

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	01/11/2012
		N/A	Consultation Expiry Date:	25/10/2012
Officer			Application Number(s)	
Charles Rose			2012/4391/P	
Application Address			Drawing Numbers	
76 Chancery Lane London WC2A 1AA			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a roof extension at no.76 in association with the enlargement of the existing fourth floor flat at No.75, including provision of a rear terrace with sliding doors and glass balustrade, installation of two pivot windows to front and side elevations, and installation of glass balustrade on the front elevation of No.76 at third floor level to residential flats (Class C3).				
Recommendation:		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	69	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Site notice was displayed on 21st September (expiring 12th October 2012) and advertised in the press notice on 27th September (expiring 18th October 2012) and 4th October (expiring 25th October 2012) No responses have been received to date.					
CAAC/Local groups comments:	The Bloomsbury CAAC have objected on the following grounds: - We have received no existing drawings so this again is difficult to judge <i>Officer comment: The existing drawings were emailed to the CAAC following receipt of the objection along with additional photographs of the site to help them determine the impact. No further correspondence was received.</i> - The roof extension looks opportunistic and inappropriate in the context of the fine façade and Stone Buildings beyond. We strongly object. <i>Officer comment: Refer to paragraphs 2.1 – 2.5.</i>					

Site Description

The site comprises a part four storey, part 3 storey buildings located on the west side of Chancery Lane. The ground floors are currently used for commercial purposes (restaurant at no. 76 and an optician at no. 75), whilst the upper floors are vacant. It lies within a group of buildings that have ground floor commercial uses with offices situated above.

The sites lie within the Bloomsbury Conservation Area (previously located within the Strand Conservation Area) and are identified as making a positive contribution to the character and appearance of the conservation area. To the rear of the site is No.1 Stone Buildings which is Grade I listed.

Relevant History

16/02/2012, Granted following completion of s106 legal agreement - Change of use at 75 and 76 Chancery Lane from offices (Class B1a) to residential (Class C3) at first to fourth floor levels to create 4 x 2 bedroom self contained flats including a 4th floor extension with terrace and green roof at No. 76. Ref: 2011/5462/P

03/05/2012, Refused - The erection of roof extension at no.76 and associated works including raising of chimneys, in connection with enlargement of fourth floor flat (Class C3) at no.75 for use at fourth floor level of no 75 and 76. Ref: 2012/1212/P

10/07/2012, Refused - Erection of a roof extension with green roof at no.76 and associated works in connection with enlargement of fourth floor flat (Class C3) at no.75 for use at fourth floor level of no. 75 and 76. Ref: 2012/2541/P

Relevant policies

LDF Core Strategy and Development Policies 2010

Core Policies

- CS1 (Distribution of growth)
- CS2 (Growth areas)
- CS5 (Managing the impact of growth and development)
- CS9 (Achieving a successful Central London)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)

Development Policies

- DP16 (The transport implications of development)
- DP20 (Movement of goods and materials)
- DP22 (Promoting sustainable design and construction)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP28 (Noise and vibration)

Camden planning Guidance 2011

- CPG1 – Design / Section 5 – Roofs, terraces and balconies
- CPG6 – Amenity

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

The London Plan 2011

NPPF 2012

Assessment

1. Proposal

- 1.1 In February 2012, planning permission was granted subject to s106 legal agreement for 'change of use at 75 and 76 Chancery Lane from offices (Class B1a) to residential (Class C3) at first to fourth floor levels to create 4 x 2 bedroom self contained flats including a 4th floor extension with terrace and green roof at No. 76'.
- 1.2 This current proposal seeks permission to erection of a roof extension at no.76 in association with the enlargement of the existing fourth floor flat at No.75. The proposal includes the provision of a rear terrace with sliding doors and glass balustrade, installation of two pivot windows to front and side elevations and, installation of glass balustrade at front third floor level to residential flats (Class C3). As well as installation of relocated rear external duct from first floor to roof level.
- 1.3 The applicant has submitted the proposal on the basis of the approved February 2012 scheme having been implemented. This is the basis for the Council's determination of the application.
- 1.4 The main issues to consider are:
- The potential visual impact of the proposed works on the setting of the adjoining listed building and wider terrace and impact on the wider character and appearance of the Bloomsbury Conservation Area;
 - Impact on amenity from proposed roof extension and associated roof terrace; and
 - The impact on highways through construction.

