

Rosewood Hotel, High Holborn, London
Manor Club, Third Floor

HERITAGE STATEMENT



Prepared for:

STUDIOAida

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1.0 INTRODUCTION

- 1.1 This report is prepared in support of application for Listed Building Consent, for the area of the Third Floor of the Rosewood Hotel, known as Manor Club. Rosewood Hotel is a Grade II Listed building.
- 1.2 This document should be read in conjunction with drawings, Design & Access Statement prepared by STUDIOAida, as well as concept design drawings prepared by Tony Chi Associates.
- 1.3 The context for this heritage statement is the approved scheme from 2012 (2012/1547/P & 2012/1548/L): *“Internal and external alterations in association with refurbishment of existing hotel (Class C1), including creation of two roof terraces with balustrades at seventh floor and one roof terrace with balustrade at eighth floor level, installation of gate to east elevation, screen to rear elevation, fountain and replacement entrance to courtyard at ground floor level and various associated works.”*
- 1.4 A detailed *Heritage Statement* by Giles Quarme & Associates and *Design and Access Statement* by EPR Architects, prepared for 2012 scheme both discuss historic development of the building, as well as provide assessment of its significance, prior to the implementation of the 2012 scheme. Consequently, information provided in these documents has been taken into consideration when formulating this Heritage Statement. The historic development of the whole building will not be addressed in detail in this document, for the avoidance of repetition, as it has been already fully discussed in the above mentioned documents.
- 1.5 In accordance with the 2012 National Planning Policy Framework (NPPF), Paragraph 128 as well as Camden Council Local Planning Policy requirements, this document provides sufficient information about significance of the application site, providing assessment of impact of the proposals on the significance of identified heritage assets.
- 1.6 Internal alterations are proposed to the Manor Club and the adjacent one bedroom suite, on the North West corner of the Third floor. For further details please see Section 7 of this document.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. This section of the statement outlines relevant national and local policy and guidance.

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 2.2 The legislation context managing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act of 1990. Section 66(1) of the Act requires decision makers to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay “special attention... to the desirability of preserving or enhancing the character or appearance of that area.”

NATIONAL PLANNING POLICY FRAMEWORK, (NPPF), 27 MARCH 2012

- 2.3 The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document that outlines Government’s planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets.
- 2.4 *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”* (Paragraph 56)
- 2.5 *“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”* (Paragraph 60)
- 2.6 *“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”* (Paragraph 61)

- 2.7 *"In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area." (Paragraph 63)*
- 2.8 NPPF, Section 12 *"Conserving and Enhancing the Historic Environment"* and the paragraphs 126-141, relate to developments that may have an effect upon the historic environment.
- 2.9 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance." (Paragraph 128)*
- 2.10 *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." (Paragraph 129)*
- 2.11 *"In determining applications, local planning authorities should take account of:*
- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desire of new development making a positive contribution to local character and distinctiveness." (Paragraph 131)*
- 2.12 *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."(Paragraph 132)*
- 2.13 *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use." (Paragraph 134)*
- 2.14 *"Paragraph 137 of the NPPF advises local planning authorities to 'look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably." (Paragraph 137)*
- 2.15 *"Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole." (Paragraph 138)*

NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)

- 2.16 In 2014 the government published new planning practice guidance for the National Planning Policy Framework and the planning system (NPPG).
- 2.17 Conservation and enhancement of the historic environment (Paragraph: 003 Reference ID: 18a-003-20140306)

NPPG explains that the *"conservation of heritage assets in a manner appropriate to their significance is a core planning principle."* It further states that *"Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets [...]"*

NPPG also states that *"In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time."*

"[...] Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available."

2.18 Importance of "significance" in decision taking (Paragraph 009, Reference ID: 18 a-009-20140306)

When considering to which extent proposed works may affect the heritage assets NPPG states: *"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*

2.19 Setting of a heritage asset (Paragraph: 013 Reference ID: 18a-013-20140306)

"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."

2.20 A viable use for a heritage asset (Paragraph 015, Reference ID: 18 a-015-20140306)

"[...] sustaining heritage assets in the long term often require an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation."

2.21 Assessing harm (Paragraph: 017 Reference ID: 18a-017-20140306)

"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. [...] significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

2.22 Avoid or minimize harm to the significance of a heritage asset (Paragraph 019, Reference ID 18 a – 019- 20140306)

"A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way."

2.23 Public benefits (Paragraph 020, Reference ID 18 a- 020-20140306)

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress [...] However; benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation"*
-

HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES

2.24 The NPPF inherited many of the essential concepts of former PPS5 (planning Policy Statement), "Planning for the Historic Environment." PPS5 was accompanied by a "Planning for the Historic Environment Practice Guide," published by Historic England (former English Heritage). On 27 March 2015, The PPS5 Practice Guide was withdrawn, and replaced with three separate documents: Good Practice Advice notes 1, 2 and 3:

- Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

2.25 Further Guidance by Historic England has been adopted in February 2016:

- Conservation Area Designation, Appraisal and Management Historic England (Advice Note 1)
- Making Changes to Heritage Assets Historic England (Advice Note 2)

THE LONDON PLAN

2.26 The London Plan 2016 (consolidated with alterations since 2011) is the current the spatial development strategy for London. On 10th March 2016, Further Alterations to the London Plan were published, which amalgamated all the alterations to the London Plan since 2011. In particular, The London Plan encourages the enhancement of the historic environment and looks favourably upon developments which seek to maintain the setting of heritage assets.

2.27 Policy 7.4 deals with “Local character”, and says that a development should allow “buildings and structures that make a positive contribution to the character of a place, to influence the future character of the area’ and be ‘informed by the surrounding historic environment.”

2.28 Policy 7.8 that deals with “Heritage assets and archaeology,” states:

“London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account. Development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site’s archaeology. Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.”

2.29 Policy 7.9 regarding “Heritage-led regeneration,” advises that:

“Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network, and public realm. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.”

CAMDEN COUNCIL LOCAL PLANNING POLICY AND GUIDANCE

2.30 The Camden Local Plan sets out the Council’s planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up to date planning policies that respond to changing circumstances and the borough’s unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan covers the period from 2016-2031.

2.31 Relevant policies within the Local Plan are D1 (Design), D2 (Heritage) and supplementary guidance.

3.0 SITE CONTEXT

3.1 LOCATION

The Rosewood Hotel, (former London Head Office of Pearl Assurance PLC), is located on the south side of the High Holborn, to the east of the Broadway and Holborn underground station. It is located within the Bloomsbury Conservation Area of Camden Council.



Figure 1 - Aerial View of the Application Site

3.2 STATUTORY LISTING

Rosewood Hotel is Grade II listed. It was listed on 14th May 1974 and has not been updated since. Listing description does not reflect major works by TP Bennett, in 1999 and subsequent alterations connected with the conversion to the hotel in 2015. Information at Historic England listing database is as follows:

TQ3081NE HIGH HOLBORN 798-1/101/836 (South side) 14/05/74 Nos.247-252 (Consecutive) Pearl Assurance Co Ltd

Grade II

Office block. Central block, 1912-19 by C Newman; east block, 1929-30 by P Moncton; south-east extension, 1954-6 by Bates & Sinning; west block, 1959-60 by Bates & Sinning. Portland stone with granite, rusticated podium. Steep slated roof. Irregular plan ranged round central courtyard. EXTERIOR: main facade 5 storeys, attics and 2 storeys of dormers in Edwardian Baroque style. Symmetrical design with projecting end and central bays, windows 1:7:1:7:1. Engaged Ionic columns and pilasters rise through 2nd-4th floors carrying entablature. Round arched entrance with console-keystone and flanked by elaborate bracketed lanterns in 2 groups of 3; bronze gates. Ground floor windows architraved with rusticated keystones, 1st floor round-headed architraved, 2nd square-headed architraved, 3rd with cartouche keys and cast-iron balconies, 4th are oculi. Central entrance bay flanked by paired columns with broken segmental pediment; 2 stage tower above with leaded dome carried by Ionic engaged columns. End bays with smaller leaded domes. INTERIOR: has good features including ground floor cash hall and marble balustraded staircase. SUBSIDIARY FEATURES: attached balustraded parapets to basement areas.

Listing NGR: TQ3069581502

3.3 CONSERVATION AREA

The application site is within the Bloomsbury Conservation Area and within Sub Area 9.

