

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>14/08/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex Bushell				2006/3365/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Chancery Lane London WC2A 1LS				Site Location Plan 026-00; 10; 12 revA; 14 revA; 16 revA; 18 revA; 20 revA; 22 revA; 24 revA; 26 revA; 28 revA; 50 revA; 52 revA; 54 revA; 58 revA; 70 revA; 71 revA; 72 revB; 73 revA; 74 revA			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Observations to the Corporation of London for the demolition of an existing part six part four storey office (Class B1) building, LEB sub-station and BT telephone room adjacent to existing boundary wall and the redevelopment of the site by the construction of an office (Class B1) building (5,234 sq metres) at basement, ground and 7 upper floors.							
<b>Recommendation(s):</b>		No objection					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site is on the eastern side of Chancery Lane within the Corporation of London. Opposite the application site, on the western side is Camden. The application site lies within a Corporation of London CA.

The application building is a robust 1970s 6 storey office building, with a mansard roof and an open arcade ground floor created by putting the building on piloti. It is considered to be a building that reasonably successfully fits into its urban design context through detailing, materials, and storey levels.

The (western) Camden side of Chancery Lane is within the Strand CA. Opposite the application site at 96 Chancery Lane is a Grade II Listed 19th Century one time bank building, which is now the Knights Templar Public House.

To the south of the application site in the Corporation of London is the Grade II\* Listed Public Record Office.

## Relevant History

08/09/2005 LBC raised no objections to the demolition of an existing part six part four storey office (Class B1) building, LEB sub-station and BT telephone room adjacent to existing boundary wall forming part of the Public Records Office building to the south, and the redevelopment of the site by the construction of a part six part seven storey office (Class B1) building.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B1, B2, B7

## Assessment

The application proposes the demolition of the existing office building, to which the Council has already raised no objection, and the erection on a new building for office use with an additional floor.

**Design Impact** The proposed building would have a similar bulk, scale and massing to the existing building on site and the design is of good quality, suitable for the local townscape. A number of points in respect of the detailed design relating to the form of the roof and the floor levels in relation to the adjoining building are raised by informative. Overall however, no objection is raised as no harm would result to the character and appearance of the Strand CA or the setting of listed buildings.

**Residential Amenity** The additional floor would be set back with the exception of a glazed tower to articulate the corner. The material type, set back of the new floor and relative comparable bulk is such that the development would not cause material harm to local neighbour amenity within LBC in terms of light, outlook or privacy.

## **Disclaimer**

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