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Royal Town Planning Institute  
Code of Conduct

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## PLANNING DESIGN AND ACCESS STATEMENT

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84 Chancery Lane, London, WC2A 1DL

Alterations to the front and rear elevations to involve the introduction of a Louvre above the front entrance and replacement of the window on the rear elevation with a Louvre.

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## **1.0 Introduction**

### **Application Summary**

- 1.1** This planning statement accompanies an application for the introduction 2 x Louvres to the front and rear elevations of 84 Chancery Lane, London, WC2A 1DL.

### **Applicant**

- 1.2** This planning statement has been prepared by Stiles Harold Williams on behalf of applicant is Glowstar entertainment Ltd.

### **Planning Statement**

- 1.3** This submission will detail the proposal and address relevant policy issues as identified in local, regional and national policy guidance. Along with this report the applicant has commissioned:

- Acoustic report prepared by sound planning

- 1.4** This statement and report comprises the supporting documentation to the planning application. All information necessary to determine the application should be found within these documents.

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## **2.0 Site Description**

### **Description of Existing Use**

- 2.1** Basement level restaurant/bar with ground floor entrance off west side of Chancery Lane. The property is in a mixed use commercial frontage in a predominately commercial area. The building is not listed but it does fall within the Strand Conservation Area and within the Inns of Courts Central London Local Area.
- 2.2** The subject site has a Public Transport Accessibility Level of 6b and is within 480 metres south of Chancery Lane tube station. The site is accessed directly off Chancery Lane there is no car parking spaces on the site.
- 2.3** The building is not listed but it does fall within the Strand Conservation Area and within the Inns of Courts Central London Local Area.

### **Planning History**

- 2.4** Planning application ref: 2016/4939/A; Display of text on an externally illuminated canopy; Refused (03/01/2007)
- 2.5** Planning application ref: 2006/4936/P; Installation of CCTV camera; Refused (03/01/2007)

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## **3.0 Proposed Development**

### **Description of Proposed Use and Building**

- 3.1** The proposed development would involve alterations to the front and rear elevations to accommodate an air ventilation system at the basement level of this building. The alterations would involve the introduction of a louvre above the front entrance and a replacement of the window on the rear elevation with a louvre.
- 3.2** The louvres would facilitate the extraction of unclean air from the basement level, whilst channelling clean air down to the basement level. As the building is not listed planning permission is not being sought for the ventilation system but only for the proposed alteration to the external appearance of the property.
- 3.3** The applicant would like to highlight that currently there is extremely limited scope to introduce fresh air to and extract unclean air from the basement. The proposal would therefore utilise both the front and rear sections at the ground floor level. Firstly using the existing semi-circular louvre over the front entrance for the outlet along with the proposed rectangular louvre above the entrance doors for the inlet. The proposed alterations to the rear of the property would convert the window at the rear to a louvre for both inlet and outlet. All proposed alterations would use materials that match existing.

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## 4.0 Design and Access Statement

### Use

- 4.1 The purpose for the proposed alterations to the external appearance of this property is outlined in section 3 of this document.

### Amount

- 4.2 Not applicable.

### Layout

- 4.3 Not applicable.

### Scale

- 4.4 It is considered that the scale of the proposed alterations would be proportionate to the host building.

### Landscaping

- 4.5 None proposed.

### Appearance

- 4.6 On the front elevation (Chancery Lane) the proposed louvre would be rectangular and would be painted white to match the semi-circular louvre directly above (see drawing no: 201 and figure 1). On the rear elevation (Star Yard) the proposed louvre would be a rectangular acoustic louvre. It would replace the current window opening and would be painted grey to match the louvre directly above it (see drawing no: 202 and figure 2).



Figure 1 - Front elevation existing louvre



Figure 2 - Rear elevation window and louvre

### Access

- 4.7** The proposed alterations would not require any changes to the current access arrangements. The lower ground floor is assessed via the main entrance on Chancery Lane (see fig 1). There is also a rear access point located to the rear of the property on Star Lane.