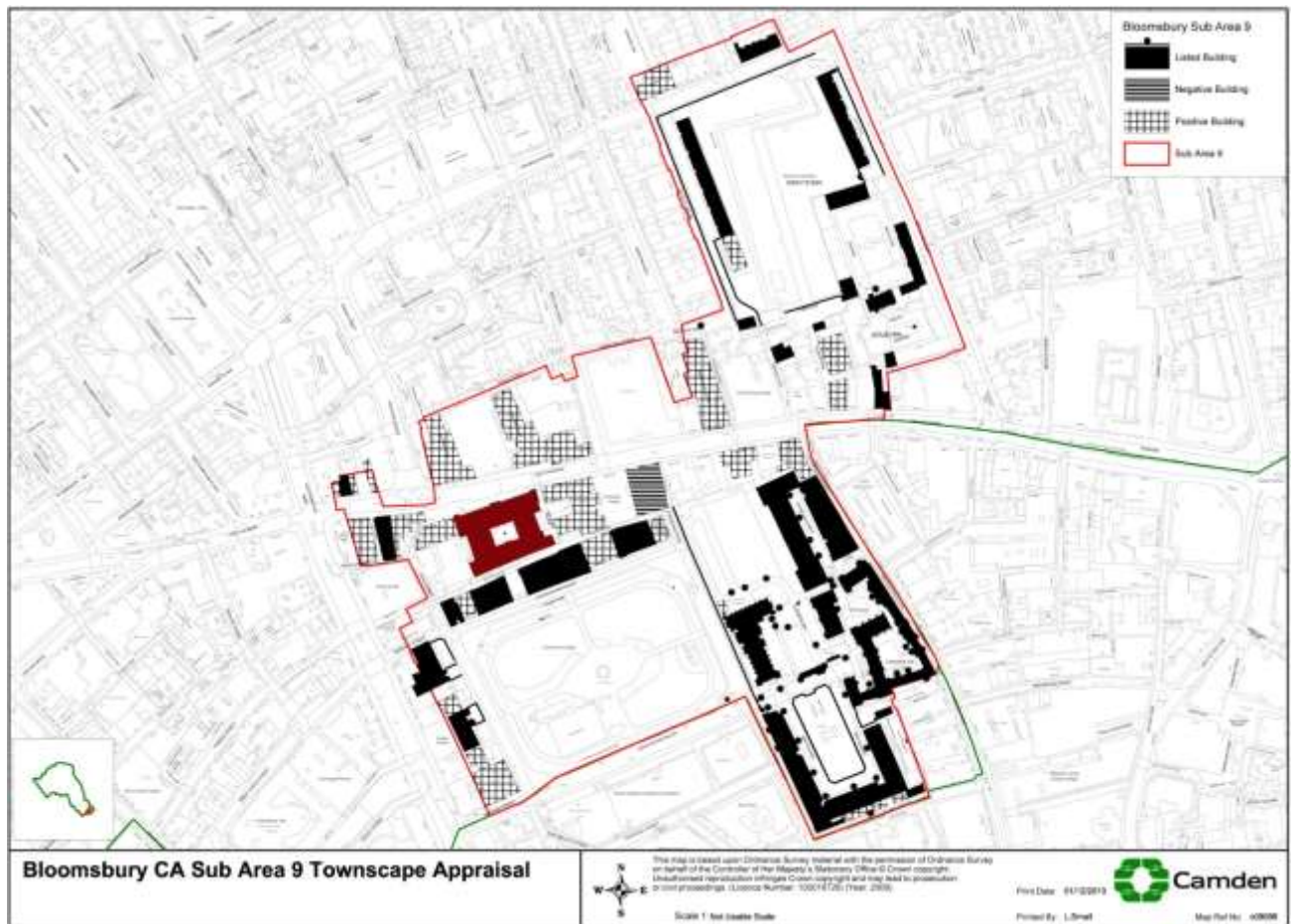


Figure 2 shows Bloomsbury Conservation Area and Sub Area 9 - Lincoln Field and High Holborn. The application site is coloured red and the red line depicts conservation area boundary.

3.4 The application site has been described in the Bloomsbury Conservation Area appraisal as follows:

"The largest and most elaborate building in this stretch of High Holborn is the grade II listed former Pearl Assurance Building, at no's 247- 261 (consec), a grand Edwardian Baroque composition by C Newman dating from 1910-12. These office headquarters were extended at various times: in similar style on the east side by P Moncton in the 1920s with later 1950s extensions at the rear [...] Vacated by Pearl Assurance in the 1990s, the building was converted by T P Bennett to the Chancery Court Hotel in 1998-2000. The near-symmetrical front of the main building is faced in Portland stone, and has a channelled grey granite ground floor, a giant Ionic order to the three upper floors, and two attic floors in steep pitched roof above a large cornice. A landmark feature of the building is the tall Baroque dome over the central arched entrance, which is visible in long views along High Holborn to the east and west. The entire building is set back from the established building line on the south side of the street, allowing for wider pavements, a row of street trees, and increased sense of openness in the streetscape."

3.5 HISTORIC DEVELOPMENT

Early history of the application site area has been described in Survey of London, Volume 3, occupying land between two turnstiles – the Little and Great Turnstile:

"[...] ten houses belonging to the Priory of St. John of Jerusalem, which, in the reign of Henry VIII., occupied the frontage of High Holborn, between Great Turnstile and certain property belonging to the Hospital of St. Giles, and it was then suggested that their western limit practically corresponded with the boundary between Cup Field and Purse Field. Definite proof of this has not been obtained, but it will be shown that the St. John's property must have extended to within a little of this, thus occupying the site of about thirty numbers. Obviously, the houses must have been very scattered. It is also possible that certain buildings were in existence further to the west, towards Little Turnstile, as early as the reign of Edward II and certainly the whole of this part of the frontage to High Holborn was covered in the early part of Elizabeth's reign. Agas's map shows a single line of buildings extending between the two turnstiles, but this is not an adequate representation of the state of affairs in the closing years of the sixteenth century [...] somewhat complex system of houses, gardens and orchards [...] existed between High Holborn and the site of Whetstone Park."

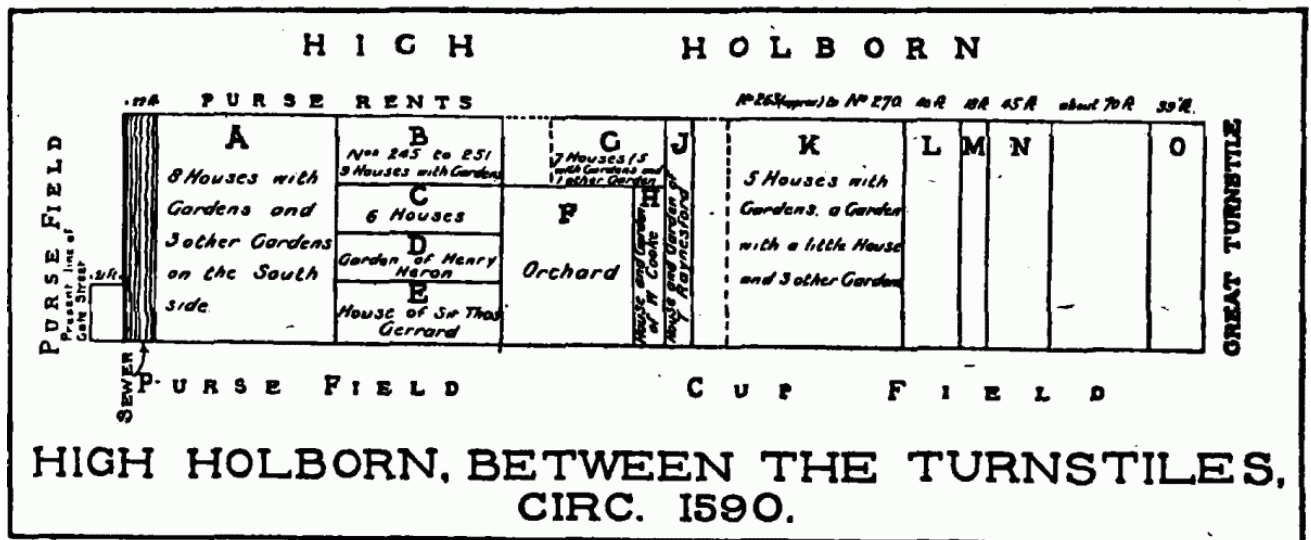


Figure 3 – Approximate Plan of High Holborn between the Turnstiles, circ. 1590 ('High Holborn from the parish boundary to Little Turnstile', in *Survey of London: Volume 5, St Giles-in-The-Fields, Pt II*, ed. W Edward Riley and Laurence Gomme (London, 1914), pp. 3-9. British History Online <http://www.british-history.ac.uk/survey-london/vol5/pt2/pp3-9>).

- 3.6 A distribution of these properties and their ownerships throughout the 16th and 17th century has been covered in great detail in *Survey of London: Volume 5, St Giles-in-The-Fields, Pt II*, describing original owners of the plots and the way the ownerships were transferred and sold off over time. This arrangement lasted until 1910, when Pearl Assurance Company acquired number of plots to build centre core of their new Headquarters building. The site was subsequently enlarged, with addition of the surrounding plots to enable further development of the building which was finalised in 1960s.



Figure 4 – 1579 Map The Fields Of Lincoln's Inn At The End Of The 16th Century – "The Fields Of Lincoln's Inn At The End Of The 16th Century", in *Survey Of London: Volume 3, St Giles-In-The-Fields*, By W Edward Riley And Laurence Gomme (London, 1912)". Approximate Location Of The Application Site Is Marked With Red Square.

- 3.6 Walter Thornbury¹ describes the area in 1878, being as follows:

"Two hundred years ago it was a place of very bad reputation, and was attacked by the London apprentices in 1602. The loose character of Whetstone Park and its inhabitants is a frequent subject of allusion in the plays of Dryden and Shadwell, and occasionally in Butler's "Hudibras" and Ned Ward's London Spy. But Whetstone Park is not without at least one distinguished inmate. At all events we read in Philips's "Life of Milton" that the author of "Paradise Lost" "left his great house in Barbican, and betook himself to a smaller (in Holborn) among them that open backward into Lincoln's Inn Fields. Here he lived a private life, still prosecuting his studies and curious search into knowledge.[...] At each end of this park are narrow foot entrances leading into Holborn, called the Great and Little Turnstiles, names which bear testimony to the former rurality of the spot, when turnstiles were put up to let pedestrians pass through, whilst they checked the straying of the cattle that fed there. Mr. John Timbs says that Turnstile Alley, when first built, was "designed as a change for the sale of Welsh flannels;" but afterwards both of these narrow thoroughfares became the homes and haunts of booksellers and publishers [...]."

- 3.7 High Holborn is an historic thoroughfare linked east and west parts of the London since Roman times. Its development was boosted by establishment of many Inns of Court north and south of the street.

