

Our Ref: 16361/MS/JD  
Your Ref: PP-05777889  
Email: [mshearman@firstplan.co.uk](mailto:mshearman@firstplan.co.uk)  
Date: 18 January 2017

London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

Dear Sir/Madam,

**PLANNING APPLICATION FOR ALTERATIONS TO REAR OF THE PROPERTY COMPRISING  
INFILLING REAR LIGHTWELL WITH NEW GLAZED ROOF LIGHT ABOVE AND INSTALLATION OF  
NEW AIR CONDITIONING CONDENSERS  
52 LAMB'S CONDUIT STREET, LONDON, WC1N 3LL**

We are instructed by our client, La Fromagerie, to submit the above application in relation to the existing retail premises at 52 Lamb's Conduit Street, London, WC1N 3LL.

The application has been submitted online via the planning portal (ref: PP-05777889) and is comprised of the following information, which has been attached:

- Completed Planning Consent Forms and Certificate;
- CIL Forms;
- Site Location Plan;
- Block Plan;
- Photomontage;
- Existing Layout Plan – (ref: EA213-01A);
- Existing Elevations – (ref: EA213-02);
- Proposed Layout – (ref: 034-101); and
- Proposed Elevation and Section – (ref: 034-220).

The requisite fee of £385 has been paid online via the planning portal. The remainder of this letter sets out the supporting statement for the proposals within this application.

## **Site Description**

The application site comprises the ground floor unit at 52 Lamb's Conduit Street, an end of terrace period property situated on the corner of Rugby Street. The unit was formerly occupied by the Darkroom retail store, but has been vacant since they ceased trading from the premises. Residential units occupy the upper floors of the building.

These applications relate exclusively to the rear basement courtyard. The existing courtyard currently consists of a light well and coal vaults behind a single storey extension with a mono-pitched roof, all of which are a legacy of a previous era and now forms poor quality, functionally inadequate space at the rear.

The four elevations that enclose the courtyard are five storeys high with fenestration exclusively along the eastern elevation. This rear part of the building is entirely screened, hidden from the public realm, with only limited views available from surrounding windows.

The site is located within the Bloomsbury Conservation Area and neighbourhood centre which is characterised by its tight urban grain and its retail/commercial character at street level, with residential/office uses above. The site is also designated as an Archaeological Priority Area.

## **Planning History**

The application site has been subject to a number of planning proposals related mainly to the rationalising of the residential floor space and extensions at roof level.

Our client is the ingoing tenant of the unit and require alterations made to the shopfront and internal arrangement to match their branding and operational requirements. As part of the refurbishment works, La Fromagerie submitted an application under ref: **2017/0082/P** which seeks alterations to the existing shopfront, including the installation of 2 retractable awnings on the Lamb's Conduit Street elevation and the fixing of a lantern above the entrance doorway. This application should be read in conjunction with application ref: **2017/0082/P** and represents the minor alterations needed to meet our client's operational requirements.

## **Application Proposals**

Our client is looking to rationalise and optimise the internal layout of the application site in order to meet their operative requirements as the ingoing tenants.

The current arrangement does not utilise the existing basement space that is available and as such our client is looking to rationalise this area. Firstly, our client would like to rationalise and incorporate the existing footprint of the rear basement extension/coal vaults by erecting a rear orangery extension. This will include the excavation and refurbishment of the existing coal vaults which will be incorporated into the design as feature storage. The rear orangery extension will be made of high quality materials which will allow natural light to enter through the proposed triple glazed pyramid roof light, replacing the existing poor quality space with a bright, attractive and functional additional retail area.

Fixed atop the proposed orangery extension, will be the proposed two AC condenser units which will allow the circulation of fresh air throughout the unit. These will be positioned close to the rear elevation and adjacent elevation of the application site but fixed to the roof of the extension via industry standard anti-vibration mounts and attenuated with an Envirolite Acoustic Enclosure (as per the acoustic consultant's recommendation). These units will sit below the first floor window which serves the ground floor counter area.

It is also proposed to install a ventilation Louvre to aid the circulation of fresh air to the back of house area at ground floor level of the application site. This will be installed on the north elevation of the light well.

## **Planning Policy**

The statutory development plan for Camden comprises the Camden Core Strategy 2010-2015, Camden Development Policies 2010-2015 together with national policy and the London Plan (2011 with consolidated amendments 2015). The draft Camden Local Plan 2016 is also considered.

The Council's Proposals Map designates the site as falling within Bloomsbury Conservation Area and Town Centre.

## Core Strategy

**Policy CS7** will look to promote and protect Camden's centres hierarchy and shops within them. Specifically related to neighbourhood centres, the policy will look to enhance the existing convenience retail provision within the area and will ensure that there is enough diversity within these areas so as to ensure healthy neighbourhood centres.

**Policy CS14** requires development of the highest standard of design that respects local context and character, preserves and enhances heritage assets, promotes high quality landscaping and works to streets and public spaces and seeks the highest standards of access in all buildings and protecting important local views.

**Policy CS17** requires development to demonstrate that they have incorporated design principles which contribute to community safety and security.

## Development Management Policies

**Policy DP24** sets out the council's strategy in achieving high quality design which will require all developments to consider the character and setting of the host and neighbouring buildings, quality of materials to be used, the appropriate location of building services equipment and accessibility.

**Policy DP25** states that the council will refuse applications that will have a negative impact on the setting, views, character and appearance of applications within conservation areas.

**Policy DP26** looks to protect the quality of life of occupiers and neighbours by granting permission for development that does not cause harm to amenity.

