

Delegated Report		Analysis sheet		Expiry Date:		08/11/2020	
		N/A		Consultation Expiry Date:		26/12/2020	
Officer				Application Number(s)			
Blythe Smith				2023/1663/P & 2023/2355/L			
Application Address				Drawing Numbers			
64 Lincoln's Inn Fields London WC2A 3JX				See decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Roof extension and associated roof alterations.							
Recommendation(s):		Refuse Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>A site notice was put up on 26/07/2023 expired on the 19/08/2023 and an advert was placed in the local press on 26/07/2022 and expired on 19/08/2022.</p> <p>No objections or comments have been made from neighbours</p>					

Site Description

The application site, 9 Lincoln's Inn Fields, contains a six-storey terraced office building situated on the northern side of Lincoln's Inn Fields. The site is located within the Bloomsbury conservation area and is a Grade II listed building.

The property is a Georgian property which is currently in office use, but was originally built as a single family dwelling. The list description from its listing in May 1974, reads:-

"Terraced house. Late C18. Yellow brick, stucco ground floor with joint lines. Stucco cornice and parapet. Slate mansard roof with dormers. 4 storeys, attic and basement. 3 windows wide with semi-elliptical arched doorway with 1/4 Greek Doric columns carrying cornice-head; fanlight and double panelled doors. 1st floor casement windows with C20 wrought-iron balcony. Gauged flat brick arches to recessed sash windows. Cast-iron railings to front."

Relevant History

Relevant Planning History:

2020/3856/P & 2020/4718/L - Installation of 2x air conditioning (A/C) units in the rear enclosed courtyard of the building. - Granted 23-11-2021

2018/1332/L - Removal of non-original WC/Shower room to second floor rear, including internal partition - Granted 14-05-2018

2018/1694/P & 2018/1887/L - Installation of a handrail to the left-hand side of the boundary wall and a new Access Control System. - Granted 21-06-2018

2015/2978/P & 2015/4163/L - Installation of AC condenser to rear roof and AC cassette to front 3rd floor office and associated pipework. - Granted 11-11-2015

2004/4426/L - Submission of details pursuant to condition 4b, details of size and location of the proposed external air conditioning units; 4c, design of the proposed half height glazed screen between the ground floor reception and staircase area; 4e, details of the proposed location and type of pipework; of granted listed building consent Ref:2004/3271/L, for internal and external refurbishment works dated 29th September 2004. – Granted 08-12-2004

2004/3271/L - Internal and external works of refurbishment including installation of new doors and partitions - Granted 29-09-2004

HB3340 - Formation of a doorway link at ground floor level between numbers 8 and 9 Lincoln's Inn Fields, WC2. – Granted 02-02-1964

Relevant policies

The National Planning Policy Framework 2019

- Chapter 12- Achieving well-designed places (paragraphs 124-128, 130, 131).
- Chapter 16- Conserving and enhancing the historic environment (paragraphs 190, 193 and 196).

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1

Design Policy

D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance (CPG)

CPG Amenity (January 2021)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1. This application proposes:

- Upwards roof extension to accommodate new storeroom and roof hatch
- Extending parapet wall

2. Assessment

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

- Design and Heritage
- Residential amenity

3. Design and Heritage

- 3.1. The application site is within the Bloomsbury Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.2. The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.3. The listed building description describes how, historically, the application building had a mansard roof. However, at some time in the 20th century, the building underwent alterations at the roof level to accommodate plant and an access hatch. The plant was screened at the front and rear by slated roof pitches topping the existing attic storey, which continues to be lit by dormer windows. These upper roof pitches follow the angle of a traditional mansard found on a typical London Georgian terraced house.

- 3.4. The site is situated in the middle of a row of similarly proportioned terraced buildings, some listed and some not. There is not a uniform roofline on this stretch of houses on the northern side of Lincoln's Inn Fields. However, the predominant roof form is a mansard, although the buildings are of different heights, with some stepping up and down.
- 3.5. The mansard roofs on the north side of the square generally adhere to a simple double-pitched roof form regardless of the age of the building or listing. This pattern of similarly modelled roofs is an important characteristic of the row of buildings in question, which is worthy of preservation. Therefore, extending the roof and westernmost parapet of the application property upwards to be topped with a flat roof to contain the existing plant and fire exit will be a departure from the repetitive nature of mansard roof forms, and alter the roof form of the host listed building which traditionally would have a double-pitched roof form as existing.
- 3.6. Whilst much of the fabric of the existing roof and associated plant structures may be modern, the overall form of the roof will noticeably be altered, with the additional height and steeper angle of the roof being noticeable from the surrounding area: not only from adjacent properties to be found in Whetstone Park to the north but also in longer views from the open space contained within Lincoln's Inn Fields to the south. The roof element of the building will also be disproportionate and insubordinate to the main section of the house if it is increased in height.
- 3.7. Paragraph 196 of the NPPF (2023) states that '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, where appropriate, securing its optimum viable use'. The proposal would extend the useable office space of the property; however, this would not contribute public benefits that would not overcome the harm identified.
- 3.8. For the above reasons, the proposed roof extension and alterations will cause harm to the special interest of the grade II listed building as well as negatively impact the character and appearance of this part of the Bloomsbury Conservation Area. The proposals are contrary to the Council's CPG on roof extensions and alterations to listed buildings, as well as against guidance on equivalent topics found in the Bloomsbury Conservation Area Appraisal and Management Strategy.

4. Amenity

- 4.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. The CPG Amenity supports this.
- 4.2. In terms of amenities, the extension is set back from the rear building line and therefore, issues of outlook, increased sense of enclosure or loss of daylight and sunlight are not considered significant. Because it is in this position, neither of the adjoining neighbours would be impacted.
- 4.3. Therefore, the proposal complies with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

5. Recommendation:

- 5.1. **Refuse Planning Permission and Listed Building Consent**