2. Design and Conservation

- 2.1 The site comprises a group of buildings on the west side of Chancery Lane which vary in height. No. 75, to which the roof extension would be co joined, is a storey higher with an expressed attic roof storey that contains stone balustrade, dormer windows at the front elevation of varying sizes with embellishments and a very prominent chimney breast. No.76a to the south comprises a lower 3 storey building which affords some view of the principle façade of the Stone Building beyond.
- 2.2 No. 76 Chancery Lane comprises 4 storeys with a flat roof set behind raised stone/render parapet and pedimented front gable. It also has chimney stack on the flank wall adjacent no.76a. Behind the roof it is possible to see the blank flank party wall of 75 Chancery Lane and relatively incongruous rear additions including extract flues of The Dutch House (Nos. 308-307 High Holborn).
- 2.3 The proposed roof extension would be set back on all sides, retaining the parapet chimney stacks and gable. The extension would be angled – sloping inward - at the front a side and clad in slate. It would be largely concealed from view from the street due to the narrowness of the road. The southern elevation of the host building is visible in long views north on Chancery Lane. The roofs of the buildings form a hierarchy which are stepped-down on the southern elevation together with imposing chimneys at no. 75. This sense of hierarchy would be maintained. When viewed from the south the extension would appear as a slate roof as is characteristic of building of this age and style. Moreover the extension would obscure the extensions and flues at the rear of The Dutch House, thereby improve the appearance at roof level. As such the extension is considered to preserve and enhance the character and appearance of the Bloomsbury Conservation Area.
- 2.4 The host building is close to the listed No.1 Stone Buildings. Except for 76a the area immediately surrounding the listed building is dense built up where the buildings are generally arranged in terraces of 4 or more storeys in height. In this regard the addition height proposed is not considered to overwhelm the large listed building. If seen together the extension would appear as a slate clad roof form. Moreover the position of the host building is positioned so the new glazed

façade would overlook the side alley to the north rather than imposing itself on the setting of the listed building.

- 2.5 In light of the above, the proposed development is not considered to harm the setting of the listed building and preserves and enhances the character and appearance of the Bloomsbury Conservation Area in therefore in accordance with policies DP24 and DP25 of the LDF and the design guidance set out in CPG1.

3 Amenity

- 3.1 Given the context of the site and surrounding buildings no issues of loss of sunlight/daylight are envisioned as a result of the proposed roof extension. There is an element of overlooking into office accommodation to the north, east and west of the application site by virtue of the existing front and rear windows however; this is an existing situation therefore no significant additional overlooking would be created. It is not considered that the proposal would give rise to an unacceptable level of noise given the proposed nature of the use.
- 3.2 The flue and ducting for the restaurant is located on the rear, first floor flat roof. The extract exits the building via an existing roof light at first floor level, travels up the rear elevation until it the eaves and at the travels sideways along the elevation before, rising upwards above roof level by an existing chimney. The extraction unit is therefore not envisaged to result in having an adverse impact on residential amenity in terms of cooking smells and fumes or noise and disturbance
- 3.3 The unit is dual aspect and have views to the front and rear. A satisfactory level of natural sunlight and daylight as well as natural ventilation has been provided.
- 3.4 The proposed extension will enable a one bed flat to become a two bed flat. The proposal is considered to create a good standard of accommodation for future occupiers. On a separate point it should be noted that the Council support the creation of 2 bedroom units are identified as a high priority in the LDF.

4 Highways / Construction

- 4.1 The building works associated with the proposed roof extension would not lead to a level of construction activity to warrant the requirement for a Construction Management Plan to be secured through either a condition or Section 106 Agreement.

5 Recommendation

- 5.1 The applications have worked closely with Council to address the concerns regarding the design of the extension following the two previous refusals. The application has satisfactorily demonstrated a contemporary extension which successfully responds to the age and style of the building can be accommodated at roof level on the application site.
- 5.2 The scheme would contribute to the supply of high priority 2 bed units by increasing the size of the recently approved 1x bed unit at 75 Chancery Lane. The scheme would not result in adverse impact on the amenity of future occupants or adjoining neighbours.
- 5.3 For the reasons stated above the proposal complies with all relevant Camden Core Strategy and Development Plan Policies and is recommended for approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th October 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>