¹ 'Lincoln's Inn Fields', in *Old and New London: Volume 3* (London, 1878), pp. 44-50

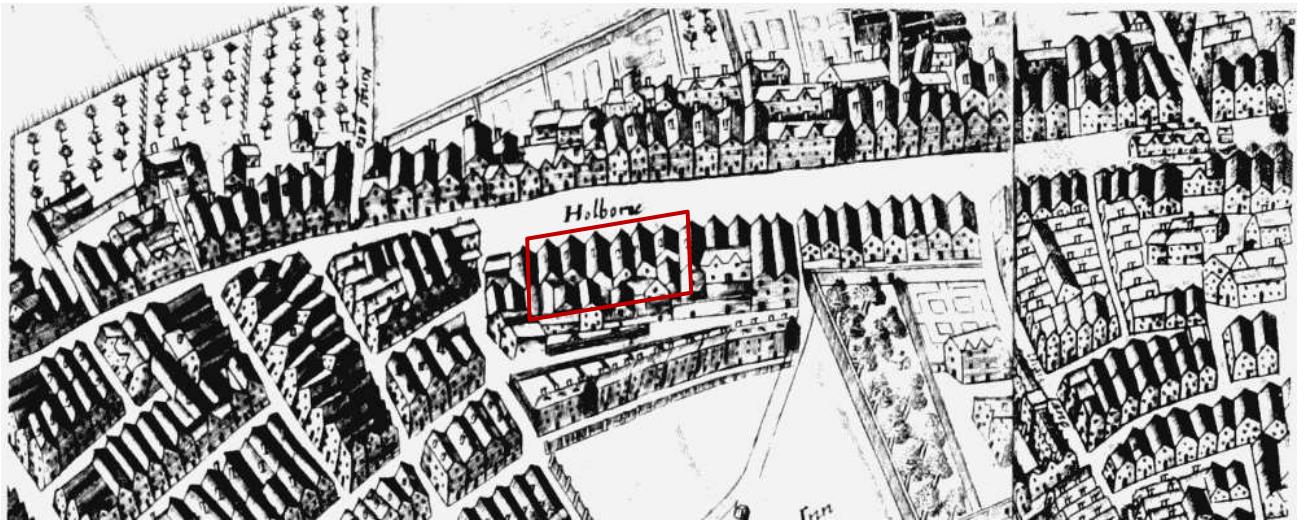


Figure 5 – Extract from map by Faithorne & Newcourt showing Lincoln's Inn Fields in 1658 and the current application site is marked with a red square.

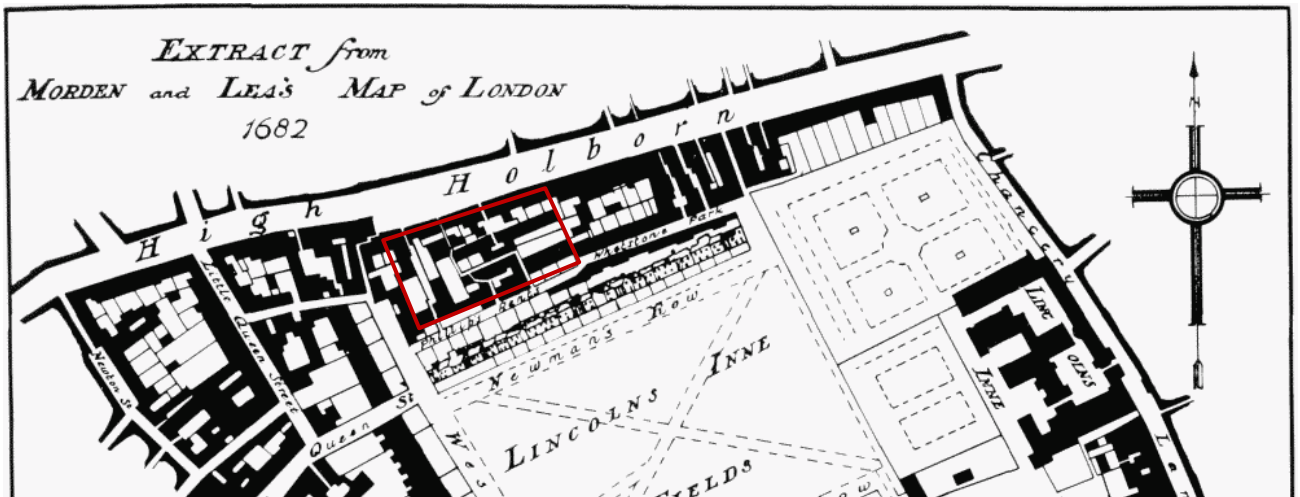


Figure 6 - Extract from 1682 map by Morden & Lea showing application site marked in red, north of the Lincoln's Inn Fields.

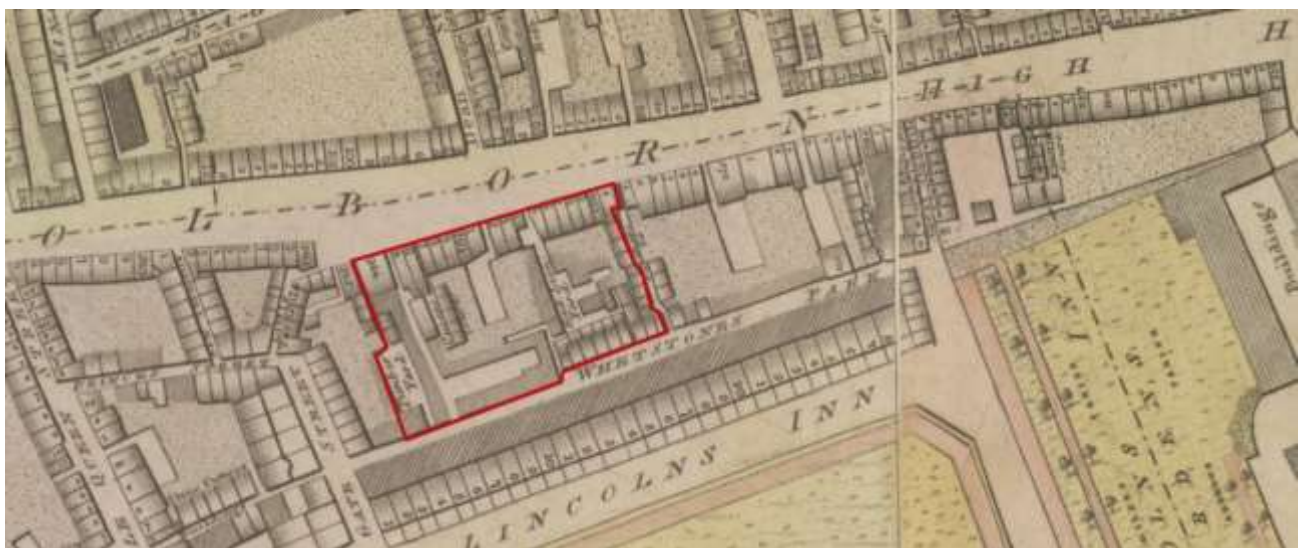


Figure 7 - 1729 Horwood Map.



Figure 8 – 1870 OS Map, the Application site is occupied with terraced houses.



Figure 9 – 1910s OS Map of application site being partially developed for the Pear Assurance headquarters building.



Figure 10 – 1930s OS Map does not show further changes to the application site since 1910s.

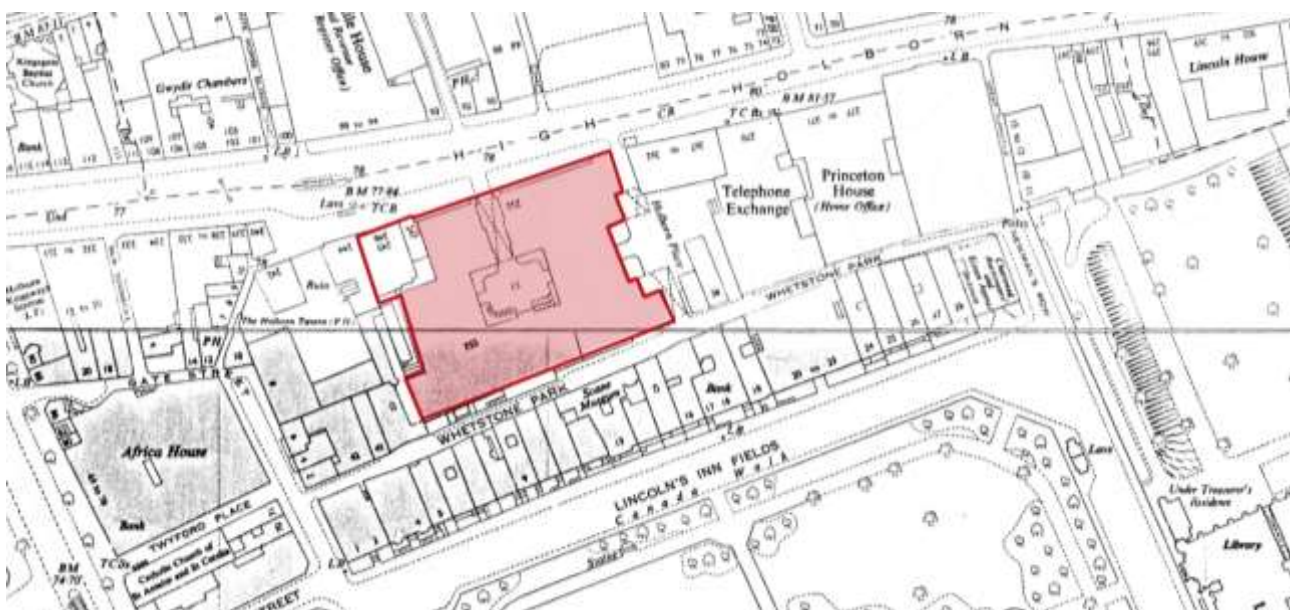


Figure 11 – 1950s OS Map, shows that the eastern side of the application site footprint developed.



