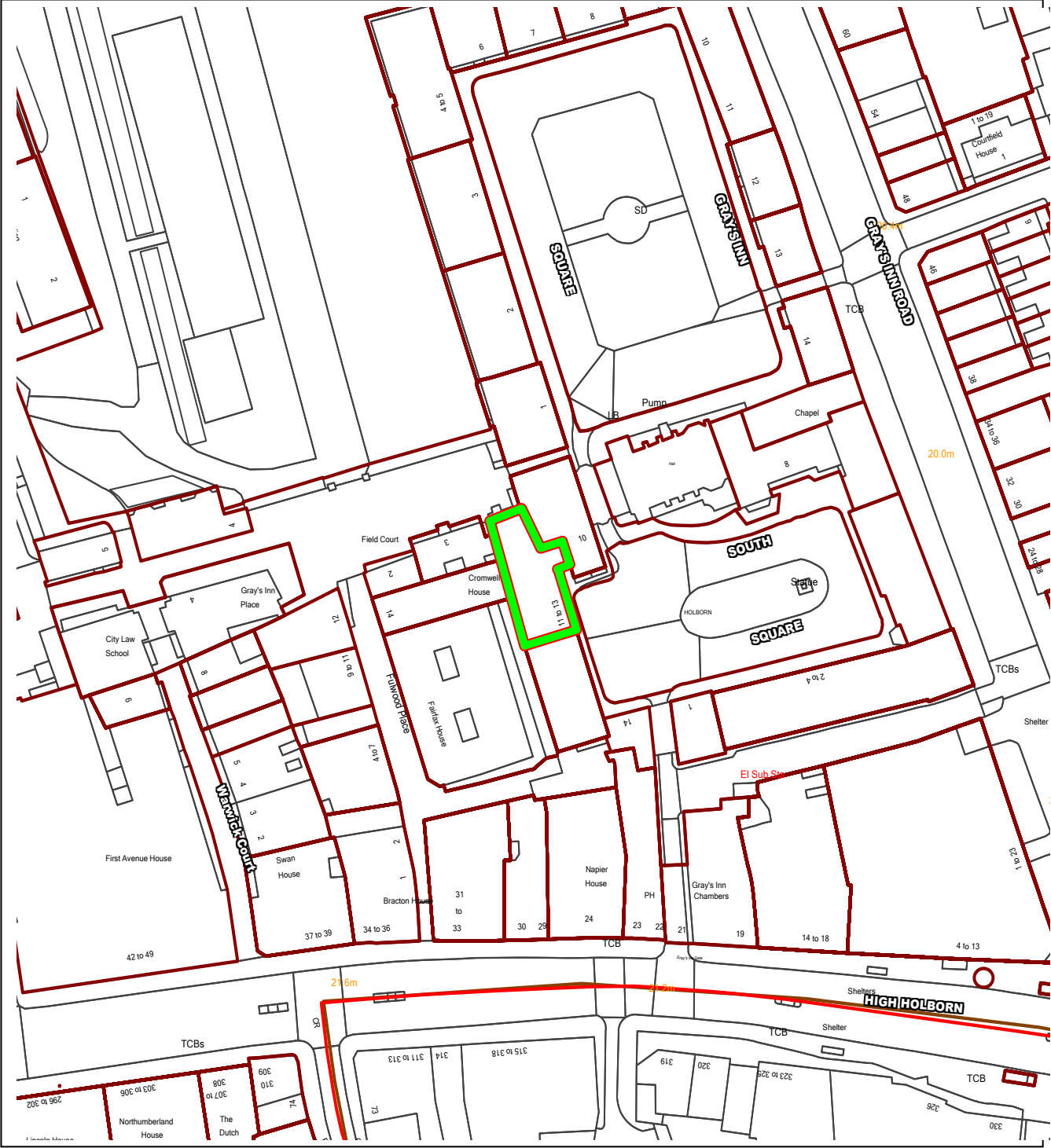
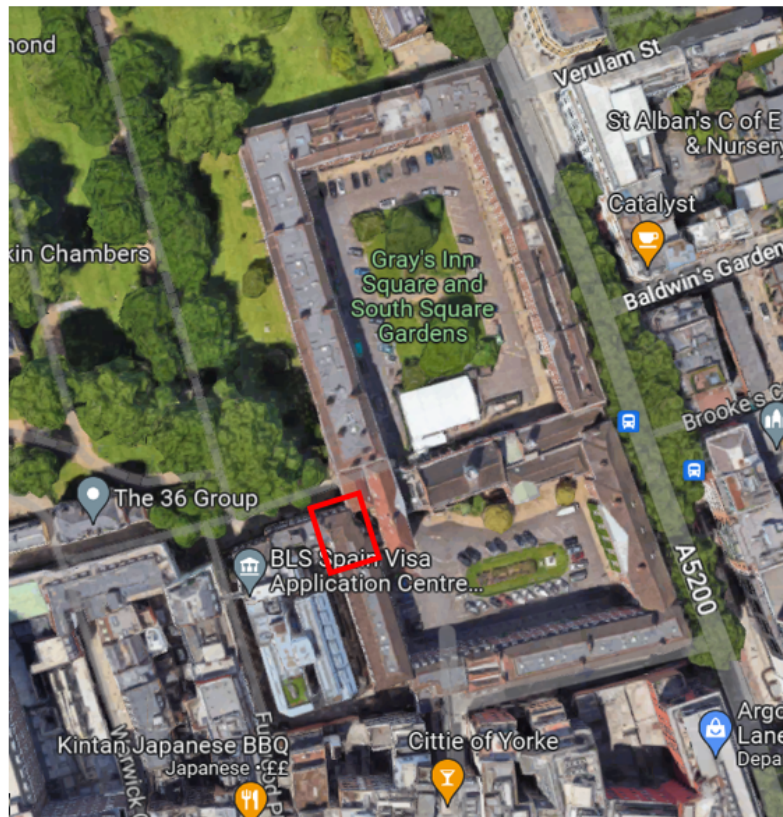


