

Delegated Report		Analysis sheet		Expiry Date:	09/03/2011		
		N/A / attached		Consultation Expiry Date:	N/A		
Officer			Application Number(s)				
Tina Garratt			2011/0204/L				
Application Address			Drawing Numbers				
5 Lincoln's Inn Fields London WC2A 3BP			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details for approval of Condition 4 (structural drawings) pursuant to Listed Building consent granted on 20/10/2010 (ref: 2010/4674/L) for the internal and external alterations in association with erection of single storey roof extension on north (rear) elevation with associated lift access and external roof terrace area to single dwellinghouse (Class C3).							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Details (Listed Building)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The four storey plus basement mid-terraced property lies to the north west corner of the square facing onto the open space of Lincoln's Inn Fields within the central London area. The building dates from the mid 18th century (façade re-built in early 19th century) and is grade II listed as well as being part of the Bloomsbury Conservation Area. The building comprises the original house fronting Lincoln's Inn Fields and a full height 1970's extension to the rear. The property was previously used as offices but planning permission was granted in 2007 for the change of use back to a single dwelling house and in 2009 for conversion into 2 houses. The building is currently occupied as a single dwelling although most of the rooms are not in use awaiting refurbishment. During the officer site visit it was seen that works were taking place.

Relevant History

P15/16/6/24738 - Erection of an extension on basement, ground and 3 upper floors and external alterations in rear part of the main building. Granted 01/07/1977.

2007/2177/P - Change of use from office (Class B1) to one six-bedroom residential dwelling (Class C3). Granted following completion of Section 106 Legal Agreement 04/09/2007.

2008/3656/P - Change of use from single dwelling house to 1x5 bedroom house fronting Lincoln's Inn Fields and 1x2 bedroom house in rear wing fronting Whetstone Park. Granted following completion of Section 106 Legal Agreement 03/07/2009.

2008/3803/L - Alterations in association with the change of use from single dwelling house to 1x5 bedroom house fronting Lincoln's Inn Fields and 1x2 bedroom house in rear wing fronting Whetstone Park, including the erection of internal walls, new staircase and obscure glazing to lightwell windows in the existing rear wing. Granted Listed Building Consent 17/03/2009.

2010/3500/P - Erection of a first floor glazed extension within central lightwell, erection of a basement bin store within front lightwell, creation of new door and bicycle store opening in the front lightwell at basement level and the lowering of the rear access door at ground level on the Whetstone Park elevation of dwelling. Granted Planning Permission 06/09/2010.

2010/3505/L - Erection of a first floor glazed extension within central lightwell, erection of a basement bin store within front lightwell, creation of new door and bicycle store opening in the front lightwell at basement level and the lowering of the rear access door at ground level on the Whetstone Park plus internal works including new lift, provision of new servicing and bathrooms and the installation of secondary glazing to dwelling house. Granted Listed Building Consent 06/09/2010.

2010/4636/P - Erection of single storey roof extension on north (rear) elevation with associated lift access and external roof terrace area to single dwellinghouse (Class C3).

2010/4674/L - Internal and external alterations in association with Erection of single storey roof extension on north (rear) elevation with associated lift access and external roof terrace area to single dwellinghouse (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS14 – Promoting high quality places and conserving our heritage.

DP24 – Securing high quality design;

DP25 – Conserving Camden's heritage;

Assessment

The application seeks to discharge Condition 4 (structural drawings) pursuant to Listed Building consent granted on 20/10/2010 (ref: 2010/4674/L) for the internal and external alterations in association with erection of single storey roof extension on north (rear) elevation with associated lift access and external roof terrace area to single dwellinghouse (Class C3).

Amended drawings have been submitted since the application was validated. The amended drawings and the proposals are discussed below.

Background

The approved scheme (under 2010/4636/P) included the creation of a roof terrace supported on new cranked beams that thread through the roof space. The design was such that the historic 18th century roof fabric would be retained and the new terrace structure would sit alongside the historic fabric. The terrace will be situated in the space behind the roof pitch to the front of the building and between the pitches that run off it at right angles.

Amendments

The original drawings submitted have been revised to show (i) the visible trellis removed from the proposals, (ii) amendments to enable a greater extent of the retained roof pitches to be recovered in natural Welsh slate (iii) amendments to the height of the balustrade behind the fixed seat to 1.1m above the roof deck and will therefore be no higher than the existing ridge to the roof fronting Lincoln's Inn Fields; amendments to the design of the balustrade for reasons of safety from horizontal stainless steel wires to vertical stainless steel tension wires.

All of the proposals are now acceptable. The revised drawings set out the structural works proposed and illustrate that no original fabric will be removed and where new joists are necessary for strengthening of the historic roofline, new timbers will be laid alongside existing. New RSJ's will also be inserted alongside historic fabric. The works proposed are acceptable in terms of the impacts on the listed building and the character and appearance of the conservation area.

Recommendation: Grant listed building consent for approval of details.

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