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## **5.0 Planning Policy Framework**

### **5.1 National planning policy framework**

- Section 7 requiring good design
- Section 12 conserving and enhancing the historic environment

### **5.2 London Plan 2011 (consolidated 2016)**

- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

### **5.3 London borough of Camden Local Development Framework**

#### Core Strategy 2010 – 25

- CS14 Promoting high quality places and conserving our heritage

#### Camden Development Policies 2010

- 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 1 2015 (CPG1 Design)

#### Bloomsbury Conservation Area appraisal and management strategy 2011



## **6.0 Material Planning Considerations**

### Character and appearance/ impact on conservation area

- 6.1** It is considered that the proposed alterations to the external appearance of the property would have no material impact on the character and appearance of the host building or wider conservation area. The proposed louvres would use materials that would match what is currently in place as outlined in section 4.6 of this document. In light of this the proposed alterations would respect the architectural detailing, design, materials, colours and architectural features of the building itself and neighbouring shopfronts. Due consideration has also been given to the upper level façades of this building. In this context it is considered that the application proposal would not detract from the commercial character of the façades on Chancery Lane as noted as a distinctive feature in the Conservation Area Appraisal. It is considered that the proposed alteration would scarcely impact the character and appearance of the street scene.
- 6.2** The proposed louvre to replace the window in the rear elevation would be outside of the public domain due to its location. Therefore it would not be readily visible by the public and would have no impact on the street scene. Moreover the applicant would like to highlight that the window contributes nothing to the character and appearance of the host building or wider conservation area in the way of architectural merit or local distinctiveness. The applicant is certainly of the view that the proposed detailing of the alteration would be appropriately proportioned and coloured. The proposed alterations would have minimal impact on the character and appearance of the host building and wider conservation area. For the reasons outlined above it is considered that the proposed development would have no negative impact on the character and appearance of the host property and wider conservation area.
- 6.3** In light of the above it is considered that the application proposal would not detract from the character and appearance of the existing building and as

such would be wholly compliant with the aims and provisions of policies: Section 7 – 12 of the NPPF; 7.4, 7.5, 7.6 and 7.8 of the London Plan 2011 (consolidated 2016); CS14 of Camden’s Core Strategy 2010 – 25; DP24 and DP25 of Camden Development Policies 2010; CPG1 Design 2015; and Bloomsbury Conservation area appraisal and management strategy 2011.

#### Pollution Noise and Odours

- 6.4** The applicant would like to note that the findings from the Noise impact assessment submitted in support of this application clearly indicate that there would be no increased noise disturbance in the event that this application proposal is approved provided that the recommended mitigation measures are implemented. The impact of noise pollution was assessed under the criteria set out in Camden development policies 2010 policy DP28 which replaces the replacement 2006 UDP policy SD8. It is clearly stated in the Noise Impact Assessment that the front elevation would not require any noise mitigation measures. In respect to the rear elevation it is recommended that silencers (attenuators) should be fitted in the duct as close as possible to the fan. It is also recommended that an acoustic louvre be installed rather than a weather louvre. Please see the acoustic report submitted in support of this application.
- 6.5** In respect to pollution from odorous fumes the applicant would like to note that the extraction system would not be connected to the kitchen or toilet area. Air would only be extracted from the karaoke rooms and the bar area. In this context it is considered that the odorous fumes would not be an issue in the event that planning permission is granted.

#### Loss of a window opening

- 6.6** It is not considered that the loss of the window to the rear of the property would have any material impact on the current and future occupiers of this building because the building is commercial in nature. Further to this the window opens onto a stairway and therefore it has not been used as a platform that could allow the current occupiers of this building meaningful

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outlook or increased access to natural sunlight and daylight. Therefore it is considered that the loss of this window would have no impact on the level of access to natural daylight and sunlight.

- 6.7** For reasons outlined above it is considered that the application proposal would be wholly consistent with the aims and provisions of policies: 7.15 of *the London Plan 2011 (2016)*; And DP26 and DP28 of Camden Development Policies 2010.

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## **7.0 Summary**

- 7.1** The application proposal would have no negative impact on the design and appearance of the street scene and wider conservation area.
- 7.2** The application proposal would not result in an increased level of smells and fumes that would have a harmful impact on the occupiers of neighbouring buildings.
- 7.3** The application proposal would not result in an increase level of noise or disturbance that would have a harmful impact on the occupiers of neighbouring buildings.
- 7.4** The application proposal is consistent with the aims and provisions of national, regional and local policy.
- 7.5** In light of the above the applicant respectfully requests that the Local Authority grant planning permission for the proposed development.