



20th September 2016
Delivered by email

Planning Applications Team
Camden Council
Argyle Street
London
WC1H 8EQ

Dear Sir / Madam

SUBMISSION OF APPLICATION FOR FULL PLANNING PERMISSION AND CONSERVATION AREA CONSENT AT NO. 144 CLERKENWELL ROAD, LONDON EC1R 5DP

We write on behalf of our client, R & I Grant and Co Ltd, to apply for full planning permission and conservation area consent for the following development at the above property:

'Provision of a new lift-core; new roof extension and re-configuration of the fourth floor residential units, to provide 3x2 bedroom units at the fourth and fifth floors, with associated work.'

The Site

The site is located on the western side of Back Hill, just north of its junction with Clerkenwell Road in central London. White Bear Yard fronts onto the western boundary of the property and the norther edge of the property lies adjacent to a large five-storey commercial building.

The property comprises a large brick building and provides a variety of commercial uses, including office use at the lower levels and three small residential units (1x1 bed 2x Studio units) at the fourth floor level. The building provides one stair core, but does not benefit from a lift.

The area is mixed in nature with many retail and commercial uses to the south and east, interspersed with residential uses, which tend to lie to the north and north-west. The site is located within the Hatton Garden Conservation Area and to the west of St. Peter's Italian Church, which is a Grade II* listed building.

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This section of the Clerkenwell Road provides a dense urban form, with the majority of buildings in the immediate vicinity ranging from 5-6 storeys in height. The site is located close to three other developments which have obtained consent for similar roof extensions in the past. These include Jameson House (Nos. 146-148 Clerkenwell Road); Nos. 1-10 Summers Street & Herbal House, which lies on the eastern side of Back Hill.

The Proposals

The proposal seeks to provide a new lift core to the rear of the building at White Bear Yard, which will enhance the accessibility of the building for the existing commercial and residential floors. In addition, the re-configured fourth floor level as well as the proposed additional floor will provide high-quality residential accommodation, which will be arranged as 3x2 bedroom dwellings.

The additional storey will accommodate a new large two-bedroom dwelling (122.5 sq m), which will be set-back from the parapet of the building by approximately 700mm and will be slightly higher (720 mm) than the height of the existing stair core which provides access to the roof.

The southern section of the building is higher than the northern section and thus the southern section is approximately 2.6m higher than the northern section. It is proposed that the southern section, which will accommodate the two-bedrooms associated with the apartment at the fifth floor, will be increased by approximately 1.8m in height from the existing roof level at this point. However, this section of the new roof extension will be largely hidden by the higher development at the southern section of the roof, especially when viewed from the south. The new extension is also set-back from a high parapet wall, which will reduce the bulk and mass of the new extension.

In addition, the three existing residential units at the fourth floor will be re-configured to provide 2x2 bedroom units at this level in addition to the new 1x2 bedroom unit at the new fifth floor. The existing units at the fourth floor are in a poor condition and provide sub-standard accommodation. The two studio flats total 40 sq m and 42 sq m respectively and both units provide single-aspect accommodation. The remaining unit provides a one-bedroom apartment, but this can easily be arranged as a two bedroom units if required. However, it suffers from an awkward and inefficient layout and would benefit from enhancement.

Application Format

The following information is submitted in support of the application via Planning Portal (ref: PP-05493996)

- Completed Application Form (H Planning Ltd);
- Completed CIL Form (H Planning Ltd);
- Supporting Planning Statement (H Planning Ltd);
- Redline Site Location Plan @1:1250 scale (4466 Architects);
- Site Block Plan @ 1:500 scale (4466 Architects);
- Existing plans, sections and elevations (4466 Architects);
- Proposed plans, sections and elevations (4466 Architects);
- Demolition Plans (4466 Architects);
- Drawings Schedule (4466 Architects); and

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- Design and Access Statement (DAS: 4466 Architects).

The planning application fee of £1,155.00 has been made via the Planning Portal.

We trust that you have sufficient information to validate and determine the application. However, do contact me should you have any queries on this on 020 7255 0524.

Yours Faithfully,

A large black rectangular redaction box covering the signature area.

Matt Humphreys, MRTPI
Director

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