Figure 12 – 1960s OS Map. The western corner to the application site footprint added to the footprint.

4.0 SITE DEVELOPMENT

- 4.1 The Pearl Assurance Company Head Office building was built in four main stages. Stage one was building of the central core, designed by C Newman. It was built between 1912 and 1919.
- 4.2 Over the following fifty years, it was expanded further in three stages:
 - Eastern block designed by P. Moncton, between 1929 and 1930.
 - South-East block designed by Ernest Bates and W G Sinning, was added between 1954 and 1956
 - Western block, designed by Ernest Bates and W G Sinning was added between 1959 and 1960
- 4.3 By 1990s, Pearl Assurance Building was vacated and in 1998 it was converted to Chancery Court Hotel, by TP Bennet's Architects. The works involved associated internal and external alterations.
- 4.4 In 2012, hotel underwent a major upgrade and re-conditioning of all floors, by EPR architects and Giles Quarme & Associates. Concept design was done by Tony Chi Associates a renowned interior design practice.



Figure 13 – The first phase of the Pearl Assurance building in 1914



Figure 14 – 1950s, before the 4th phase of the building was completed

THE MANOR CLUB AREA - THIRD FLOOR

- 4.5 The Manor Club shown on the plan below occupies western corner of the north-facing front elevation. This area of the building is part of the Bates/Sinning development, dating from 1960s - the fourth phase of the building's development.

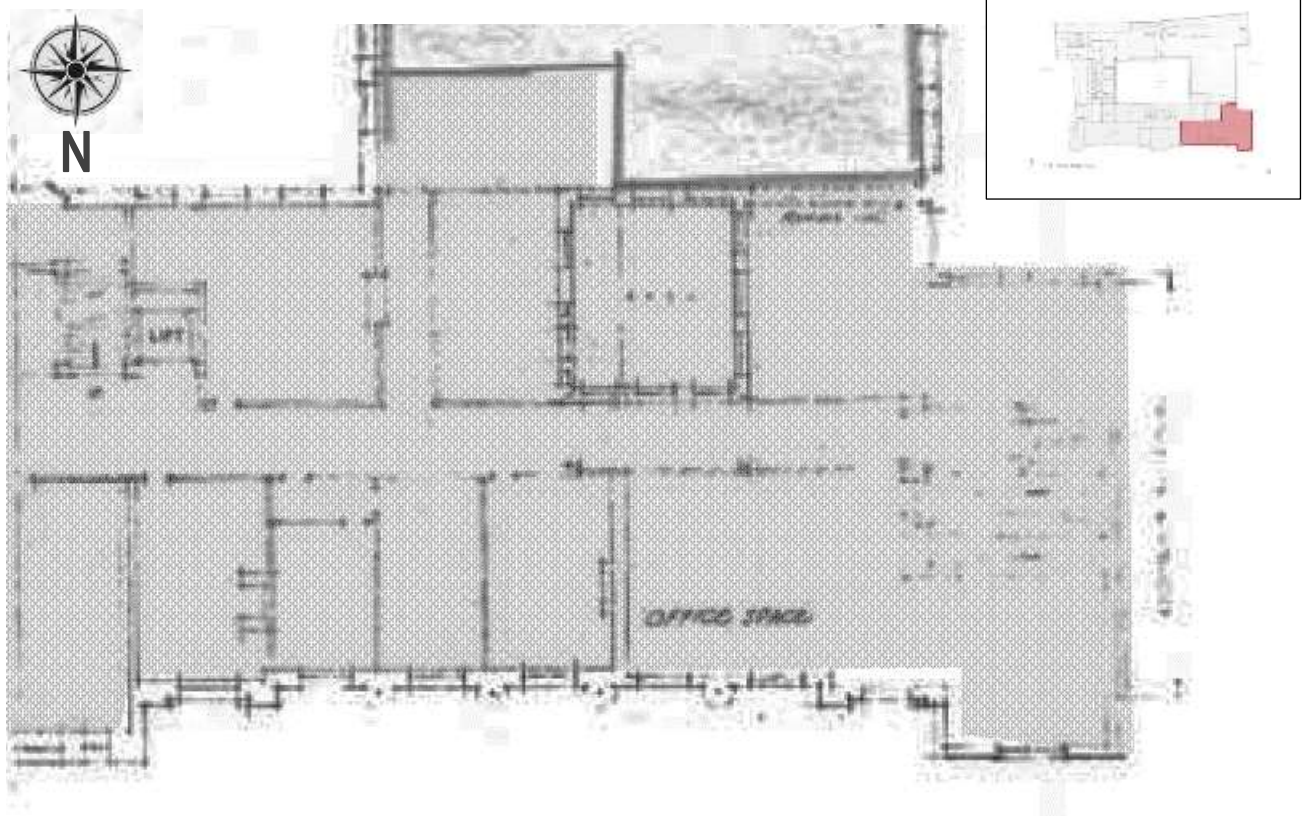


Figure 15 – 1960s Bates/Sinning –corner of the western block, on the 3rd floor plan, part of the fourth stage of the building completion.

4.6 The TP Bennet's 1990s development has transformed third floor, to allow for new bedrooms;

EXISTING

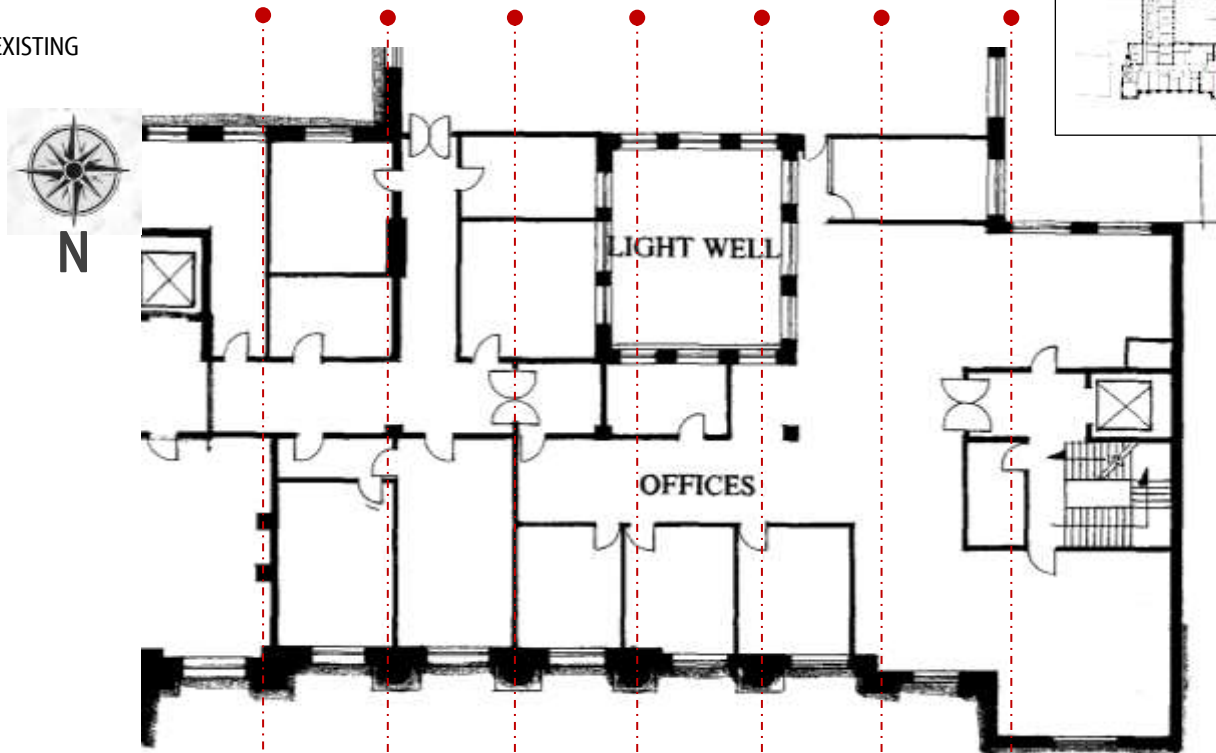


Figure 16 – The Manor Club area of the 3rd Floor, Survey by TP Bennet.

PROPOSED



Figure 17 - Proposed Manor Club Area - 3rd floor - TP Bennet.

4.7 In 2012, a planning and listed building consent was granted for general upgrade of the entire hotel. Below are plans showing what changes

