

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/07/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2010/2993/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25-32 Chancery Lane & 2 Bream's Buildings London WC2				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Extension of time limit of planning permission and conservation area consent dated 7th June 2007 (ref:07/00298/CaC) for the demolition of the existing office building at 2 Bream's Buildings and part demolition behind a retained facade of 25-32 Chancery Lane to provide 11,354sqm of Office (Class B1) and 761sqm of retail/ restaurant use (Class A1/A3).							
<b>Recommendation(s):</b>		<b>No objections</b>					
<b>Application Type:</b>		<b>Request for Observations to Adjoining Borough</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		None required					
<b>CAAC/Local groups comments:</b>		None requested					
<b>Site Description</b>							
<p>The application site is located on the east of Chancery Lane and comprises a four storey building plus basement and roof accommodation known as Lonsdale Chambers and the adjacent building at 2 Bream's Buildings. It lies within the City of London Chancery Lane Conservation Area. Chancery Lane forms the boundary between the City of London and the London Borough of Camden that lies to the west.</p> <p>The (western) Camden side of Chancery Lane is within the Bloomsbury Conservation Area. Opposite the application site at No. 87 Chancery Lane is Grade II Listed. To the south of the application site in the Corporation of London is the Grade II* Listed Public Record Office.</p>							

## Relevant History

### 2007/2782/P

No objections were raised on 03/07/2007 for The partial demolition of Lonsdale Chambers (Brearms Buildings frontage) and 2 Brearms Buildings to facilitate the redevelopment of the site with a 9 storey (including basement) office building (use Class B1) (11,500sqm). The retention and refurbishment of 25-32 Lonsdale Chambers with associated alterations to create a mixed use building of office use (use class B1), retail (use class A1) and restaurant (use class A3) uses (3,940sqm).

### 2007/2147/P

No objections were raised on 07/06/2007 to request for observations from Corporation of London for the renewal of planning permission 02-5236A dated 23rd July 2002 for the redevelopment of existing office building with retained facade and retail units to Chancery Lane to provide 11,354sq.m of B1 (office) use and 761sq.m of A1/A3 (retail/restaurant) use.

## Relevant policies

### Replacement Unitary Development Plan 2006

B1 General design principles  
B3 Alterations and extensions  
B6 Listed Buildings  
B7 Conservation Areas

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

CS1 - Distribution of growth  
CS5 - Managing the impact of growth and development  
CS14 - Promoting high quality places and conserving our heritage  
DP24 - Securing high quality design  
DP25 - Conserving Camden's heritage  
DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

It is proposed to renew the previous CA consent and permission granted which included plans to separate the site into two, retaining the Lonsdale Chambers as a separate building on Chancery Lane and providing new office accommodation at No. 2 Bream's Building. The works include:

- Demolition of the eastern part of the existing building comprising 2 Bream's Buildings and a small section of the secondary north facing elevation of Lonsdale Chambers
- Erection of nine storey building including basement
- Refurbishment of the retained façade of Lonsdale Chambers

The proposals have not changed since the previous application was approved. The Camden Replacement UDP has not changed in its policies since 2006, nor have local circumstances changed in terms of the site's context, and therefore there are no additional observations raised from Camden Council. Therefore, overall, no objection is raised to its impacts on Camden, as it is considered that no harm would result to the character and appearance of the adjoining conservation area or the setting of listed buildings, to local landuse patterns, transport flows, or local neighbour amenity in terms of light, outlook or privacy.

Therefore no objections are raised to the renewal of this permission.

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