

Delegated Report		Analysis sheet	Expiry Date:	10/04/2025
		N/A	Consultation Expiry Date:	23/03/2024
Officer			Application Number(s)	
Matthew Kitchener			2025/0627/P	
Application Address			Drawing Numbers	
50 Lamb's Conduit Street London WC1N 3LH			See draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of fall arrest edge protection railings to main roof and ground floor rear additions, installation of fan extract flues for heat recovery ventilation and installation of roof insulation and waterproof coverings to flat roof areas (third floor mansard crown and single storey rear additions).				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Application		

Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 21 February 2025 and expired on 17 March 2025.</p> <p>A press notice was published on 27 February 2024, which expired on 23 March 2025.</p> <p>No representations were received from the neighbouring properties during the determination period.</p>			
Other responses: <i>Officer's response in italics</i>	<p>Bloomsbury CAAC objected to the proposal:</p> <p>The installation of railings at parapet level and flues to the front elevation clearly causes harm to the special character and appearance of the CA. They are both inappropriate features for a historic building and area. The existing facade and those along this street are currently fairly clear of general clutter, and a precedent should not be set for such alterations.</p> <p>Regarding the flues, without internal plans, it is difficult to understand or assess why so many are required for one building. Nevertheless, there are systems available which do not require a specialised two-way flue as seems to be proposed, and could therefore presumably run through less obtrusive airbricks. We do not understand why these systems are being proposed when the building will still be passively ventilated through trickle vents on the windows, meaning fairly limited benefit is offered by heat recovery on the extracts only.</p> <p><i>See section 2 for comment.</i></p>			

Site Description

50 Lambs Conduit Street is a mixed-use residential and commercial property consisting of three flats located on the first, second, and third floor levels above a basement and ground-floor commercial premises, which also features additional single-storey rear additions.

The main building is constructed of solid brickwork with a pitched slate-covered roof, timber construction, and perimeter box gutters behind a parapet and party walls. The outrigger/rear addition features a mansard roof with a flat, asphalt-covered crown. The two single-storey rear addition flat roofs are also asphalt-covered, concealed behind brick parapet walls. Windows to the front and rear are single-glazed timber sliding sashes, and there is one casement window. There are timber-framed glazed shopfronts with timber-glazed doors on either side of a central timber-panelled communal flat entrance door recessed into a geometric tiled porch area.

It is located within the Bloomsbury conservation area but is not a listed building.

The Bloomsbury Conservation Area Appraisal and Management Strategy notes that 50 Lab's Conduit Street is a 'positive contributor' to the conservation area. Lamb's Conduit Street is described as being a relatively narrow street with continuous building frontages that provide a good sense of enclosure and subsequently are of a noticeably urban character. They comprise a large number of 18th- and early 19th-century brick townhouses, three to four storeys in height, often with shops at ground-floor level.

Although No. 50 isn't listed, there is a relatively large number of listed townhouses, which date back to the early 18th century, reflecting the architectural and historic quality of the street. The townhouses are generally four storeys high, some with basements, and the majority have shopfronts at ground-floor level. There are several examples of high-quality shopfronts, and the detailing, colour of brick, parapet heights, and ridgelines of the townhouses vary. Together with the active shopfronts, these elements create a visually interesting and vibrant street scene.

Relevant History

50 Lamb's Conduit Street

None relevant.

3/5 Rugby Street

2023/1775/P - Raising the height of the flat roof of a single-storey artist studio and replacement of the glazed roof lantern. Installation of safety handrail to the roof of the main building – **Granted 25/07/2023**. It was considered that, owing to the height of the existing parapet, the railing would not be visible in public views from street level.

