016/0910/P). Refused at Development Control Committee on 28/07/16. View east down High Holborn

PLANNING POLICY CONTEXT

2.6.1 PLANNING POLICY SUMMARY

In preparing the design proposals presented in this document we have consulted the relevant planning policies to ensure the design meets the aspirations and standards required at a local and national level.

All development proposals take place within the context of national, regional and local planning policy. In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the site comprises:

- National Planning Policy Framework (NPPF) (2012)
- The London Plan (July 2011 consolidated with alterations March 2015)
- LB Camden Core Strategy (2010)
- LB Camden Development Policies (2010)
- Camden Planning Guidance

LB Camden has recently carried out consultation on its draft Local Plan which ended on 17 April 2015. Once adopted, the Local Plan will replace the Core Strategy and Development Policies.

Site specific allocations

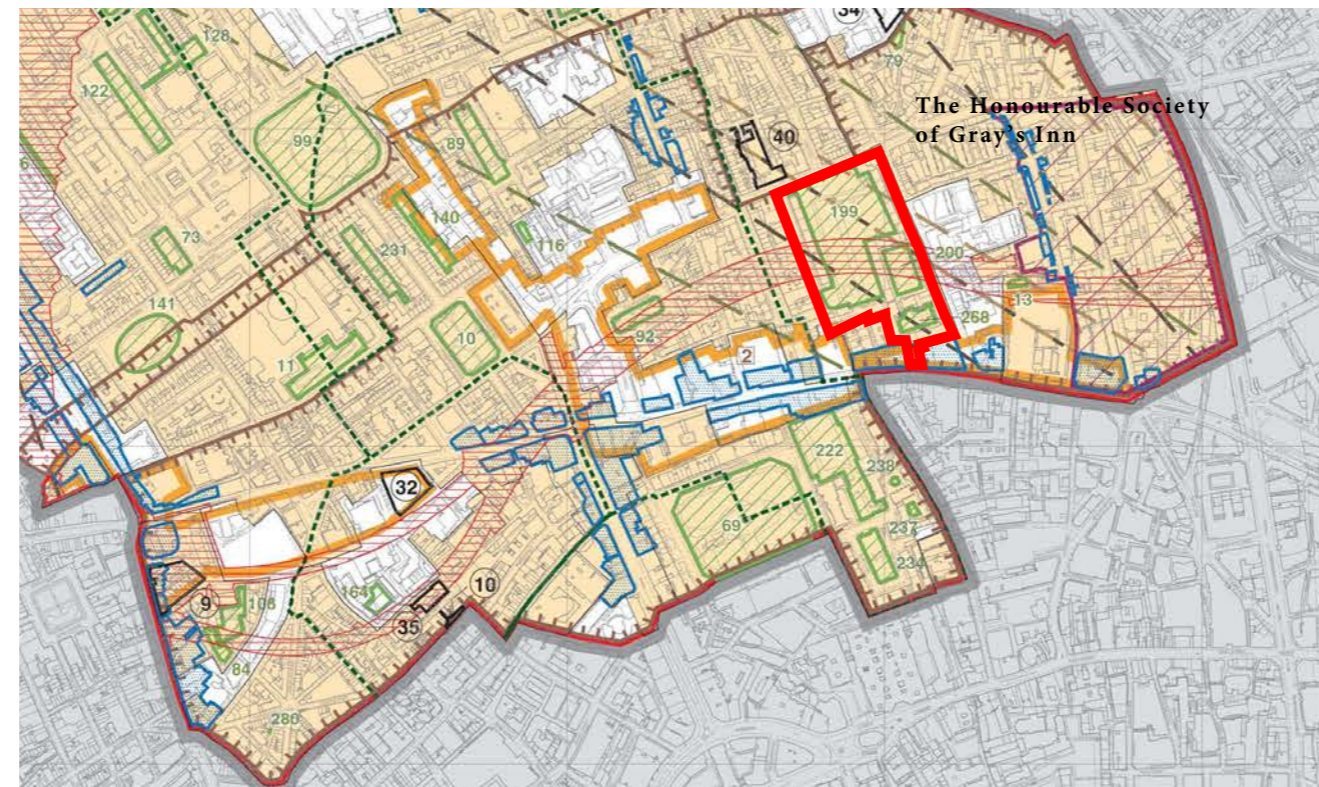
The two buildings are subject to a number of specific policy allocations, as set out below:

19 High Holborn:

- Designated View (Primrose Hill summit to St Paul's Cathedral)
- Archaeological Priority Area
- Central London Frontage
- Central London Area
- Growth Area, Holborn
- Central Activities Zone (CAZ)

21 High Holborn:

- Designated view (Greenwich Park Wolfe statue to Tower Bridge)
- Archaeological Priority Area
- Central London Area
- Central London Frontage
- Bloomsbury Conservation Area
- Growth Area, Holborn
- Central Activities Zone (CAZ)
- Grade II listed



