

DA/da
2nd November 2010

F.A.O. Jonathan Markwell
London Borough of Camden
Development Control
Camden Town Hall
Argyle Street
London WC1H 8ND

Dear Jonathan,

**Re: Application for Approval of Details reserved by Condition for No.4 Gate Street,
WC2A**

Further to previous application allowed at appeal in September 2009 (reference 2009/1375).

We attach a planning statement with this letter to outline the submission for approval of details reserved by condition in the appeal (page 3 of Inspector's report) these are; approval of roofing, window materials and external facing materials.

We trust that the information submitted for this application is complete however please do not hesitate to contact us should you require any additional information.

Yours sincerely

DOUG AULD

Enc

CC Simon Marsh - Tillaland Ltd

Planning Statement

4 Gate Street, London WC2A

Location

The existing property at No.4 Gate Street is located at the junction of Gate Street Whetstone Park in the Bloomsbury Conservation area adjacent to Lincoln's Inn Fields, an area of historic, central London. Local buildings are primarily in commercial office use with some residential and hotel uses. Buildings on Gate Street are predominantly tall in height (6-10 generally and 8 storeys at No.6 Gate Street) and dense due to the nature of the existing historic street plan of this area of central London. No.4 Gate Street is not listed having been largely rebuilt in the 1970's and no original features remain.

No. 4 Gate Street is currently in mixed use, with Retail use to the ground and basement levels, B1 to the first floor, and residential use in the other existing three storeys. This application does not seek to change any existing uses and only concerns the existing top (fourth floor) residential flat.



Gate Street Facade

Consent for a fifth floor roof extension and alterations to the fourth floor level of the existing building to provide additional residential accommodation was granted by the Planning Inspectorate in September 2009. A condition covering approval of the roofing and windows materials was inserted into the appeal documents at the request of the local authority and this was extended to cover all external, facing materials by the Planning Inspector.

Conditions

The conditions set out in the Inspector's Approval of the scheme (page 3) are for approval of the following;

- Roofing,
- Windows and,
- External facing materials.

Roofing

The new pitched-roof facing towards Gate Street is to be roofed with clay tiles to match existing. Sandtoft “Goxhill” plain clay tiles in “dark chesnut” have been judged to be the best match for the size, colour and texture of the existing tiles. Flat roof areas will be covered in high performance, single-ply membrane in grey colour. The small area of dormer roof visible from Whetstone Park will be flashed around the roof-lights with Code 3 lead work.



Sandtoft “dark chesnut” plain clay tile (image from manufacturer)

Tile sample comparison with existing tile

Windows

The windows to the Gate Street façade are to be timber spring sliding sash windows to match the existing windows. Supplied by [Mumford & Wood](#) are to be from their conservation range of timber acoustic sash windows. These windows are to be paint finished in black to match the existing windows. Manufacturer’s details are attached.

[Velux](#) windows are to be installed in the Gate Street and Whetstone Park frontages. These are to match the existing Velux windows with the same powder coated external finish. Manufacturer’s details attached.



Existing Velux rooflight



Gate Street facade detail photograph



Image of Velux rooflights

Whetstone Park elevation

The brickwork to the Gate Street façade, Chimney and gable wall, and Whetston Park façade are to match existing brickwork including the gauged brick arches over the two additional windows. A brick matched to the existing has been sourced and is submitted here for approval: [Imperial Salvage Stock](#) (code 4054) supplied by [ibstock](#). This salvaged brick closely resembles the form, colour hue and texture of the existing brickwork including the darkening that the original bricks have taken on over time. Pointing is to be in sand cement mortar and bucket handle jointed to match existing detail. Care has been taken to select a brick that will blend and match well with the existing brickwork in order to preserve the character of the conservation area within which the property is located.



Proposed new brick samples