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

D1 - Design

D2 - Heritage

A1 – Managing the Impact of Development

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0. Proposal

- 1.1 Planning permission is sought for the installation of 1.1m high fall arrest edge protection railings to the main roof and ground floor rear additions. The railings would be behind the front and rear parapets. It is also proposed to install fan extract flues for heat recovery ventilation, as well as to install roof insulation and waterproof coverings on flat roof areas, including the third-floor mansard crown and single-storey rear additions.
- 1.2 It is also proposed to install an internal heat recovery extract ventilation system within the upper floor flats. To achieve this, three brown UPVC vent flues are to be installed on the front elevation at the first, second, and third floors, and three more on the rear elevation.

2.0. Assessment

- 1.1 The planning considerations for the proposal are Design and Heritage and Residential Amenity

2.0 Design and Heritage

- 2.1 Local Plan policy D1 (Design) states that the Council will strive to secure high-quality design in development. The Council will require that development that respects local context and character. Policy D2 (Heritage) states that development within conservation areas should preserve or, where possible, enhance the character or appearance of the area, and preserve garden spaces that contribute to the character and appearance of a conservation area.
- 2.2 The site lies within the Bloomsbury Conservation Area, the character and appearance of which the Council has a statutory duty to preserve or enhance. The Bloomsbury Conservation Area Appraisal and Management Strategy 2011 identifies No. 50 as a building that make a positive contribution to the special character and appearance of the conservation area.
- 2.3 No. 50 is an attractive brick-built four-storey plus basement building. It remains unaltered at the front, featuring a timber-framed shopfront at ground level. The building has a parapet at the front and rear, which surrounds a shallow hipped end slate roof. At the rear is a single-storey flat-roofed rear extension.
- 2.4 The proposed steel railings above the parapet are detrimental to the character and appearance of the building. Their presence on the front and rear parapets of the property would add visual clutter and inappropriate materials at high level, which would harm the building's otherwise clean roof profile.. Due to the building's four-storey height, the railings would be visible from the wider streetscape as well as from other buildings in the area.
- 2.5 Although it is stated that the railings are proposed to allow anyone working on the roof in the future to do so safely, other non-permanent methods are available for working securely at height. The improved health and safety for private occupiers is not a public benefit that should be weighed against the harm to the conservation area.

- 2.6 Another property at 3/5 Rugby Street which is nearby recently benefited from planning permission (2023/1775/P) that included railings to the front however this proposal is on a building that is in a different setting within a terrace of the relatively unaltered attractive buildings. The railings would harm the appearance and character of the property and conservation area.
- 2.7 It is proposed to install a single-room heat recovery extract ventilation system in the kitchens and bathrooms of the three flats on the first, second, and third floors. The kitchens face the front elevation, and there will be two fan extract flues terminating at the front elevation (one for each flat) and two at the rear to serve the bathrooms, which are situated at the rear. The flues would project approximately 150 mm from the external walls and be made of brown UPVC with a 100mm diameter. The front elevation of the building is relatively clear of clutter, and the insertion of three UPVC flues would be detrimental to the relatively unspoilt appearance of the building's front elevation. The use of UPVC would be inconsistent with the traditional materials within the conservation area.
- 2.8 The impact of the proposed railings and flues on the positive contribution which the host building makes to the character and appearance of the conservation area is considered to be deleterious, i.e. fails to preserve or enhance. This is due to the siting of the railings and flues on the relatively unspoilt front and rear parapets, which would have a negative impact on these elevations. These works would be clearly identifiable from views of the conservation area and surrounding buildings. They would therefore result in detriment being caused to the character and appearance of the host building and the conservation area. The proposal is contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2.9 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.0 Residential amenity**
- 3.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes factors such as visual privacy, outlook, sunlight, daylight, overshadowing, and artificial light levels.
- 3.2 It is considered that the proposal would not result in detriment to the amenities of neighbouring occupiers due to overlooking, privacy, loss of light and overshadowing, and complies with policy A1 of the Camden Local Plan.
- 4.0 Recommendation:**
- 3.3 Refuse Planning Permission for the following reason:
1. The proposal by reason of its siting, design and materials would harm the character and appearance of this building which has been identified as a positive contributor to the special character and appearance of the conservation area and result in less than substantial harm to the conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.