

Date: 23/10/17
Your ref:
Our ref: 2017/5220/PRE
Contact: Emily Whittredge
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Dom McMurray
Garret Design

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Dear Mr Mc Murray,

Town and Country Planning Act 1990 (as amended)
Re: 10-11 Lincoln's Inn Fields, London, WC2A 3BP

Thank you for your enquiry received 22/09/2017, in respect of: Excavation of lightwell at the lower ground floor and alteration to fenestration at level 5.

Supporting Information

The following documentation was submitted in support of the pre-application request:

- Supporting document, Revision P1.

Site Description

The application site comprises a modern five-storey office block with basement and loft levels located on the North side of Lincoln's Inn Fields. The site lies within the Bloomsbury Conservation Area, but is not considered to be a positive contributor to the character or appearance of the area. Adjacent the site is the Grade I listed John Soane's Museum.

Relevant Planning History

2016/5664/P - Alterations to building façades; including new windows and entrance door to ground and first floor, removal of canopies and redecoration of windows; new dormers at 5th floor level, new balustrade and decking to terrace. Rear - replacement of ground floor facade, removal of clutter to upper facade, redecoration of windows, and new windows at 5th floor level. Removal of ground floor slab; and installation of new slab at lower ground level. New railings and front garden treatment – **Granted 22/06/2017 Subject to a Section 106 Legal Agreement**

2003/2531/P - Construction of paved ramp to forecourt, including new railings and gate – **Granted 01/12/2003**

P15/16/B/9554 - The erection of a new office building, comprising, basement, ground and five upper floors at 10 & 11 Lincoln's Inn Fields, W.C.2 - **Granted 20/11/1970**

Policies

The most relevant policies are listed below:

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy A1 Managing the impact of development
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC3 Water and Flooding

Camden Planning Guidance

CPG1 (Design)
CPG4 (Basements and Lightwells)
CPG6 (Amenity)

The above CPGs can be found [here](#).

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

The document can be found [here](#)

London Plan 2016

National Planning Policy Framework 2012

The Camden Local Plan was adopted on 03 July 2017 and has replaced the Core Strategy and the Camden Development Policies documents as the basis for planning decisions and future development in the borough.

Proposal

Advice is requested in relation to the following proposed developments:

- Formation of a lightwell within the forecourt;
- Removal of existing ramped access to the front entrance, and installation of a platform lift to basement level;
- Associated landscaping
- Installation of additional doors to access roof level terrace

Assessment

The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Transport.

Design and Impact on the Bloomsbury Conservation Area

Camden Local Plan Policy D1 (Design) requires that all developments, including alterations and extensions to existing buildings, secure high quality in design that responds and respects local character. Emerging policy D2 (Heritage) states that development within conservation areas must preserve or, where possible, enhance the character or appearance of the area. No. 10-11 Lincoln's Inn Fields is regarded as having a neutral impact on the conservation area.

Most of the properties within this part of Lincoln's Inn Fields, including those adjacent 10-11, feature large lightwells within the forecourt. Metal boundary railings are also a common characteristic within the streetscene. The proposed lightwell opening would, in principle, be sympathetic to the character of the streetscene within this part of the Bloomsbury Conservation Area. The size of the opening would be relatively modest in comparison with others in the immediate area.

Camden Planning Guidance 4 (Basements and lightwells) states that the introduction of light wells, and any exposed area of basement is expected to respect the original design and proportions of the building, including its architectural period and style. Railings are considered acceptable where they form part of the established street scene, or would not cause harm to the appearance of the building.

The submitted plans propose full height glazed bifold doors to the three sides of the lightwell. Although the tops of the doors would be below street level, the lightwell and any new openings would be visible within the streetscene, and would affect the setting of the adjacent listed building. Similar light well openings in the immediate area consistently feature openings that align with the fenestration above, and remain subservient within the front elevation.

The proposed fully glazed lightwell would appear incongruous with the prevailing pattern of basement level development, which has a balanced solid to void ratio. Although the host building is of modern construction, it largely reflects traditional proportions and the lightwell should appear consistent with the elevation above. Fully glazed walls could be acceptable on the sides of the light well, as these areas would not need to align with the façade.

Camden Planning Guidance 4 states that railings can cause a cluttered appearance to the front of the property and can compete with the appearance of the front boundary wall. The proposed balustrades are considered to be acceptable in terms of location and number, but traditional materials should be used in this sensitive location. I advise that the railings within the forecourt are metal to match the railings on the front boundary.

A platform lift is proposed to the right of the entrance adjacent the boundary. The lift would not appear prominent within the streetscene in this location, particularly if new railings would be metal and traditional in character. This aspect of the development is considered to be acceptable.

The proposed change at fifth floor level from a window to doors would not be visible from street level. The new doors would match the width, design and materials of the other openings to the front of the mansard, and as such would not have a detrimental impact on the appearance or character of the host building.

Access

The accessibility to the site would not be reduced as a result of the proposed works, and is considered to be acceptable.

Residential Amenity

A glazed balustrade behind the front parapet was granted permission under planning application ref. 2016/5664/P. The roof level terrace and access appears to have existed for some time. The proposals are not expected to result in a loss of amenity to nearby properties.

Transport

Local Plan policy T1 states that Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough. In order to promote cycling in the borough and ensure a safe and accessible environment for cyclists, this policy as well as guidance set out in Camden Planning Guidance 7 outline the requirements for development. In terms of cycle storage, development is expected to provide storage in line with the minimum requirements set out in Chapter 6 of the London Plan 2016.

The minimum cycle storage requirement for this site is 19 long-stay and 3 short-stay secure, fully enclosed and step free accessible cycle spaces (2 standard and 1 adaptive cycle parking space). Submitted plans show that no provision would be made for cycle storage within the forecourt, which would result in a reduction of 4 short-term spaces from the scheme currently being implemented.

Planning permission 2016/5664/P included 19 long-stay and 4 short-stay cycle parking spaces at the ground floor level, with the short stay spaces located within the forecourt. Condition 6 of the planning permission required the permanent retention of 21 cycle parking spaces in order to comply with the requirements of the Council's transport policies. The forecourt can accommodate some cycle parking, given that it is wider than most sites in the immediate area. The Council will expect a minimum of 21 spaces to be provided as part of any amended scheme, in line with the previous planning condition.

S106 legal agreement

The current building works resulting from the implementation of development ref. 2016/5664/P required a Construction Management Plan, which has been secured by a legal agreement. The additional works proposed would require an updated CMP to ensure that the development would not impact on the highway network.

Conclusion

The proposed development is largely considered to be acceptable in terms of design and heritage, subject to the changes outlined above being made. The development would have no detrimental impact on residential amenity.

Planning application information

The proposed development would represent additional works to the development currently being implemented on site. I would advise that the works be submitted as part of an amended full planning application that includes the works previously approved under application ref 2016/5664/P.

If you submit a planning application, which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full planning application form
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- The appropriate fee - £195
- Any additional documentation submitted with the previous application
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up notices on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 2362.

Yours sincerely,

Emily Whittredge