

Delegated Report		Analysis sheet		Expiry Date:		09/12/2013	
		N/A / attached		Consultation Expiry Date:		05/12/2013	
Officer				Application Number(s)			
Sally Shepherd				1. 2013/6568/P 2. 2013/6650/L			
Application Address				Drawing Numbers			
6 Lincoln's Inn Fields London WC2A 3BP				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Installation of 3 x AC units (retrospective) and new acoustic enclosures on roof of dwelling house (Class C3). Installation of 3 x AC units (retrospective) and new acoustic enclosures on roof and internal alterations including re-instating panelling, mouldings and ceilings at ground to second floor levels of dwelling house (Class C3). 							
Recommendation(s):		<ol style="list-style-type: none"> Grant Planning Permission Grant Listed Building Consent 					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 30/10/2013 to 20/11/2013 A press notice was published from 07/11/2013 to 28/11/2013 No responses were received.					
CAAC/Local groups comments:		The Bloomsbury CAAC commented on the application stating: <ul style="list-style-type: none"> Unclear of the colour of the external elevations and so we must assume it is sympathetic to the roof tiles. <i>Officer's response: The enclosures would be hidden from public views as they are located on the valley roof and would be screened by the front and rear parapets.</i>					

Site Description

The site is located on the north side of Lincoln's Inn Fields and comprises a four storey plus basement accommodation. The building is a Grade II Listed building within the Bloomsbury Conservation Area.

The site is bounded by Lincoln's Inn Fields to the south and Whetstone Park to the north. Adjacent to the site is the Lincoln's Inn Field's public open space which has been designated as a Garden of Special Historic Interest by English Heritage. Adjoining the site to the east is no. 7 Lincoln's Inn Fields that is part of a row of three buildings that are Grade II listed buildings (nos. 6, 7 and 8 Lincoln's Inn Fields) and to the west is no. 5 this is a four-storey building with basement and is Grade II listed building.

Relevant History

8800253 & 8870100 – Planning and listed building consent granted on 19/07/1988 for Internal alterations and refurbishment works including the installation of a glazed rooflight at ground floor level over an internal well area to provide additional ancillary office accommodation in the basement.

9301106 & 9370179 – Planning and listed building consent granted on 17/06/1994 for the installation of cast iron railings in front of building.

PS9704115 – Planning permission granted on 17/04/1997 for installation of 1 x 90 cm satellite dish.

2008/1475/P – Planning permission granted on 27/06/2008 for change of use from office use (Class B1) to residential use (Class C3) to provide a single family dwelling.

2009/0373/P & 2009/0376/L – Planning permission and listed building consent granted on 12/03/2010 for change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension.

2009/5461/P & 2009/5479/L – Planning permission and listed building consent granted on 03/06/2010 for change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension.

2011/6316/L – Listed building consent granted on 10/02/2012 for alterations to replace window to rear ground floor internal atrium of existing house (Class C3).

2012/6578/P & 2012/0130/L – Planning permission and listed building consent withdrawn on 04/04/2013 for retention of 3x air conditioning units and sound attenuation enclosures on the roof of existing dwelling house (Class C3). Reasons for withdrawal: further details required (current application is the re-submission).

2012/1566/P – Certificate of Lawfulness granted on 24/04/2012 for removal of glass screen to dwelling house (Class C3)

2012/1983/L – Listed building consent granted on 06/06/2012 for internal alterations including the reinstatement of the main staircase, replacement of existing glass balustrade at ground floor level with glazed and timber screen, and removal of partition at basement level.

Enforcement history

EN12/0375 – A breach of planning was reported on 02/05/2012 regarding the installation of the air conditioning units on the roof without permission. Case open.

EN10/0903 – A breach of planning was reported on 22/09/2010 regarding numerous unauthorised

works including removal of original staircase, replacement windows and doors, installation of a/c units removal and adaption of panelling. Case open.

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

The scheme has been submitted as a result of an ongoing enforcement investigation. Original panelling, ceilings and cornices were removed and replaced without listed building consent. Three air-conditioning units were also installed on the roof of the property without planning permission or listed building consent.

Listed building consent is sought to carry out works to remove the unauthorised internal alterations and re-instate the original panelling and ceilings from ground to second floors.

Planning permission and listed building consent are sought for the installation of 3 x air-conditioning units on the roof (retrospective) and for the addition of 3 new acoustic enclosures around each air-conditioning unit.

Assessment

The main planning considerations material to the determination of this planning application are:

- The impact of the internal and external alterations on the special historical interest of the listed building
- The impact of the external alterations on the character and appearance of the Bloomsbury conservation Area
- The impact of the air-conditioning units on the amenity enjoyed by neighbouring occupiers.

Internal alterations

It is the council's position that the panelling should be reinstated to match the original (of which there are numerous photos of the interior). Works would not have been granted to alter the panelling if an application was submitted before the works commenced.

Whilst the reinstatement of the panelling will not resolve the issue of the loss of extensive historic fabric (which can never be replicated in terms of its authenticity) it is recognised that the proposals represent all that can be reasonably done by the applicant to remedy the situation and the proposed

works are generally a good replica for the original.

External alterations

Design

The three air-conditioning units are already in situ and are located in the centre of the existing valley roof. The roof comprises a double hip roof with the valley running east/west. The acoustic screening would project to the same height as the height of the existing roof and would not be visible from the public realm. The units and enclosures would only be attached to the roof at the bottom of the valley and there would be no harmful impact on the existing historic fabric and the works could be reversed. The air-conditioning and associated acoustic screening are considered to be an acceptable addition due to their minimal visual impact and limited impact of the roof structure.

Amenity

Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further to this Policy DP28, seeks to ensure that noise and vibration is controlled and managed and that planning permission will not be granted where development is likely to generate noise pollution.

Two acoustic reports were submitted with the application, the first assessment prepared by WSP (dated 16/03/2013 ref. 28723.001/R1) demonstrates that the existing units do not meet the noise criteria set out in DP28 and that mitigation measures would be required to achieve an acceptable sound level. The second report prepared by KUT (dated November 2012 Ref. RFB/SQ/CMW/5997) provides details of the mitigation measures which are required to enable the units to meet the noise criteria (namely, acoustic enclosures). The Council's Environmental Health officers have confirmed that by using the mitigation measures detailed in the KUT report that the units would meet the required noise criteria set out in Policy DP28. In addition, a condition regarding noise and vibration will be attached to the decision notice to ensure that noise levels are at a level that will achieve the required standard.

Enforcement Action

An informative will be added to the decision notice warning that enforcement action will be taken to ensure that the work is carried out in accordance with the proposed plans within a given timescale. This will be issued by the Council's enforcement team and the case references EN10/0903 and EN12/0375.

Recommendation

1. Grant Planning Permission
2. Grant Listed Building Consent