EXISTING

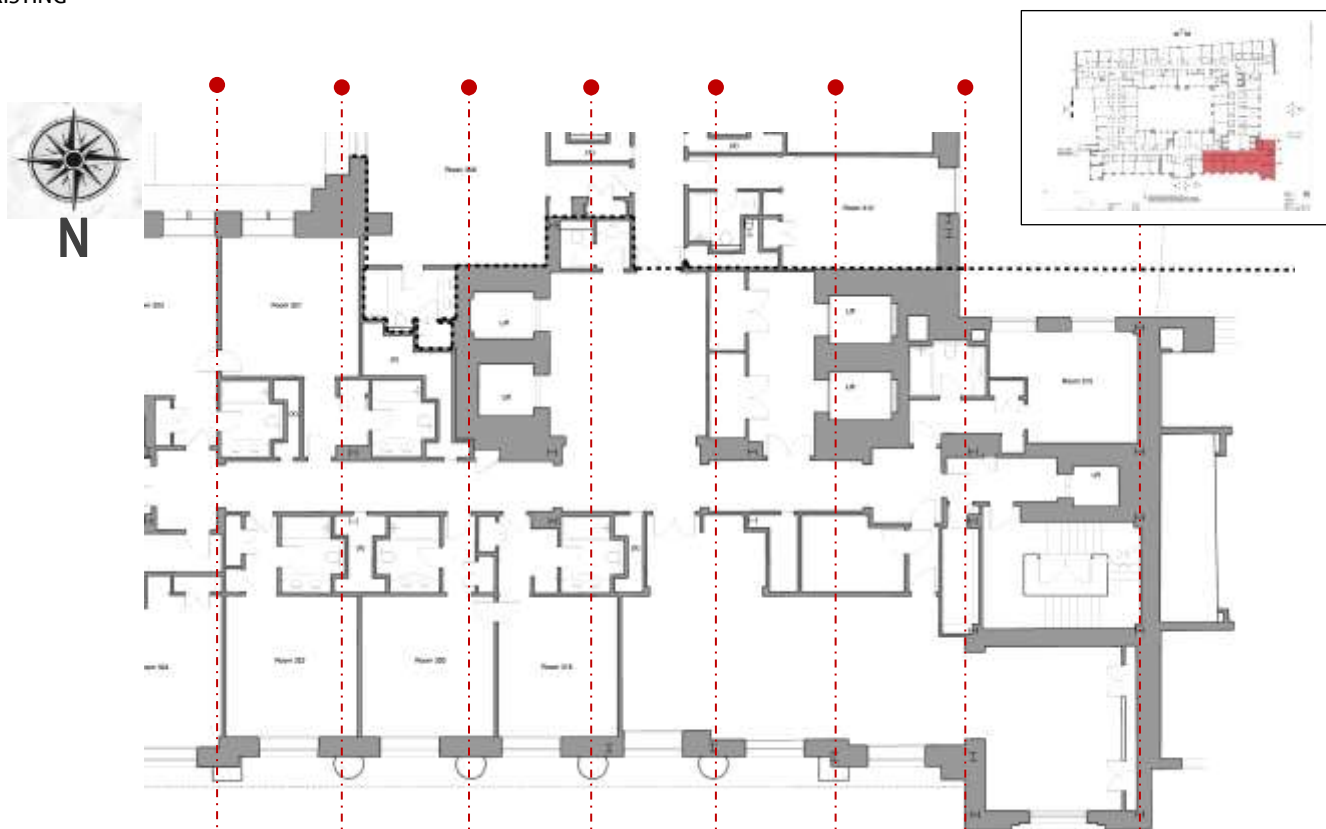


Figure 18- EPR 2012- Existing area now occupied by Manor Club - 3rd Floor.

PROPOSED



Figure 19 - 2012 EPR scheme - Proposed arrangement for Manor Club area - 3rd Floor.

- 4.8 The plan below depicts proposed works at the Manor Club area of the 3rd floor, in 2012. All blue coloured partition walls were removed and new partition walls were built (see Fig 19).



Figure 20 - 2012 EPR plan of the proposed works indicating which fabric will be retained and removed.

RELEVANT PLANNING HISTORY

- 4.9 For a full planning history please see appendix 1.

5.0 PHOTOGRAPHIC SURVEY

MANOR CLUB



View of the manor club dining room



Manor Club main room area, showing modern ceilings, A/C units, modern cornices



View of the media room area



Media Room area



Manor Club



View of the Manor Club, looking from Media Room



View of the floor finish



View of the floor-to-ceiling screens in front of the windows



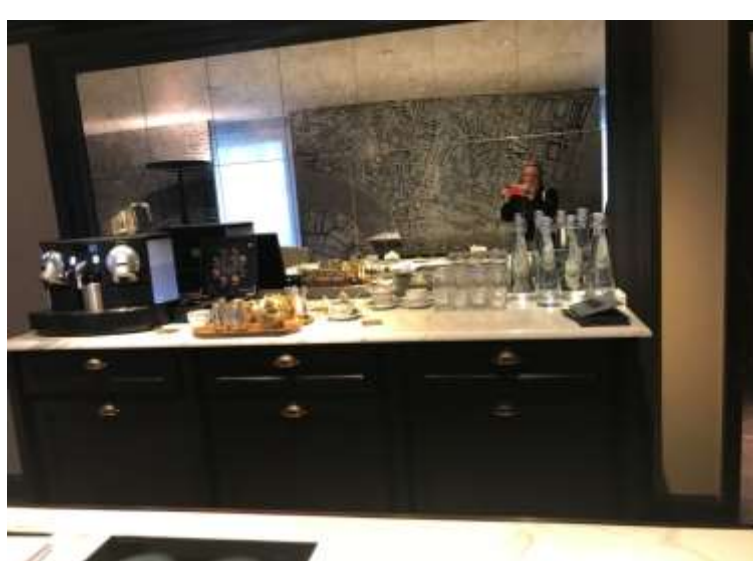
View of the area behind the screens



Another view of the Manor Club area



Kitchen



Food serving area

EXISTING ONE BEDROOM SUITE



Master Bedroom



View of Master bedroom



View of the sitting area



View of the sitting area



Joinery/cabinets



Ceiling and entrance to the master bedroom

6.0 SIGNIFICANCE

- 6.1 This section deals with the ‘significance’ of the heritage assets that may be affected by the proposal, based on the findings and analysis of the previous sections. ‘Significance’ as defined by NPPF as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”*
- 6.2 NPPF also points out that *“significance derives not only from a heritage asset’s physical presence, but also from its setting”*. It defines *“setting of a heritage asset”* as *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”*.
- 6.3 The methodology used to assess significance follows methods prescribed by Historic England “Conservation Principles, Policies and Guidelines, 2008” (CPPG), which recommend testing of various *“heritage values”*. These values are listed as: evidential, historical, aesthetic and communal.

6.4 EVIDENTIAL VALUE

CPPG (2008) in Paragraphs 35 and 36 states:

- *“Evidential value derives from the potential of a place to yield evidence about past human activity”*
- *“Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement”*

The area of Manor Club on the 3rd floor of Rosewood Hotel was altered during the major works for an upgrade and refurbishment in 2012. The area was stripped entirely and the existing partition walls were removed and replaced with new. Only the external walls were not altered. No historic fabric of any relevance remained, apart from the external walls, and windows. Cornices, skirting and floor are modern. The floor substructure has not been inspected. The TP Bennet’s remodeling of the area and consequent 2012 scheme has diminished evidential value resulting in this area to hold **low significance**, with external walls and fenestration retaining its **high significance**.

6.5 HISTORICAL VALUE

CPPG (2008) in Paragraphs 39 and 44 states:

- *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”*
- *“The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value”*

Rosewood Hotel had a presence in the lives of the local community since early part of the 20th century, being purposely built for the Pearl Assurance Company, which itself has had a long history. Also, the building’s historical significance is conveyed through its association with four architects - C Newman, P. Moncton, Ernest Bates, and W G Sinning, involved in design at different stages. The key contributors to its **overall high** value are its facades, as well as the grandiose large halls of the ground floor, lined in marble with ionic columns, the main marble staircase, raising the full height of the building, marble lined first floor corridor, as well as preserved panel rooms on the first and upper floors.

The area occupied by Manor Club, on the north west corner of the building retained key elements of its original layout, with unchanged location of the side stairs and retention of the external walls. Historically, this part of the floor has been used for offices. 1990s conversion to a hotel use resulted in a re-arrangement of the original internal layout, consequently losing original partitions, and associated fabric (e.g. fireplaces, lightwells). Further alterations executed in 2012 involved complete strip out of all internal features and installation of new walls and associated finishes. These elements are considered to hold **no particular value or** significance.

6.6 AESTHETIC VALUE

CPPG (2008) in Paragraphs 46 and 47 and 48 states:

- *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place."*
- *"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects. . . Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive."*
- *"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship."*

The exterior, in particular, all elevations, as well as existing windows, retain **high level of aesthetic value**. The internal area of the Manor Club, specifically its modern partitions, suspended ceilings and other modern finishes have **low aesthetic value**.

6.7 COMMUNAL VALUE

CPPG (2008) in Paragraphs 54 and 56 states:

- *"Communal value derives from the meanings of place for the people who relate to it will for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional specific aspects."*
- *"Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction, and coherence."*

The **overall** communal value of this historic building is **high**. This building was built as a Headquarters of a prominent institution - The Pearl Assurance Company, founded in 1864 and has employed many hundreds of employees. The company ethos had strong considerations for the community providing for their employees at the Holborn headquarters in-house kitchens and dining facilities and encouraging development of social activities, through glee clubs, cricket teams, amateur drama and ladies' sewing circles, annual excursions, literary and horticultural societies and even Pearl Pensioner's association.² The change of use from offices holds equally significant communal value as it retains to be an important hub of activity ensuring future of this historic building.

7.0 PROPOSALS

- 7.1 It is proposed to re-condition the existing Manor Club and the adjacent two-room suite. The Manor Club encompasses Executive Lounge, Media Lounge, Kitchen and adjacent room across the lobby (Meeting Room). The original purpose of the club was to serve the guests residing at the Manor House Suite located on the floor below.
- 7.2 The proposals are explained in greater detail in the Design and Access Statement prepared by STUDIOAida, Ltd. Generally, they include removal of non-original partitions and finishes, installation of the new partitions in few areas, and new finishes throughout.
- 7.3 The intent is to amalgamate existing one bedroom suite and Manor Club Area, to create a two bedroom suite, similar to the arrangement of the existing Manor House Suite, which is located on the second floor of the hotel. No historic fabric is proposed to be affected or removed.

² Design and Access Statement, by EPR, 2012, Volume 1, page 11

AS EXISTING



AS PROPOSED



8.0 ASSESSMENT OF IMPACT OF THE PROPOSALS

8.1 Following guidance issued by National Planning Policy Framework, (Paragraph 128), Historic Environment Good Practice Advice in Planning: 2 by Historic England (March 2015) and Guidance for assessing the world heritage sites, ICOMOS (updated 2013), a methodology is set that allows for evaluation of an impact on the attributes of identified heritage assets and their significance, in a systematic and coherent way. The suggested categories of impacts are listed below:

Major (Substantial) Comprehensive change to key elements of the historic building that contribute to its significance, so that the resource is entirely altered

Moderate: Changes to many key elements of the historic building and / or setting, such that the resource is significantly modified

Minor: Change to key elements of the historic building, such that the asset is slightly different.