10A South Square, London, WC1R 5EU

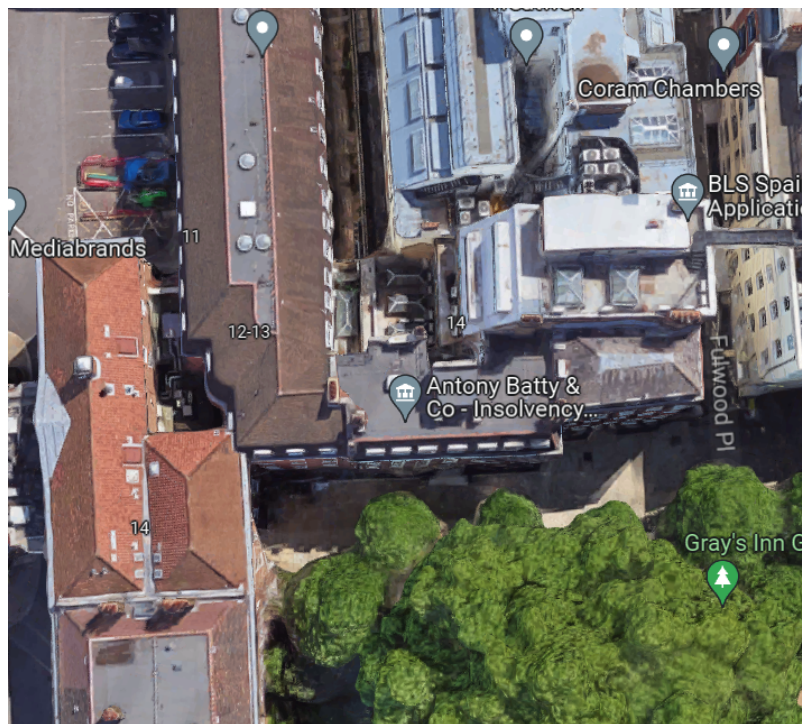


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Site photos



1. Ariel View of South Square and host building (red)



2. View of 10A South Square and Field Court



3. Front elevation of 10A South Square, 2 and 3 Field Court



4. Northern elevation of 10A South Square and paved area on Field Court



5. Existing front doorway to 10A South Square

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/12/2022
		N/A / attached		Consultation Expiry Date:	18/12/2022
Officer			Application Number(s)		
Amy Ly			2022/4574/P		
Application Address			Drawing Numbers		
10 A South Square London WC1R 5EU			<i>See draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Addition of new entrance door onto Field Court and associated paving alterations.					
Recommendation:	Grant conditional planning permission				
Application Type:	Full Planning Permission				

