

Delegated Report		Analysis sheet		Expiry Date:		10/07/2023	
		N/A		Consultation Expiry Date:		09/07/2023	
Officer				Application Number(s)			
Obote Hope				2023/1955/P			
Application Address				Drawing Numbers			
29 Orde Hall Street London WC1N 3JL				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of a black powder coated metal handrail around the roof edge.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed on 06/06/2023 (consultation expiry date 30/06/2019) and a press notice was published on 15/06/2023 and expired on 09/07/2023.</p> <p>No comments/objections have been received from neighbouring residents as a result of the consultation process.</p>					
CAAC/Local groups comments:		No comments/objection has been received from Bloomsbury CAAC at the time of writing up this planning application.					

Site Description

The application site comprises a four storey (basement, ground and first to third floor level) end of terrace building. It is located on the west side of Orde Hall Street, on the junction of Great Ormond Street (to the north of the application site). The entrance to the application site is located on Orde Hall Street. The surrounding area is mixed use, but predominantly residential, offices and uses associated with the nearby Great Ormond Street Hospital.

Although the building is not listed, it is located within Bloomsbury Conservation Area. The nearby terraces at Nos 19-27 and Nos 41-61 Great Ormond Street are Grade II listed.

Relevant History

2009/0637/P – Planning permission for the change of use and works of conversion of basement and ground floors from office (Class B1) to a one bedroom self-contained residential maisonette (Class C3) and associated alterations, including reinstatement of basement windows and installation of external stairwell within existing lightwell on Orde Hall Street (east) elevation. **Granted subject to s106 agreement on 21/10/2009.**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- Policy G1 Delivery and location of growth
- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

Camden Planning Guidance:

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

Conservation Statements:

Bloomsbury Conservation Area Statement 2011

Assessment

1. The proposal

1.1 Planning permission is sought for the installation of railings at roof level.

1.2. The proposed railings around the edge of the roof would be a black powder coated steel handrail constructed from circular tube sections (approximately 40mm diameter) set at a height of 1100mm above the roof deck with a further additional intermediate guarding/rail set midpoint between the parapet coping and the top rail.

2. Assessment

2.1. The principal considerations material to the determination of this application are summarised as follows:

- Design
- Impact on neighbouring properties

3.0 Design

3.1 As referenced above in the site description, the building is within a conservation area and there are listed buildings nearby. In deciding the application, the Council has a statutory duty to protect the significance of these heritage assets.

3.2 In terms of legislative background, Section 66 of the Act requires that in considering whether to grant planning permission for development which affects the setting of a listed building the local planning authority shall 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.

3.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).

3.4 The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

3.5 This section of the report assesses whether there is any harm to the significant of the identified heritage assets from the proposal and considers the appropriateness of the work against the relevant design/heritage policies of the development plan.

3.6 Policy D1 of the Local Plan seeks to secure high quality design in development. It notes that the Council will require that development respects local context and character; and comprises details and materials that are of high quality and complement the local character. Policy D2 states that the Council will take into account conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas when assessing planning applications for development in conservation areas and to manage change in a way that retains the distinctive characters of conservation areas and expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation

areas that preserves or enhances the special character or appearance of the area. Policy D2 also states that development which would harm the significance of a listed building through and effect on its setting should be resisted.

3.7 As noted above, there are grade II listed buildings at no's 19-27 and no's 41-61 Great Ormond Street. Given the scale and nature of the proposed works and their distance from the listed buildings it is not considered that there would be a harmful impact on the setting of these listed buildings.

3.8. The proposed metal railings around the roof edge would have an adverse impact on the character and appearance of the host building and detract from the character and appearance of the wider area by introducing unnecessary clutter to the roofline. Whilst it is accepted that visibility would be restricted in some views, they would be picked up in others. This would result in visual harm to the character and appearance of the wider conservation area and would set an unwelcomed precedent.

3.9 It is noted that the neighbouring property on 29 Great Ormond Street has railings at roof level. There is no record of planning permission having been granted for these and this site is an exception rather than the prevailing pattern of development in the area and seem to predate adoption of the Bloomsbury Conservation Area Statement in 2011. These works clearly demonstrate why the proposed works are considered to be harmful.

3.10 As harm has been identified it is necessary to consider whether there are public benefits which might outweigh that harm in line with para 202 of the NPPF. In this case the applicant has indicated that the railings are required for health and safety purposes, which might be a public benefit, but it is not clear why and/or that this is the only option. Therefore only limited weight can be attached to this.

3.11 The application is recommended for refusal based on the harm that would be caused by the railings to the building and the conservation area.

4.0 Impact on neighbouring properties

4.1 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours by only granting permission for development which does not cause unacceptable harm to amenity. The factors to consider in this instance are impact on light, outlook and privacy.

4.2 It is not considered given the permeable nature of the railings that they would impact harmfully on neighbouring properties light and outlook. Given the form of the roof, it is pitched, the proposed means of enclosure would not allow for the roof to be used as a roof terrace which might otherwise lead to overlooking to neighbouring properties. The proposal is considered to be acceptable in amenity terms.

5.0 Recommendation: Refuse planning permission.