**Policy DP28** states that the council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed their noise thresholds. These noise thresholds and tests are set out in the supporting Noise Assessment prepared by ACA Acoustics, which also assesses the impact the proposed condensers will have against this standard.

**Policy DP29** expects that all buildings meet the highest practicable standards of access and inclusion.

## Camden Planning Guidance 1 Design

Camden has set out supplementary guidance to help guide proposals in achieving the core principles of high quality design set out in a variety of policies across the core and development management strategy.

Section 2 of the supplementary guidance sets out that the Council is committed to excellence in design and schemes should consider the context of a development and its surrounding area, the design of the building itself and the materials used.

Section 3 relates to heritage assets and sets out that development in conservation areas will only be permitted where it preserves and enhances the character and appearance of the conservation area.

The key messages of section 4 outline that alterations and extensions to properties should complement the existing building in its choice of materials and aesthetic. The guidance states that materials that complement the colour and texture of the materials in the existing building will be preferred. Sustainable materials in as far as they can complement the existing building will also be preferred. Furthermore, any alteration or extension must preserve the surrounding amenities of neighbouring units and any sensitive receptors.

Section 11 of the Design SPG regards building services equipment and sets out that these should be incorporated into the initial design stage and have minimal impact on the environment and surrounding amenities.

## Camden Planning Guidance 5 Town Centres, Retail and Employment

The document shows that Lamb's Conduit Street is a Neighbourhood Centre. These frontages are noted for their varied character and range of uses.

## Camden Planning Guidance 6 Amenity

The key aim of this SPG is to guide development and help Camden Council meet their strategic objective of sustainably managing growth so that it avoids harmful effects on the amenity of existing and future occupiers and to nearby properties.

In doing so, the council have set a number of thresholds that they will enforce in order to ensure that existing and future amenities are preserved. Some of these indicators include air quality, noise and vibration, daylight and sunlight, overlooking, privacy and outlook and access.

Mitigation measures will be expected to be incorporated into proposals where any potential conflict with amenity might take place and should still compliment the design and aesthetic of the built form.

The Council expects all development including alterations to or refurbishment of existing buildings where practical and reasonable, to be designed to be accessible and useable by all to promote equality of opportunity.

## Planning and Heritage Assessment

The proposals put forward within this application are focussed on improving and rationalising the internal arrangement to meet the operational requirements of the ingoing tenant. These works coupled, with the proposals put forward in application **2017/0082/P** constitute the full fit-out programme of our client, La Fromagerie and once complete will allow them to start trading from the premises. The key planning considerations in respect of this application relate to the impact the proposed external alterations to the rear basement light well and the installation of the associated air conditioning condensers will have on the character and the appearance of the designated conservation area and the host building and on the amenities of the immediate surroundings.

Firstly, it is pertinent to note that there are no public views of the proposals as they are located within an internal lightwell to the rear of the property. As such the impact on the character and aesthetic of the designated conservation area is neutral. Please see the photomontage of the rear area, enclosed alongside this application.

The existing space to the rear courtyard is currently neglected and is not in a useable state for the ingoing tenant. The existing coal vaults are a legacy of a previous era at the site which do not provide useable storage space. In rationalising the space and incorporating the coal vaults as a feature to the proposed rear extension, the client has been able to utilise the space as part of the unit and will ensure that it is fully accessible by levelling the rest of the footprint. The height of the flat part of the roof of the extension will match the height of the existing mono pitched roof with the pyramid glazed roof light extending to 3142mm. This will sit below the sill of the ground floor window and will allow natural light to enter the proposed orangery. Overall, the proposed extension and rationalisation of the rear courtyard has been sympathetic to the overall character and plays a subservient role to the existing building and allowing our client to utilise this part of the unused footprint of the rear courtyard within their operation. It can be easily incorporated without impacting on the neighbouring amenities. Indeed, by replacing the existing unsightly, mono-pitched roof with a high quality

glazed sky light, the scheme will upgrade and enhance the appearance of the building to the benefit of neighbours and the wider conservation area.

The proposed extension will also allow the siting of the proposed air handling units to the rear of the property. The proposed units will allow the circulation of fresh air to the internal basement arrangement and is crucial to the operation of the ingoing tenant. They will be fixed with anti-vibration mounts to the roof of the proposed extension against the east and south elevations and will be enclosed with a high performance acoustic enclosure to attenuate any perceived noise impact. The condensers will sit below the height of the sill of the ground floor window and are discreetly positioned so as not to cause any visual intrusion.

A full noise and vibration assessment of the two proposed air handling units has been undertaken by ACA Acoustics. The assessment has been undertaken in the context of the national and local noise thresholds and best practice guidance set forward by central Government and Camden Council policy. The report confirms that the plant will only be operated during opening hours and that with the inclusion of industry standard acoustic and vibration attenuation, the plant will be acceptable and below the 27dBA threshold set by Camden Council.

## **Conclusions**

In conclusion, we consider the proposals put forward in this application, and the overall fit out works, are entirely appropriate to the significance of the site within Bloomsbury Conservation Area and represent a significant investment on the part of our client, La Fromagerie. Indeed, the proposals are in compliance with the Council's policies and guidance on design, amenity and conservation area management.

I therefore trust that you have sufficient information in order to validate and approve the applications, however, should you have any queries then please do not hesitate to contact me. Otherwise, I look forward to discussing the application proposals with you in due course.

Yours faithfully,



MARK SHEARMAN  
Director