Negligible: Changes to the historic building which are not affecting its significance

The impact of proposals can also be neutral, beneficial, or adverse.

Summary of Impact of the proposals on the significance of the Grade II listed Rosewood Hotel, (This needs to be read in conjunction with the Architectural Drawings).

THIRD FLOOR, NORTH-WEST CORNER – THE EXISTING MANOR CLUB AREA AND ADJACENT ONE BEDROOM SUITE

| Existing Floor / area | Surviving historic fabric and its significance | Significance | Proposed alterations | Impact |
|------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Main Lift Lobby | Created in 1990s TP Bennet's scheme, replacing the existing lightwell; | Moderate | <ul style="list-style-type: none"> New, exact replica of the doors at the Manor House Suite lobby on the 2nd Floor is proposed to be installed to Lift Lobby, to enable the entire suite to be sectioned off new time release fire doors are proposed. | Minor/Beneficial |
| The main area of Manor Club Main area | Original 1960s external walls and windows; | High | No alterations proposed | N/A |
| | Altered layout, formulated in 2012, with modern ceiling, cornices, skirting, and all fitting and finishes; | Low/No significance | <ul style="list-style-type: none"> Removal of existing built-in furniture, suspended ceilings, cornices and skirting, floor-to ceiling glass screens, existing A/C units and grille, modern floorboards; Remove existing door to lobby with vision panel and replace with new timber doors with moulding to match existing suite doors. Install new suspended plasterboard ceiling, new timber skirting and plaster cornice, new curtain track enclosures, new timber wall panelling, new timber floor finish, new marble fittings, new glass fronted built in cupboards Install new WC enclosure with new floor finish and new fittings; | Negligible/ Beneficial |
| Kitchen area | Area created as a part of the 2012 scheme | Low | <ul style="list-style-type: none"> Remove existing industrial kitchen and replace with new luxury kitchen cabinetry and fittings. Part of the kitchen partition walls is proposed to be removed at high level, to allow for Kitchen/Dining access hatch. | Negligible / Beneficial |
| Media Room | Original Layout of the room with modern fittings and finishes | High to external walls; Low to internal finishes | <ul style="list-style-type: none"> Formation of new bathroom and dressing rooms to former Media lounge, new built in A/C cupboards. | Minor/Neutral |
| Existing Meeting Room and bathroom | Original Layout of the room with the modern fittings | Low | <ul style="list-style-type: none"> New bedroom, with new floor finish to the room, small lobby and the bathroom; new curtain tracks and new fittings and finishes to the bathroom. | Negligible/ Neutral |

| Existing Floor / area | Surviving historic fabric and its significance | Significance | Proposed alterations | Impact |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| The existing one bedroom Suite | The suite created during the 2012 refurbishment of the hotel; The existing partition walls and all finishes, and fittings are modern, installed in 2012. | External walls and windows High Significance Internals partitions, all finishes, Low Significance | <ul style="list-style-type: none"> • New arrangement of the internal partition walls, to upgrade existing suite, with creating of new lobby for the Master bedroom by installing chrome plated glass partition. • New double door opening in the existing modern partition wall, to allow for the new lobby is proposed. • The existing sliding door between the existing master bedroom and sitting room, removed and replaced with new walk-in closet, leading to new Master Dressing Room; • Former Master Bedroom is subdivided to create new Master Dressing Room and Master Bathroom, WC and Shower. | Negligible/ Neutral |

8.2 OVERALL IMPACT

The overall impact on the significance of the building is considered to be **negligible** as well as **beneficial**, as it involves removal of the modern partitions and modern finishes and fittings, replacing them with a highly sophisticated new finishes/ fittings, within a confined area of the third floor of the hotel, known as Manor Club, and adjoining one bedroom suite. The proposed re-arrangement of the layout will allow for a better use of this area, and it is entirely reversible. The proposals do not involve removal of any historic fabric nor will have detrimental impact on the significance of this heritage asset. It is considered that although proposals will generate some impact upon the special interest of the building, overall, it will be negligible, with benefits such as upgrade of this area of the building.

9.0 COMPLIANCE WITH LEGISLATION, GUIDANCE, AND POLICY

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 9.1 The conclusion of the impact assessment, in the previous section of this statement is that the proposed works for Manor Club and the adjoining bedroom suite, and installation of the new door to the main Lift Lobby, will have mainly negligible, and in one instance minor as well as / beneficial impact upon the significance of this heritage asset. The proposed alterations therefore comply with Section 7.2 of the Planning (Listed Buildings and Conservation Areas) Act 1990, because they do not lead to a 'substantial' harm or any meaningful level of 'less than substantial' harm to the heritage asset.

THE NPPF – DISCUSSION

- 9.2 With reference to NPPF Para 126:

The Rosewood Hotel has been listed on 14th May 1974, when it was occupied by Pearl Assurance Company. At the time all the internal features and arrangements were present. Since then, this building underwent two major conversions, one in 1990s, by TP Bennet, and again in 2012, when most of the upper levels, including third floor were completely refurbished. Reduced significance has been attributed to those areas that underwent such alterations. The external elevations, in particular Front elevation retains High significance.

- 9.3 With reference to NPPF Para 128:

As recommended by NPPF, an assessment of the significance of the Manor Club Area and adjoining rooms, within this listed grade II building, has been provided as part of the application and can be found in Section 6 - Significance. It is believed that the assessment is proportionate to the importance of the heritage assets being considered. The assessments in this statement, have informed the design process, as well as, provided a sufficient level of information required to understand the potential impact of the proposal on the significance of the relevant heritage assets.

9.4 With reference to NPPF Para 129:

An impact assessment has been undertaken as part of the overall assessment of the proposals for this application and any 'harm' vs beneficial impacts were evaluated to assess the overall impact which concluded to be less than significant, negligible and in one instance minor (See Section 8 of this document).

9.5 With reference to NPPF Para 131:

"Conservation" is defined in the NPPF as: *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*

The proposed development can be described as 'sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation'. It preserves the special architectural and historic interest of this heritage asset.

Design has been informed by assessment of heritage assets and their significance. The proposal has been carefully considered ensuring that the significance of the application site is sustained and enhanced.

9.6 With reference to NPPF Para 132:

The applicant has appointed conservation consultants with an established reputation in dealing with a range of high quality conservation projects and who was involved in the design and conservation work in all its phases.

It is considered that by analysing history of the building and the area, its character and context, as well as appraising the significance of the relevant heritage assets, this statement provides sufficient information for the planning authority to assess the potential impact of the proposed development on the special historic and architectural interest of the heritage assets.

The Impact Assessment (Section 8) assesses how the proposed works affect significance of this building to a negligible and in once instance minor degree, but will be overall beneficial for the building's continued life and use, whilst meeting contemporary requirements of the hotel. It enhances hotel standards, preserving its high status and a character.

9.7 With reference to NPPF Para 133, 134 and 137:

The proposed scheme complies with Paragraph 133 of the NPPF - it certainly does not lead to *"substantial harm or total loss of significance of a designated heritage asset"*. It also complies with Paragraph 134 for the reasons given in detail earlier in this statement – the scheme cannot be considered to harm the Bloomsbury Conservation Area. Any 'less than substantial' harm to the significance of a designated heritage asset (Paragraph 134) is outweighed by the heritage benefit of a scheme that preserves the conservation area and its setting.

The public benefits of this scheme are as follows:

Investments are vital to enable sustainable, dedicated, lasting care of the property. Improvements will bring the benefit of ensuring the continued appropriate use and maintenance of the premises. The *"special historic interest"* of the building is preserved while allowing it to meet the functional requirements of contemporary high end hotel. The proposals are considered to be of appropriate design, sympathetic to the historic fabric of the heritage asset. The key consideration in preparation of the design concept for the scheme, have been appreciation of the character and historic values of this listed building.

NPPG GUIDANCE – DISCUSSION

9.8 With reference to NPPG Paragraphs 003, 009, 015, 017, 019 and 020:

The proposals understand and accept that conservation of the heritage asset must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is understanding of the term 'conservation' being the 'active process of maintenance and managing change'.

It is considered that the importance of the significance of the relevant heritage assets has been properly assessed and therefore provided information needed for an acceptable proposal to be developed. Key to this process has been a consideration of the impact on the historic fabric of Manor Club and the adjoining bedroom suite. Whilst overall significance of the building's exterior and some of its original elements is considered to be high, the subject area internally, is considered to have little or no significance. The optimum viable use for the building is certainly to stay in the current use, which will cause the least harm to the significance of the asset, now and in the future. The applicant wishes to upgrade this part of the building to a 21st century standards, to ensure continuation of its use as a prestigious and successful hotel.

The impact on the significance of the heritage assets has been assessed and is considered to cause '*less than substantial harm*' and will be clearly balanced by the public benefit of enhancing this part of the building's interior compatible with its heritage significance, as well as with its cultural value and setting.

Public benefits of the scheme are contained in a regeneration of this heritage asset, whilst sustaining its significance and securing its optimum viable use.

LOCAL PLANNING POLICY

- 9.9 With reference to the Local Plan adopted in 2017, specifically Policy D1 (Design) and D2 (Heritage):

The proposed alterations are limited to the internal area of the third floor only. It will have no impact on the local context or character. It preserves and enhances the historic environment and identified heritage asset, proposing use of high quality detailing and materials, which will be in keeping with the remaining area on the third floor as well as other floors of this hotel. The proposed design concept and arrangement of the Manor Club, follows the similar design philosophy of the existing Manor House Suite, a part of the 2012 refurbishment of the hotel. The proposals cause no substantial harm or any degree of less than substantial harm, on this part of the main building, and will have a significant public benefit, of enabling it continuing optimum use.

