

01 February 2024

Submitted via Planning Portal (PP- 12839360)

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-12839360) for:

Raising of the party wall between No.87 and No90 to accommodate covered lightwell at ground floor level at No90 Chancery Lane.

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

No90 Chancery Lane will be subject to refurbishment works that are largely internal to the building. As part of these works it is proposed to extend and replace an existing internal lightwell. This will require the raising of the internal party wall between No87 and No90 Chancery Lane. 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

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.

87 Chancery Lane

87 Chancery Lane, was added to the statutory list of buildings of special architectural or historic interest at grade II in November 1986. This heritage asset would be affected directly by these proposals. The List Entry is included at Appendix 1 and summarised below:

Chambers or commercial premises, 1863 by Arthur Blomfield, an early work. Patterned red and yellow brick and stone, slate roof. Narrow High Victorian Gothic front influenced by Butterfield. 4 storeys. One bay wide with central gable. Ground floor frontage altered mid C.20 under pointed arch. Triple light sash windows to 1st and 2nd floors, twin light to 3rd floor; all with colonettes dividing lights; the 1st floor has lintels beneath Gothic relieving arches with brick nogged tympana; 2nd floor with open Gothic arches and 3rd floor with lintel and Gothic brick nogged relieving arch in gable. Saddlestone with kneelers and finial.

The site also falls within the Bloomsbury Conservation Area

Assessment

The proposed development will comprise a complete refurbishment of the existing building. Physical alterations to the building although external are within an enclosed internal lightwell.

Local Plan Policy D2 Heritage states that ‘the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas.’

Policy HC1 Heritage conservation and growth requires development proposals affecting heritage assets and their settings to conserve the significance of the heritage asset by being sympathetic to the assets’ significance and appreciation within their surroundings. It states that ‘the cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed’ and that ‘development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.’

The Site is located within the Bloomsbury Conservation Area. The proposed works include raising of the internal party wall between No.87 and No.90 to facilitate internal upgrade to No. 90 Chancery Lane.



The proposed development would result in generally beneficial or neutral effects on Conservation Area and Grade II listed property at No87 Chancery Lane and would comply with planning policy objectives identified in the Development Plan.

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;

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,

A handwritten signature in black ink that reads "Rory McManus".

Rory McManus
Associate Director

Rory.mcmanus@turley.co.uk

Encl.