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 23/11/22 (consultation end date 17/12/22).</p> <p>The development was also advertised in the local press on the 24/11/22 (consultation end date 18/12/22).</p>			
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	No letters of objection were received by the neighbouring occupiers.			
Bloomsbury CAAC:	<p>An objection from the Bloomsbury CAAC was received. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> • There is no objection to the principle of adding a new door to the centre bay of the Field Court elevation, but we feel strongly that within its specific context, the proposed pedimented stone door case is far too 'grand' in context. A stripped down, and much simpler Portland stone surround would benefit the specific location and thus the Conservation Area. <p>As the north elevation of 10A South Square faces on to Field Court, it is the adjacent buildings, ie the whole side of the square - that provides the relevant context. Any new door case in the corner building (10 A) should be subservient to that of the principal building, whose entrance, with steps and an elaborate pedimented stone door case dominates this side of the square. If the new entrance is too grand, it will affect the character of the whole terrace facade. We note the entrance door on the other side of the principal building has a simpler design and is more subservient in character.</p> <p>The pre-war engraving in the Heritage Statement - which references the pedimented entrance to Field Court in the 1890s - is however of a different building, one that no longer exists, and thus of a different context.</p> <p>We feel that the design of the door case should be considered in relation to the host building and its neighbour today - as this forms a 'set piece' within the square.</p>			

Site Description

The application site refers to 10A South Square, a terrace building comprising the northern third of the terrace (Nos 11-12 and 10A) forming the west side of South Square, in Gray's Inn and South Square. Around the corner it abuts the rear of 10 South Square and the northern elevation overlooks Field Court set between the rear of 10 South Square and 3 Field Court.

The site is located within the Bloomsbury Conservation Area, it is not a listed building but makes a positive contribution to the character of the conservation area.

Relevant History

The planning history for the neighbouring sites can be summarised as follows:

10 South Square and the Hall

2010/0786/P - Construction of bridge linking 10 South Square with The Hall (9 South Square) at first floor level, alterations to doors and windows at ground and first floor, alterations to access at 10 South Square and associated alterations (Class D1). **Granted 19/04/2010**

2010/0793/L - External and internal alterations including installation of disabled lift and food hoist at basement, ground and first floor levels, insertion of handrails at the main entrance to the hall, construction of bridge linking 10 South Square with The Hall (9 South Square) at first floor level, alterations to doors and windows at ground and first floor, alterations to access at 10 South Square and associated alterations (Class D1). **Granted 19/04/2010**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the addition of a new door to the centre bay of the Field Court elevation (north elevation), and associated paving works and new railings to create an entrance ramp, which would provide new external access from inside the Field Court square.
- 1.2. The proposed door would be finished in pedimented stone to match the existing pedimented doorways on the same South Square elevation. A level landing and inclined bridge is proposed across the existing basement area and the land levels to the existing paving beyond are adjusted to create a ramp. New railings are proposed to guard the lightwell.
- 1.3. The proposed raised area would be edged with a stone upstand and the steps would be finished in stone to match the other door examples in South Square.

2. Assessment

The key considerations material to the determination of this application are as follows:

- Design and Heritage
- Impact on neighbours/Amenity

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.2. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.3. The Bloomsbury Conservation Area Character Appraisal & Management Plan notes that the 20th century buildings around Gray's Inn Square and South Square have been designed to replicate earlier styles and maintain the character of the spaces, thereby respecting the setting of the older buildings. No 10 South Square (adjoining the host building) is of note as it has a 1970s Common Room designed in a neo-classical style Raymond Erith, assisted by Quinlan Terry. Although some new buildings are more accomplished architecturally than others, the essential character of the area has been maintained in terms of the varied spatial qualities of courtyards and passageways, the ambience of the primarily pedestrian environment, and the sense of enclosure, created by four- and five- storey buildings.
- 3.4. The Character Appraisal & Management Plan advises that alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. Examples within the area include inappropriate external painting, cleaning and pointing of brickwork; the use of inappropriate materials/ inappropriately detailed doors and windows; and loss of original details such as frontage railings. In relation to building frontages and squares, the character appraisal and management plan advises that building frontages, roads, pavements and the squares are all important elements of the public realm and the cumulative impact of small scale additions can have an overall detrimental impact on the character of the area. Such additions can include the loss of frontage railings, loss of original/interesting streetscape elements and unsympathetic surfacing materials.