10.0 CONCLUSION

- 10.1 Rosewood Hotel, Listed Grade II, has been altered in past, with key changes in 1990s and again in 2012. These changes involved external and internal alterations to all areas of the building, all associated with the proposed change of use from office building to a hotel. The 2012 works have again upgraded most of the internal areas of the hotel, in particular upper floors, which underwent "*hard*" strip out with complete overhaul of the rooms.
- 10.2 As required by NPPF, the consideration of the impact and potential '*harm*' of the proposal has given weight to its conservation and to the avoidance of "*harm*" that may reduce the value of the relevant heritage assets. As a result of the analysis of the significance of the Manor Club area and the adjacent bedroom suite as well as the assessment of the impact, the conclusion has been reached that there will be no substantial harm to the significance of this listed building overall, in particular to this part of the third floor. Furthermore, the impact of the proposals was assessed to be negligible and in one instance minor, with overall beneficial effect.
- 10.3 The proposed alterations are designed to cause "*less than substantial harm*" to the heritage asset and are designed to upgrade and enhance this listed building, complying with the conservation area and its context.
- 10.4 Historic England "Conservation Principles" and the NPPF define conservation as "*managing change*." NPPF recognizes that change and adaptation must occur if historic buildings are to survive at all. This can be achieved only with a considerable investment in the repair, maintenance, and enhancement of properties, as here is the case.
- 10.5 The implication of existence of impact, does not immediately translates that into "*harm*." Since the proposals cause "*less than substantial harm*" whilst sustaining and enhancing the special historic, architectural interest of the subject site and preserving the identified elements of significance, it is considered that they will comply with the National and Local policies and guidance for the historic built environment.

APPENDIX 1

PLANNING HISTORY

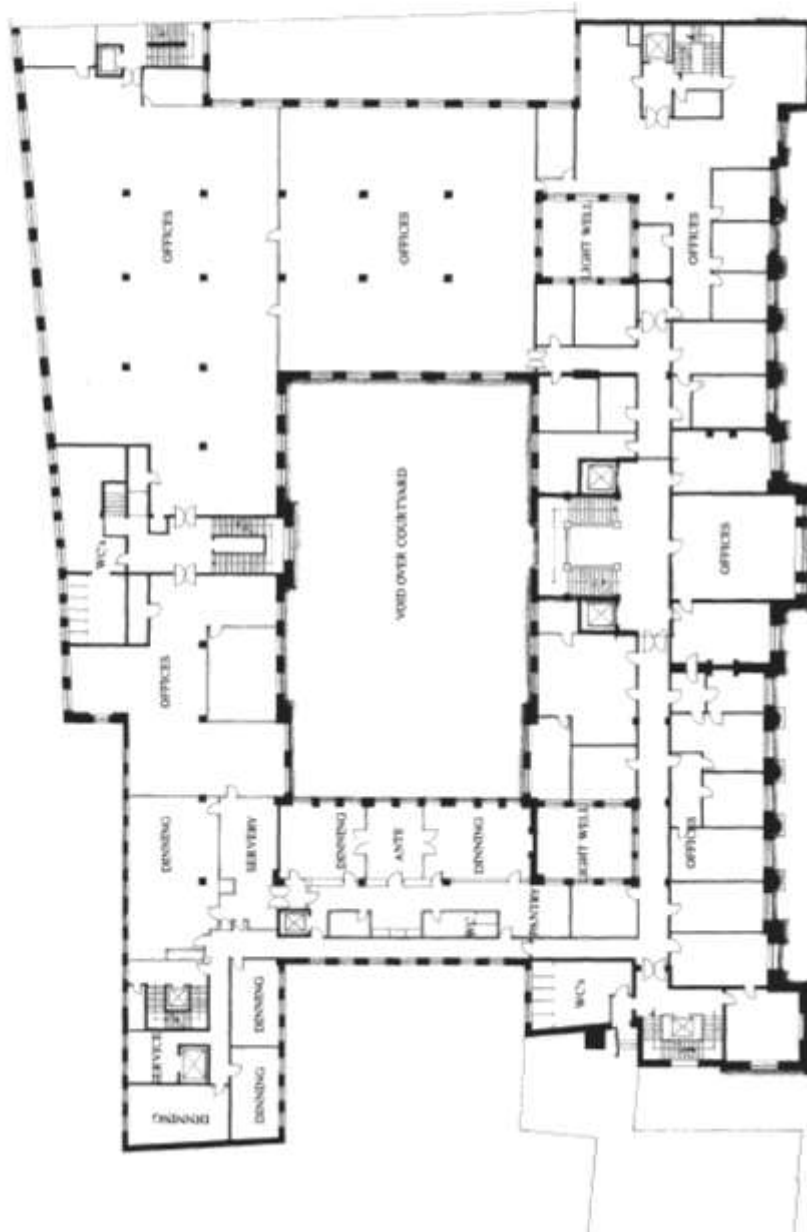
- 2015/2686/L Installation of fixed pergola and coordinated terrace seating within internal courtyard of hotel; DECISION 20-05-2015 Granted
- 2015/2317/P Installation of fixed pergola and coordinated terrace seating within internal courtyard of hotel (Class Use C1) DECISION 20-05-2015 Granted
- 2014/4110/L Retrospective application for installation of external lighting on High Holborn Facade and Courtyard Elevations. DECISION 21-07-2014 Granted
- 2014/3985/P Rosewood London 252 High Holborn London WC1V 7EN ; Retrospective application for installation of external lighting on High Holborn Facade and Courtyard Elevations. DECISION 21-07-2014 Granted
- 2014/0688/L Renaissance London Chancery Court Hotel 252 High Holborn London WC1V 7EN
Details of a typical balustrade in relation to condition 2A of listed building consent 2012/1548/L dated 21/08/2012 for refurbishment of hotel. DECISION 31-01-2014 Granted
- 2013/5742/L Renaissance London Chancery Court Hotel 252 High Holborn London WC1V 7EN
Replacement of existing signs and display of additional signs (both internally and externally illuminated) to the external walls of the hotel. DECISION 01-11-2013 Granted
- 2013/5615/A Renaissance London Chancery Court Hotel 252 High Holborn London WC1V 7EN
Replacement of existing signs and display of additional signs (both internally and externally illuminated) to the external walls of the hotel. DECISION 01-11-2013 Granted
- 2013/6500/L Renaissance London Chancery Court Hotel 252 High Holborn London WC1V 7EN
Details of new pipework to light fittings (2e) light fittings to balustrade (condition 2f); service runs for bar on the ground floor (2h); service runs for bathrooms on the first floor (2j); and cabling route for audio visual equipment on the first floor (2k) in relation to listed building consent dated 21/08/2012 (ref. 2012/1548/L) for internal and external alterations in association with refurbishment of existing hotel. DECISION 14-10-2013 Granted
- 2013/2296/P Chancery Court Hotel 247-252 High Holborn London WC1V 7EN Details of hard and soft landscaping and means of enclosure of all un-built, open areas in relation to condition 3 of planning permission dated 21/08/2012 (ref. 2012/1547/P) for creation of two roof terraces and other alterations. DECISION 08-05-2013 Granted
- 2013/1866/L Renaissance London Chancery Court Hotel 252 High Holborn London WC1V 7EN, Internal refurbishment of the existing restaurant and bar areas and alterations to external doors. DECISION 24-04-2013 Granted
- 2013/1880/L Chancery Court Hotel 247-252 High Holborn London WC1V 7EN, Alterations to the position of the balustrade to create enlarged terraced area within the courtyard at ground floor level. DECISION 16-04-2013 Granted
- 2013/1737/L Chancery Court Hotel 247 - 252 High Holborn London WC1V 7EN Details of gym signage in relation to condition 2(c), entrance portals in relation to condition 2(g) and handrail to main stair in relation to condition 2(i) of listed building consent granted on 21/8/12 (ref: 2012/1548/L) for internal and external alterations in association with refurbishment of existing hotel (Class C1). DECISION 04-04-2013 Granted
- 2012/1548/L Chancery Court Hotel 247-252 High Holborn London WC1V 7EN Internal and external alterations in association with refurbishment of existing hotel (Class C1), including creation of two roof terraces with balustrades at seventh floor and one roof terrace with balustrade at eighth floor level, installation of gate to east elevation, screen to rear elevation, fountain and replacement entrance to courtyard at ground floor level and various associated works. FINAL DECISION 21-03-2012 Granted
- 2012/1547/P Chancery Court Hotel 247-252 High Holborn London WC1V 7EN Creation of two roof terraces with balustrades at seventh floor and one roof terrace with balustrade at eighth floor level, installation of gate to east elevation, screen to rear elevation, fountain and replacement entrance to courtyard at ground floor level and associated works, all in connection with refurbishment of existing hotel (Class C1). FINAL DECISION 21-03-2012 Granted
Subject to a Section 106 Legal Agreement