Camden Planning Policy - Local Development Framework Proposals Map 2010

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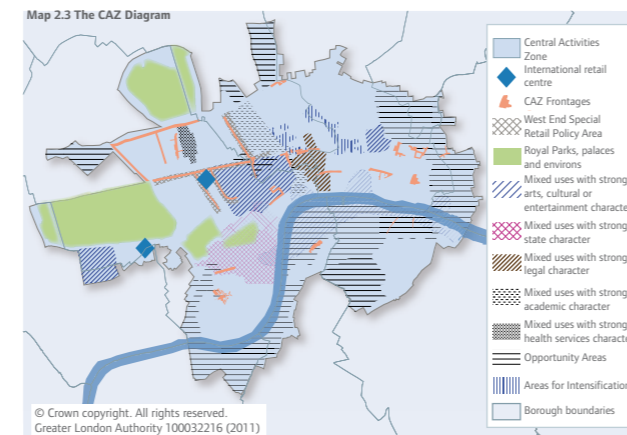
PLANNING POLICY CONTEXT

2.6.2 CENTRAL ACTIVITIES ZONE

The site falls within London's Central Activities Zone (CAZ), the area that contains many of the activities that define London's role as the UK's capital and a major international city.

The Mayor defines the Central Activities Zone (CAZ) as being "the area where planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, as well as residential and more local functions."

The proposals will redevelop these underused buildings by bringing them into beneficial use by providing high quality, modern office and retail floorspace. The mix of new floorspace will contribute toward the function of the CAZ.

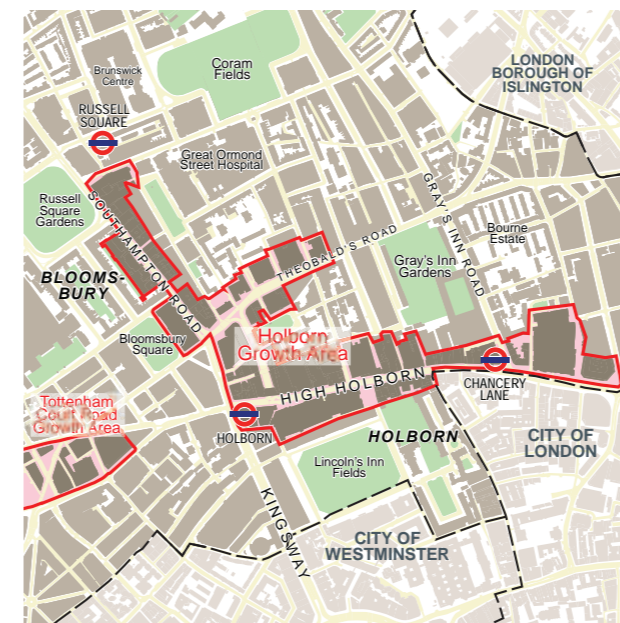


London Plan. Central Activities Zone

2.6.3 HOLBORN GROWTH AREA

LBC's aspirations for the area include, the provision of a mix of land uses, with offices and residential as the predominate uses, and appropriate retailing along the central London frontage. Amongst others, the growth area seeks high quality, sustainable design, which respects, preserves and enhances the historic environment. LBC envisages that the area's intensification will be derived largely from the redevelopment of existing properties, particularly offices at high densities.

The redevelopment of the existing outdated and underused buildings will provide high quality commercial office and barristers chambers and retail space offering an important intensification and mix of uses while preserving and enhancing the grade II listed gatehouse at No. 21 and greatly improving its setting.



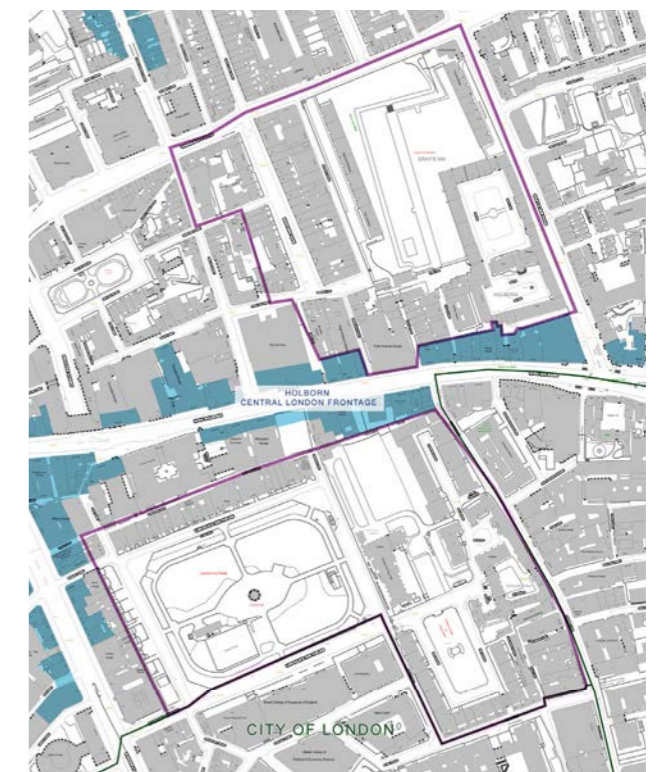
Holborn Growth Area

2.6.4 CENTRAL LONDON AREA AND CENTRAL LONDON FRONTAGE

LBC's Central London Area, defines a number of key growth areas which they will support and promote as successful and vibrant parts of London to live in, work in and visit.

LBC will seek to promote and distribute retail uses in the identified CLF locations, whilst ensuring no negative impact on residential amenity.

The development will enhance the retail floorspace provision and improve the retail frontage in this part of the Central London Frontage.



Inns of Court Central London Area

Central London Area