

01 November 2023

**Submitted via Planning Portal (PP- 12578608)**

Development Control  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Sir/Madam,

## **THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – PLANNING APPLICATION SUBMISSION**

### **90 CHANCERY LANE**

On behalf of the applicant, Square Ape Limited, please find enclosed a full planning application (PP-12578608) for:

*External works to two courtyard lightwells at ground floor level and creation of accessible roof terrace.*

### **The Site**

90 Chancery Lane is an existing office building comprising 5 storeys that front onto Chancery Lane with 7 floors of accommodation within the internal plan form. The existing building has two areas with contrasting characters. Its primary entrance is located on Chancery Lane, facing west, while the rear entrance is situated on Star Yard, facing east. The ground floor of the building accommodates a café and an office reception area. Above, there are four floors of office space, and below a basement level. A secondary entrance to the building is provided from Star Yard.

The site is bound to the north and south by similar commercial properties of similar scale and appearance.

Chancery Lane generally features primarily commercial uses with a mix of Georgian and Victorian architecture, showcasing buildings with intricate façades and period details.

### **The Proposal**

The proposed development will comprise a complete refurbishment of the existing building. Physical alterations to the building although external are within two enclosed internal lightwells and comprise:

Brownlow Yard, 12 Roger St, London WC1N 2JU  
T 020 7851 4010 [turley.co.uk](http://turley.co.uk)

## North lightwell:

- Removal of the existing glazed rooflight;
- Enclosing new extension with a glass roof that spans over the whole light well area; and
- Inclusion of new glass double door to allow access to an external terrace area.

## South Lightwell:

- Removal of the existing roof lantern;
- Introduction of new staircase into the existing opening of the former roof light; and
- Enclosing the new extension with a glass roof that spans over the whole light well.

## Roof Terrace:

The existing roof area is currently solely used for plant and emergency exit. The new design proposes a change in use to create an accessible roof terrace which will be available for the commercial users of the building providing amenity space.

The site is located in a neighbourhood dominated by office and commercial buildings. There is now an expectation from commercial tenants that outdoor space should be part of the commercial mix if possible. The existing roof offers an opportunity to add an accessible roof terrace with little alteration to the building.

Elevated outdoor spaces offer numerous benefits that contribute to the overall functionality and appeal of office environments. These outdoor spaces can be utilized for informal meetings, offering a change of scenery from traditional meeting rooms. Furthermore, roof terraces make a positive contribution to the environment. Adding vegetation to the terrace increases the well-being of the occupants but also supports biodiversity within the city.

The existing roof terrace is heavily planted and it is proposed to reuse, replant and enhance the existing with new planting. Planters will be kept in the same position or minimally adapted to accommodate the new layout and to shield users of this space from other premises. By repurposing the plants, it eliminates the need for transportation, energy consumption, and water usage that would have been required for new plants. Further, the existing vegetation on the roof terrace has already matured and adapted to its surroundings. These plants have grown in the roof's environment, making them more resistant to the local weather conditions.

## **Assessment**

The proposal has been assessed against relevant key development plan policies.

The proposed planning application is considered to comply with Local Plan policy D1 'Design' in that the proposal is contextual and respects the local context and character by proposing high quality additions that will enhance the existing building while being hidden from the wider public realm.

The proposed roof terrace and planting is considered to comply with Local Plan Policy A3 'Biodiversity' Part m which seeks to secure additional planting that will enhance biodiversity and access to it.

Policy A1 'Managing the impact of development' seeks to protect the quality of life of occupiers and neighbours from the impacts of development, this includes impacts to amenity. The proposal will utilise an existing unused roof space in a location that is appropriate. The layout and planting arrangement of

the terrace will enable the terrace to be used without compromising the amenity of neighbouring commercial and residential users.

The proposed use of the terrace has been considered with respect to the design requirements of London Plan Policy D12 Fire Safety to incorporate appropriate features which will reduce the risk to life and the risk of serious injury in the event of a fire. This has included changes to the stair core and external stair core to maintain safe exit.

## **Submission**

This planning application submission comprises of the following document/material submitted in support:

- Application form and ownership certificates;
- Site location plan, prepared by Waugh Thistleton Architects;
- Drawing schedule together with existing, proposed plans and sections, prepared by Waugh Thistleton Architects;
- Design and Access Statement, prepared by Waugh Thistleton Architects;
- Fire Strategy Report, prepared by Trigon.

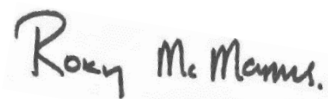
A planning application fee of £988 together with planning portal admin fee has been paid via the planning portal.

## **Summary**

We trust that the planning application submission is in order and look forward to receiving confirmation of validation.

Should you require any further information please do not hesitate to contact me at this office.

Yours sincerely,



Rory McManus  
**Associate Director**

[Rory.mcmanus@turley.co.uk](mailto:Rory.mcmanus@turley.co.uk)

Encl.