- 2005/0602/A 252 High Holborn London WC1V 7EN Display of 4x flags on flag staffs on front elevation at second floor level. FINAL DECISION 23-02-2005 Granted
- 2005/0600/L 252 High Holborn London WC1V 7EN Fixing of 4x flagstaff on front elevation at second floor elevation. FINAL DECISION 23-02-2005 Granted
- 2004/1652/L Chancery Court Hotel 252 High Holborn London WC1V 7EN. Submission of samples of marble for FCU covers pursuant to condition 4; and samples of marble for floor of main hall area pursuant to condition 5, of listed building consent dated 24th March 2004 (Reg.no 2004/0123/L). FINAL DECISION 27-04-2004 Granted
- 2004/0123/L Chancery Court Hotel 252 High Holborn London WC1V 7EN Alterations including the removal of timber floor to rear restaurant area and internal features; new flooring, lighting, joinery and window treatments; cleaning of walls; repainting of ceilings; and other internal alterations. FINAL DECISION 04-02-2004 Granted
- PS9905110 CHANCERY COURT HOTEL 252 HIGH HOLBORN LONDON WC2; The installation of six flues, three satellite dishes, and one terrestrial antenna at roof level, six flagpoles at second floor level, and the erection of torchers and planters at ground level. FINAL DECISION 31-03-2000 Grant Full Planning Permission (conds)
- PS9904293 Chancery Court Hotel, 252 High Holborn, WC1 Submission of details of traffic calming/pedestrian access pursuant to additional condition 1 of planning permission dated 9th March 1998 (Reg.No.PS9705164), and additional condition 2 of planning permission dated 19th September 1996 (Reg.No.P9600379R1 FINAL DECISION 25-03-1999 Grant Approval
- LS9904294 Chancery Court Hotel, 252 High Holborn, WC1 Submission of details of works to the front elevation and courtyard; facing materials; doors and glazed screens; secondary glazing; new balconies, handrails, cleaning and repair of stonework, marble, fireplaces and panelling; roof top plant enclosures and paving to High Holborn, pursuant to additional conditions 4(a to i, l and m) of listed building consent dated 19th September 1996 (Reg.no.L9600380R1), and dated 9th March 1998 (Reg.no.LS9705165) FINAL DECISION 25-03-1999 Grant Approval of Details (Listed Bldg)
- PS9705164 252 High Holborn, WC1 Modification to approved hotel development involving various physical changes including the omission of the car parking accommodation and the rebuilding of the Whetstone Park elevation. FINAL DECISION 05-11-1997; Grant Permission subject to Section 106
- LS9705165 252 High Holborn, WC1 Modification to approved hotel development involving various physical changes including the omission of the car parking accommodation and the rebuilding of the Whetstone Park elevation. FINAL DECISION 05-11-1997 Grant LB consent subject to Section 106
- P9600379R1 252 High Holborn, WC1 Changes of use from offices to an hotel with associated uses together with alterations and extensions FINAL DECISION 01-05-1996 Grant Full Planning Permission (conds)
- L9600380R1 252 High Holborn, WC1 Alterations and extensions in connection with a change of use to an hotel and associated uses. FINAL DECISION 01-05-1996 Grant L B Consent with Conditions
- 9570292 252 High Holborn WC1 Alteration and extension in connection with the change of use of the building to an aparthotel with restaurant leisure and business use. FINAL DECISION 19-09-1995 Grant L B Consent with Conditions
- 9501653 252 High Holborn WC1 Change of use including alterations and extensions from office to aparthotel with restaurant leisure and office uses as shown on drawing numbers FINAL DECISION 19-09-1995 Grant Full Planning Permission (conds)
- 9470011 252 High Holborn WC1 Alteration and extension and partial demolition as an amendment to the consent granted on appeal by the Secretary of States Inspector by letter dated 17 December 1990 as shown on drawing numbers in attached schedule. FINAL DECISION 12-01-1994 Grant Listed Building or Cons. Area Consent

- 9400055 252 High Holborn WC1, Alterations and partial redevelopment for business use (Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987) as an amendment to planning permission granted by appeal decision dated 17 December 1990; FINAL DECISION; 12-01-1994 Grant Full or Outline Permission with Condit.
- 9370076 252 High Holborn WC1, Approval of details of new and altered windows on the front elevation pursuant to condition 7(c) of the Listed Building Consent granted on 17th December 1990 by the Secretary of State (Reg no: HB/9070119); FINAL DECISION 22-04-1993 Grant Appr .of Details/Res.Matters (Plan)
- 9217010 252 High Holborn WC1, Approval of details of materials shown on two display panels pursuant to condition 7(d) of listed building consent granted by the Secretary of State on the 17th of December 1990 as shown on Sample panel. FINAL DECISION 18-06-1992 Grant Approval of Details (Listed Bldg)
- 9270032 247 - 252 High Holborn WC1 Approval of details pursuant to Condition 7(a - f) of the Listed Building consent granted by the Secretary of State for the Environment on 17 December 1990 (Our Ref 9070119[3174]) in respect of (a)All new works to the courtyard including details of the new stonework new slated roofs and dormer windows new glazed roof and alterations to the paved and basement areas(b)Glazed doors to the entrance arch and vestibule(c)All changes to the front elevation with the exception of details of the windows (d)All external facing materials except that samples are to be submitted at a later date(e)New rear elevation including mansard roofs dormer windows and plant enclosures and(f)The precise extent of the retained fabric within those areas already indicated as being retained upon the approved plans. FINAL DECISION 04-02-1992; Grant Approval of Details (Listed Bldg)
- 8970044 252 High Holborn WC1 Removal of existing War memorial consisting of commemorative plinth with bronze statue and commemorative tablets affixed to the main building FINAL DECISION 17-03-1989 Grant List.Build. or Cons.Area Consent
- 6315 No. 252 High Holborn, Camden. The enlargement of the existing door or windows on the 6th Floor; FINAL DECISION 04-12-1968 Permission

APPENDIX 2

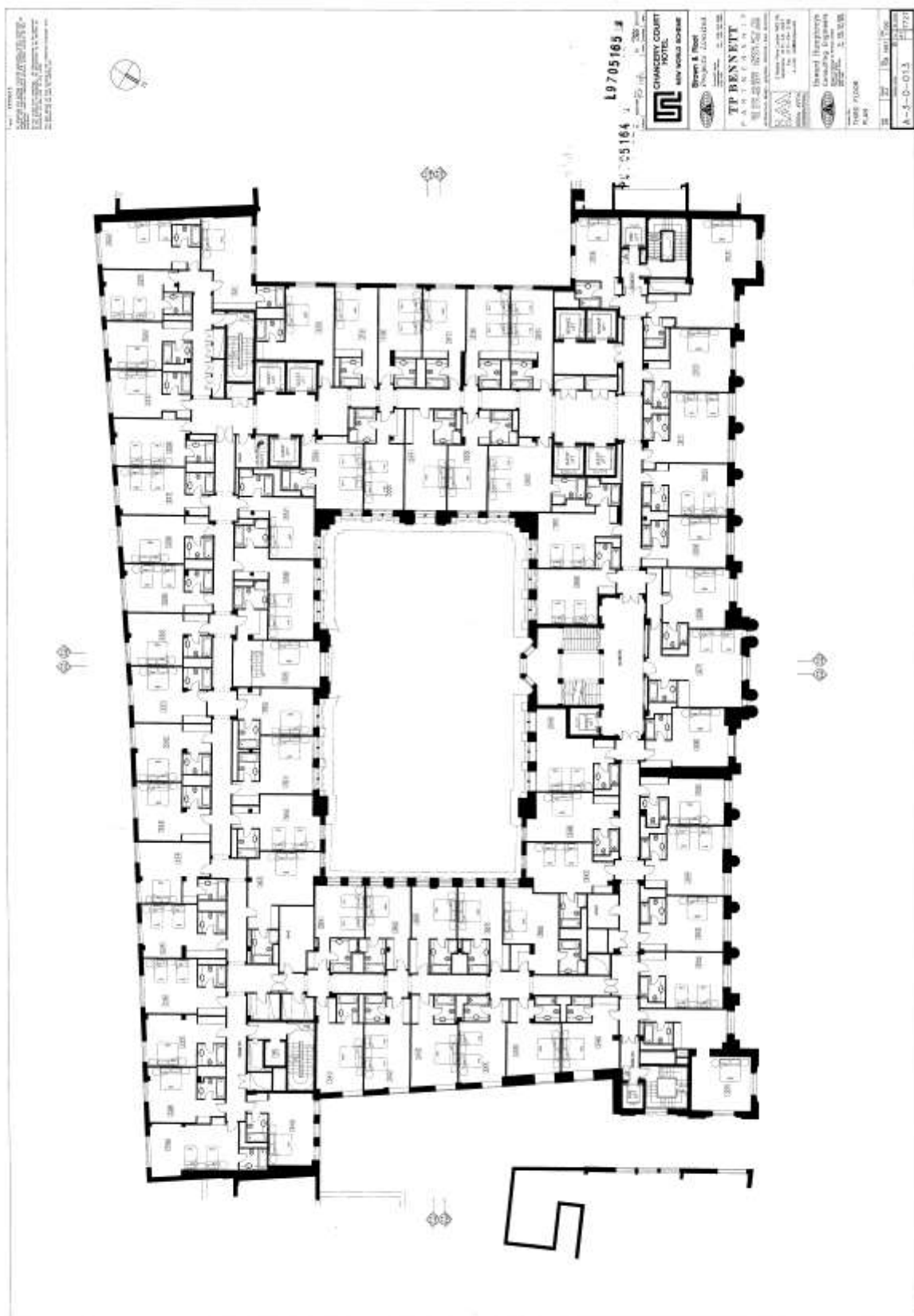
EXISTING THIRD FLOOR PLAN
(1997 TP BENNET SCHEME)



| | | | |
|---------------------------------|--|----------------------|--|
| TP BENNETT | | PEARL ASSURANCE | |
| 17 Bedford Row, London EC1R 4ET | | EXISTING THIRD FLOOR | |
| RAN 2 | | JULY 80 | |
| 6984 106 | | | |

APPENDIX 3

PROPOSED THIRD FLOOR PLAN
(1997 TP BENNET SCHEME)



APPENDIX 4
EXISTING THIRD FLOOR
(2012 SCHEME)

APPENDIX 5
PROPOSED THIRD FLOOR
(2012 SCHEME)

