

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/09/2007	
		N/A / attached		Consultation Expiry Date:		06/09/2007	
Officer				Application Number(s)			
Elaine Quigley				(i) 2007/3040/P (ii) 2007/3042/L			
Application Address				Drawing Numbers			
5 New Square West Lincoln's Inn London WC2A 3RJ				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Installation of three dormer windows on the front elevation at fourth floor level, and a roof light on the main roof as an extension to the existing office use (Class B1). (ii) Works associated with the installation of three dormer windows on front elevation at fourth floor level and a roof light on the main roof, the removal of eight small roof lights and internal alterations including the removal and insertion of partition doors, tea points and wc.							
Recommendation(s):		Grant planning permission subject to conditions Grant listed building consent subject to conditions					
Application Type:		Full Planning Permission Listed Building Consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	No letters received as result of display of site notice.					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – objects Unable to appraise application fully as no elevations included. Advised that application should include elevations of two neighbouring properties as application is for listed building consent. English Heritage – if minded to approve application necessary to attach specific conditions including method statement for demolition/partial demolition.					

Site Description

The site is located on the south side of New Square with frontage onto Carey Street. It comprises a three storey Chambers building that was constructed in 1690-97 and includes lower ground floor accommodation and is occupied as office accommodation associated with the Inn. The site is part of a terrace of 11 Grade II* listed buildings that bound the square to the west, south and east.

The third storey of the building was added c. 1720, with a mansard roof added later. The roof was substantially rebuilt in 1990, and works of repair and refurbishment carried out to the adjoining properties in 1998.

The site is within the Bloomsbury Conservation Area and is within the Central London Area.

Relevant History

There is no relevant planning history associated with this property.

Relevant policies

Adopted Replacement Unitary Development Plan 2006 (RUDP)

SD6 Amenity for occupiers and neighbours, B1 General design principles, B3 Alterations and extensions, B6 Listed buildings, B7 Conservation areas.

Camden Planning Guidance 2006 (CPG)

Conservation areas, Listed buildings, Overlooking and privacy, Roofs and terraces.

Assessment

Planning permission and listed building consent are sought for the installation of three dormer windows on the front elevation at fourth floor level, and a roof light on the main roof as an extension to the existing office use.

The lower ridge of the dormer windows will be set behind the front parapet wall by 1.0m and will sit below the ridge of the roof by 0.8m. The existing modern roof lights will be removed and a new lantern roof light will be set into the main roof (3.8m from the front building line and 2m from the rear building line).

Internal alterations include:

Ground floor – new doors to entrance passageway, infilling of existing opening between entranceway and waiting room, rearrangement of non-original partition walls

First floor – repositioning of non-original partition wall between rooms marked barrister 1 and 2, removal of wc on first floor landing and installation of new wc and tea point

Second floor – removal of partition wall on landing to enable new door to be installed for access, infilling of doorway between rooms marked as barrister 7 and 8, installation of acoustic insulation to partition between rooms marked as barrister 5 and 6, installation of wc below the staircase

Third floor – removal of modern staircases to fourth floor and extension of existing main staircase from second floor, installation of new partition at third floor landing, removal of existing wc and relocation of partition to room marked Barrister 10 and relocation of partitions to rooms marked Barrister 13 and 14.

Fourth floor – installation of new wc and plant room

The main issues to consider as part of the application are:

- The impact on the character and appearance of the listed building
- The impact on the character and appearance of the conservation area
- Amenity of adjoining occupiers

Listed building issues

Ground

Alterations to the ground floor are not considered contentious, as the partitions to be removed are non-original. Infilling the entrance to the front room is considered acceptable.

First

Minimal alteration is proposed at this level and is acceptable.

Second

It is proposed to improve the sound insulation between the rear east room and the hallway by installing secondary stud partition to the inner wall, retaining in place the C18 partition. This will not obscure any panelling or other significant decorative features to the room side, and represents a reversible intervention.

It is proposed to remove the non-historic staircases from the top two floors, and to extend the main staircase from this level to the attic level. This will be undertaken to match the existing at second floor level, and then with simpler, square section balusters at third and fourth floor, as befits the hierarchy of these spaces. The landing balustrade which will be removed from second floor level will be re-used at half landing level.

The principle of the extension to the stair and the detailed design are considered acceptable, however, further engineer's details will be required in order to clarify how the new structure will be supported. This has not been submitted as part of the application, pending investigative work.

Other works at this level are minor and considered acceptable.

Third

The removal of non-historic secondary stair is considered acceptable.

Installation of new steel plate in front room to support failing bressumer - the top floor was built off the former roof structure rather than off a bespoke floor structure, as such the timbers are undersized for normal loading and now require support. A steel I-beam will be concealed in the floor void and supported off concrete padstones – no down stand will be visible in the floor below. This is considered acceptable for the prolonged life of the building.

Fourth

All partitioning at this level is modern. The re-configuration proposed here is not harmful to the building's

special interest. Structural elements such as chimneybreasts will be unaffected.

Planning issues

Character and appearance of the conservation area

It is proposed to remove the numerous small rooflights on the top slope of the main roof, to be replaced with one larger lantern light. This will not be visible from street level, and is considered acceptable.

It is also proposed to install three dormer windows to the front elevation. These are appropriately detailed, proportioned and positioned, will not involve the loss of any historic fabric, and will not detract from the building's special architectural or historic interest. Although partially visible from longer views along New Square, they do not represent a prominent feature within the roof or when viewed from within the conservation area.

Camden Planning Guidance states that alterations to front roof dormers should be sensitive interventions which seek to maintain the integrity of the existing roof form. Proposals which achieve this will be generally considered acceptable providing the following:

- The pitch of the existing roof is sufficient to allow adequate habitable space without creating disproportionately large dormers or raising the ridge.
- Dormers should not be allowed where they cut through the roof ridge or hip lines and be sufficiently below the ridge to avoid projecting into the roofline when viewed from a distance. Usually 500mm gap required to maintain this separation.
- Dormers should not be introduced where they interrupt an unbroken roofscape.
- In number, form, scale and pane size the dormer and window should relate to façade below and surface area of the roof and appear as separate projections from the roof surface.

It is considered that the proposed dormer windows comply with the above guidance and are therefore considered acceptable.

It must be noted that other buildings within the Square have similar dormer roof extensions, including no. 3 New Square. The dormer windows are an appropriate feature within the Square and are considered acceptable.

Amenity

The closest residential property is located at 53-54 Carey Street that lies to the rear of 6 New Square approximately 10m to the west of the site. The property appears to comprise of a pub on the ground floor with ancillary residential accommodation above. The proposal would not result in any additional overlooking, loss of privacy or light to this property and would have an acceptable relationship with adjoining properties within the Square.

Other issues

The Bloomsbury CAAC raised concern that elevations had not been submitted as part of the scheme and that contextual drawings showing the adjoining properties should have been submitted. The application drawings do include elevation drawings (drawing nos. 5583/07 and 108 rev D) that included details of the adjoining buildings at nos. 5 East and 4 New Square.

Conclusion

The proposal would be considered acceptable in term of its impact on the character and appearance of the Bloomsbury Conservation Area, and the amenity of adjoining occupiers. It is considered acceptable in terms of its impact on the character and appearance of the building with conditions attached to ensure the submission of engineer's report and drawings pertaining to the required method of support for the new staircase.