- 3.5. In this instance, the proposed entrance door would match in height and scale to the existing door at no. 3 and is considered to be modest in size and sit comfortably within the existing elevation. The existing entrance is accessed via steps to a small lightwell which would be retained, and the proposals would provide step-free access to the raised ground floor of the building from where it is possible to access the lift. The doorway proposals would not be visible from the street or public realm and would not cause harm to the character and setting of the surrounding conservation area.
- 3.6. The host building does appear to be a separate building from the one next door which has a door in its centre. Thus, it is considered that the proposed doorway improves the composition of the group. The frame would be finished in Portland Stone and the door would be timber with two glazed panels, matching the doorway next door on the same elevation, which is considered appropriate. It would replace an existing large window in the same position and would be in keeping with the existing fenestration and character of the host building.
- 3.7. The Bloomsbury CAAC raised objections based on the overly elaborate design of the proposed doorway, stating that it should be simpler in appearance to the doorway next door. Officers have assessed the proposals and consider the Portland Stone door case acceptable in terms of design and materials considering the current context of the site. Although of high quality, the building dates from the 1950s and is not listed. The proposal is not in the setting of the grade-1-listed hall, and is not especially close to the grade-II*-listed building opposite. It would also match the existing entrance on the host building in design, which is considered appropriate. Thus the doorway is considered acceptable in principle, design, scale and siting, and is in keeping with the character and appearance of the host building, square and conservation area.

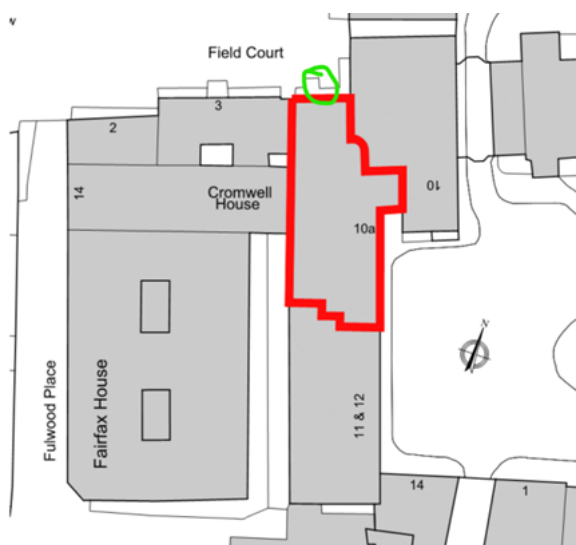


Fig. 1: Proposed door location (green circle)

- 3.8. There are some changes to historic paving levels and layout to necessitate level access and ramps of an appropriate gradient. The new front door will be approached by a 1:12 ramp and a 1:20 ramp, and a climb of three steps (in plan). Revisions were secured and the revised external ramp would be small and simple in design. The raised area would be edged with a stone upstand matching in height and material to the stone plinth under the existing railings. The steps would also be finished in natural stone to match the existing paving materials and paving slabs would be reused. Given the ramp would provide step free access to the host building from the Field Court elevation and only occupy a small proportion of the paved area (approx. 20sqm), the proposals are considered acceptable in terms of design, scale and materials.
- 3.9. It is considered that the proposed development would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the harm and

special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The doorway and ramp would not present any new amenity issues in terms of loss of light, outlook or privacy. The raised area and ramp would be edged and low in height to ensure pedestrian safety. The proposal is therefore considered to comply with Camden Local Plan Policy A1.

5. Recommendation

- 5.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th March 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/4574/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 7 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Gilmore Hankey Kirke Ltd
5 Port House
Square Rigger Row
Plantation Wharf
London
SW11 3TY
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

10 A South Square
London
Camden
WC1R 5EU

DECISION

Proposal:

Addition of new entrance door onto Field Court and associated paving alterations.

Drawing Nos: 00.001; 00.002 Rev A; 00.003; 00.004; HERITAGE DESIGN AND ACCESS STATEMENT

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

00.001; 00.002 Rev A; 00.003; 00.004; HERITAGE DESIGN AND ACCESS STATEMENT

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION