

15th January 2016

Planning Department
Camden Council
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**ELM HOUSE, 10-16 ELM STREET, LONDON, WC1X 0BJ
APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of our client, Great Ropemaker Partnership Limited, please find enclosed an application for full planning permission for the following development:

“Minor external alterations associated with the refurbishment and reconfiguration of the basement, comprising; the creation of two new lightwells and two glazed roof lights in the existing car park at ground floor level, the installation of the three new slot windows at ground floor level on the southern elevation of the building and the creation of an external terrace in the existing car park with associated plant, cycle storage and bin storage”.

This application, including all supporting documents, has been submitted via the planning portal (ref. PP-04688888). The application comprises the following documents:

- Signed and dated planning application forms including Certificate A;
- Signed and dated CIL Additional Information Form;
- Site Location Plan ref. 14-02 P01, prepared by IMA Architects;
- Existing and proposed drawings, prepared by IMA Architects.

The planning application fee cheque of £195.00 has been paid online via the planning portal.

Summary of Existing Site and Proposals

Elm House is situated within a site of 0.15 hectares on the north side of Elm Street, which is located to the East of Grays Inn Road, in between junctions with Mount Pleasant and Coley Street. It is bound to the west and south by existing residential mansion blocks, to the north by commercial use at 200 Grays Inn Road (also owned by our client) and to the east by the emerging Mount Pleasant development site. The current building provides approximately 4,850 sqm of office accommodation arranged over basement, ground and ten upper floors with large areas of car parking and a single storey podium also on the site. The building is not listed and does not lie within a Conservation Area.

The proposals relate to minor external works associated with the reconfiguration and refurbishment of the existing office accommodation at basement level. The basement is currently used as ancillary



storage and plant space associated with the overall office use of the building. Internal reconfiguration of the basement, for which planning permission is not required, will facilitate its use as further office accommodation.

The minor external works comprise the following:

- The creation of two new open lightwells near the northern boundary of the site with 200 Gray's Inn Road. The lightwells will be created by removing part of the ground floor car park, to create external terraces at basement level for use by occupants of the building.
- The installation of two glazed roof lights at ground floor level, one of which is located to the north of the building and the second which is located in the courtyard adjacent to the western basement escape staircase.
- The refurbishment of the existing car park to provide external terrace space with covered cycle parking for users of the building.
- The installation of three new slot windows at ground floor level on the southern elevation of the building facing Elm Street.
- The creation of a new open screened plant area adjacent to the loading bay to 200 Gray's Inn Road.
- A new bin store located adjacent to the cycle proposed rack.

Planning Policy Assessment

Lightwells, roof lights and terraces

This application proposes the creation of two new lightwells at ground floor level to provide natural daylight and sunlight into the basement. Camden Planning Guidance 4 - *Basements and Lightwells* states that a lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a basement development. CPG 4 requires lightwells to the side or rear of a property to be set away from the boundary to a neighbouring property. The proposed open lightwells which form a terrace at basement level have been carefully considered and positioned to the north of the site to ensure there is no impact on neighbouring amenity, particularly in relation to the residential properties at Churston Mansions to the west.

The proposed rooflights are positioned within the existing car park and as such will not have adverse impact upon the character and appearance of the building and streetscape, in line with the requirements of CPG1 – *Design*.

The proposed external terraces at basement and ground floor level will provide valuable private amenity space for users of the building. The proposed terrace at ground floor level will markedly improve the environment around the building, transforming part of the existing car park into a pleasant outdoor space. In line with Development Policy DP24, the proposals seek to provide appropriate amenity space and improve the quality of the building.

Fenestration

The application proposes minor alteration to the fenestration on the southern elevation of the building facing Elm Street with the addition of three slot windows beneath the ground floor windows to allow more light into the basement level. The new windows complement the existing building and preserve the character of the property, in accordance with the guidance set out in CPG1 – *Design*.



Parking

The proposals seek to refurbish the existing car park to provide external terrace space for users of the office building and new cycle parking, plant and bin store, which will result in a loss of 24 parking spaces. The supporting text of Development Management Policy DP19 – *Managing the impact of parking* states that in order to promote more sustainable modes of travel, the Council generally welcomes proposals to reduce the amount of off-street parking in the borough, provided that the removal of spaces would not:

- lead to a shortfall against minimum parking standards relating to bicycles, people with disabilities, service vehicles, coaches and taxis;
- cause difficulties for existing users, particularly if the spaces are used by shoppers, by nearby residents, or for the operational needs of a business; or
- displace parking to controlled parking zones, particularly in identified areas of parking stress.

The proposals seek to promote more sustainable forms of transport by providing 64 covered cycle spaces. The existing building does not currently have any cycle parking provision. Furthermore, given that the site has excellent public accessibility (PTAL 6b), the removal of the existing parking is not likely to have a significant impact on the local transport network. The parking spaces are not necessary for the operation of the offices, are surplus to requirement and as such can be removed without harmful impact on the highway network.

Summary

I trust that the enclosed application pack will allow you to validate the application and we look forward to receiving confirmation of this. In the meantime if you have any questions or queries, please do not hesitate to contact Neil Lucas or Alice Broomfield of this office.

Yours sincerely,

DP9 Limited