

Application ref: 2024/0778/P
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Date: 31 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Turley
12 Brownlow Mews
Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Denning House
90 Chancery Lane
London
WC2A 1EU

Proposal: External works to two courtyard lightwells at ground floor level and refurbishment of roof terrace.

Drawing Nos: 1_697 0000-1 WTA 00 XX DR A S4, 1_697 0000-2 WTA 00 XX DR A S4, 1_697 0001 WTA 00 B1 DR A S4, 1_697 0002 WTA 00 GF DR A S4, 1_697 0006 WTA 00 04 DR A S4, 1_697 0007 WTA 00 05 DR A S4, 1:100 1_697 0010 WTA 00 04 DR A S4; 1_697 0101 WTA 00 ZZ DR A S4, 1_697 0102 WTA 00 ZZ DR A S4; 1_697 0201 WTA 00 ZZ DR A S4, 1_697 0203 WTA 00 ZZ DR A S4, 1:200 1_697 0204 WTA 00 ZZ DR A S4; 1_697 0301 WTA 00 B1 DR A S4, 1_697 0302 WTA 00 GF DR A S4, 1_697 0306 WTA 00 04 DR A S4, 1_697 0310 WTA 00 04 DR A S4; 1_697 1001 WTA 00 B1 DR A S4, 1_697 1002 WTA 00 GF DR A S4, 1_697 1006 WTA 00 04 DR A S4, 1_697 1007 WTA 00 05 DR A S4; 1_697 1010 WTA 00 04 DR A S4, 1_697 1101 WTA 00 ZZ DR A S4, 1_697 1102 WTA 00 ZZ DR A S4, 1_697 1201 WTA 00 ZZ DR A S4, 1_697 1203 WTA 00 ZZ DR A S4, 1_697 1204 WTA 00 ZZ DR A S4.

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: 1_697 0000-1 WTA 00 XX DR A S4, 1_697 0000-2 WTA 00 XX DR A S4, 1_697 0001 WTA 00 B1 DR A S4, 1_697 0002 WTA 00 GF DR A S4, 1_697 0006 WTA 00 04 DR A S4, 1_697 0007 WTA 00 05 DR A S4, 1:100 1_697 0010 WTA 00 04 DR A S4; 1_697 0101 WTA 00 ZZ DR A S4, 1_697 0102 WTA 00 ZZ DR A S4; 1_697 0201 WTA 00 ZZ DR A S4, 1_697 0203 WTA 00 ZZ DR A S4, 1:200 1_697 0204 WTA 00 ZZ DR A S4; 1_697 0301 WTA 00 B1 DR A S4, 1_697 0302 WTA 00 GF DR A S4, 1_697 0306 WTA 00 04 DR A S4, 1_697 0310 WTA 00 04 DR A S4; 1_697 1001 WTA 00 B1 DR A S4, 1_697 1002 WTA 00 GF DR A S4, 1_697 1006 WTA 00 04 DR A S4, 1_697 1007 WTA 00 05 DR A S4; 1_697 1010 WTA 00 04 DR A S4, 1_697 1101 WTA 00 ZZ DR A S4, 1_697 1102 WTA 00 ZZ DR A S4, 1_697 1201 WTA 00 ZZ DR A S4, 1_697 1203 WTA 00 ZZ DR A S4, 1_697 1204 WTA 00 ZZ DR A S4.

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 Reasons for granting permission.

The proposal is for external works to create two lightwells within existing ground floor level courtyards and refurbishment of an existing roof terrace.

The application site is not listed or locally listed, though it is within the Bloomsbury Conservation Area and is considered a positive contributor. The building adjoins no. 87 Chancery Lane which is Grade II listed.

The proposed lightwells would be created through infill extensions to existing ground floor level courtyard areas. These areas are not currently accessed by the commercial occupiers of the building, rather their principal use is to enable light into the basement level below through glazed lanterns in the ground floor. These lanterns would be removed, replaced with stairs enabling users of the basement to reach the ground floor office areas directly. Windows within the existing walls of the courtyards would be replaced either entirely to create a larger open plan office at first floor, or with sliding doors which would enable direct access to a new courtyard terrace at ground floor. Above the stairs glass roofs would be installed that partially internalise the ground floor spaces but also enables large amounts of natural light to permeate through to the ground

floor and basement office areas.

These internal courtyard works would not be visible from public areas and would be finished in materials that respect the character and appearance of the host property. Some works to the listed perimeter wall would be required. No other works to the adjoining listed building would occur. These works would not affect the external appearance of the adjacent listed building and would not significantly affect its historic fabric or plan form. As such, it is considered there would be no harm to the adjoining listed building.

New decking would be installed at the existing roof terrace level, with replacement planters and balustrades also provided, as well as a catering facility in place of part of the existing plant store. These works would not be visible from public areas and would not harm the historic character of the building.

The Council's Conservation Officer has raised no objections to the proposals. Special regard has been attached to the desirability of preserving the host building, the adjoining listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed works would not create any additional mass or bulk to the existing building that could affect nearby residential properties in terms of loss of day/sunlight or outlook. The existing roof terrace could be used for social events currently and as such it is not considered that the works would directly lead to any significant increase in the usability and therefore potential disturbance from this terrace. For similar reasons, overlooking towards neighbouring properties is not expected to significantly increase.

The planning history of the site has been taken into account when coming to this decision. The Bloomsbury CAAC have been consulted and raised no objections to the proposals.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 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.

- 4 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 2023.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer