

PSX0105087

ARVANITAKIS PARTNERSHIP

Architects
Interior Designers
Planning Supervisors
Town Planners

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10th September 2001

Dear Morgan

Proposed Development at 9, New Square, Lincoln's Inn

We give notice that Hunters of 9 New Square, Lincoln's Inn, WC2A 3QN are applying to Camden Council for planning permission to:

Rebuild the butterfly roof of 9 New Square so that the ridges and slopes are continuous from party wall to party wall, infill the valley and illuminate it naturally with antique roof lights and a narrow glazed strip along the east end of the infill, introduce to the rear, west slope seven dormer windows in all, placed so that their front, vertical plane is the same as that of the existing dormer window, replace the existing stair from third floor to the new roof space with a new stair and introduce a second, new stair from third floor to the new roof space in order to use the roof space as offices.

If as "owner of the land" you wish to make representations about this application you should write to:

Development Control
Environment Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London
WC1H 8EQ

within 21 days of the date of service of this notice.

Yours sincerely,



Panos Arvanitakis
Arvanitakis Partnership

c.c. Hunters

PSX0105087

TO
THE LONDON BOROUGH OF CAMDEN
ENVIRONMENT

REPORT
IN SUPPORT OF APPLICATION
FOR ALTERATIONS TO THE THIRD FLOOR
AND THE ROOF OF:
9 NEW SQUARE
LINCOLN'S INN
LONDON WC2

PREPARED BY
THE ARVANITAKIS PARTNERSHIP
3 WIGMORE PLACE
LONDON
W1U 2LN

652/100

PSX0105087

No 9 New Square, Lincoln's Inn, London WC2

PREFACE

This report accompanies the application for Planning Permission and Listed Building Consent to carry out alterations to the third floor and the roof of No 9 New Square, Lincoln's Inn, a Grade II Starred building.

In preparing the applications and accompanying documents we have followed closely the recommendations of the London Borough of Camden's "Supplementary Planning Guidance Consultation Draft (November 2000) on Roof Alterations and Extensions" as well as English Heritage's "Information Required in Applications for Listed Building Consent".

The report deals briefly with the history and development of New Square and provides some additional information about No 9 and about the Applicants, the long established legal practice of Hunters. The report also describes in outline the proposed alterations to the roof.

The strategy of the proposed alterations and their careful detailing have been based on extensive consultation with English Heritage and The London Borough of Camden and on our considerable practical experience gained on several projects completed successfully in New Square and Stone Buildings as well as at Inner Temple and Gray's Inn.

NEW SQUARE ¹

"New Square is a speculative development of the 1690's initiated by Henry Vincent, Baron Chandos, and Nicholas Barbon to provide chambers for barristers on three sides of a square. Constructed initially in red brick with three storeys over a basement, the front elevations are characterised by regularly placed sash windows and ornate stucco doorways. The rear elevations were not meant to be seen, although the street pattern today has opened up the backs of Nos. 3 and 6 New Square, which rise above a series of outbuildings to face Carey Street and the backs of Nos. 7-11 are similarly visible from Serle Street and Portugal Street.

The overall external appearance suggests a terrace plan with a domestic arrangement of rooms. This is however not quite the case, since the internal layout is collegiate and comprises entrance lobbies leading to grand staircases with landings, which rise two storeys and off which comparatively large and ornate rooms are placed at the front and smaller less ornate rooms at the back for the purpose of serving barristers as chambers. The basements, meanwhile, accommodated clerks, servants and storage, and were reached by way of doorways in the basement area.

The original leases were for six 'successions' or lives, which, in practice, meant that they expired after 140 years. During this period several modifications were made to the individual premises. As the tenants flourished, they raised their accommodation by a full further storey, and later still they occupied the attics. Instead of adding further flights to the original staircase, they inserted new stairs in an ad hoc fashion to provide access to the new top storey and attic.

.....Much of the top part of the front elevations around New Square have been rebuilt in any case, partly it seems, as a result of war damage and general decay, and this has been done in both matching red stock brick and in anachronistic yellow stock brick."

No 9, NEW SQUARE.

No 9 is in the centre of the western terrace of New Square and comprises lower ground, raised ground and three upper levels, the third level having been added late in the eighteenth or early nineteenth century.

When first completed, the whole of New Square had 'butterfly' roofs over the second, top floor. As third levels were added, butterfly roofs were repeated in the majority of the buildings and we know for example that No 2, No 4, the east half of No 6 and No 8 have butterfly roofs. No 9 probably also had a butterfly roof but on 14th October 1915, during a zeppelin raid, an incendiary bomb fell on it and destroyed the roof and six rooms. The damage is well documented on a plaque in a glazed case containing some fragments of the bomb shell and displayed on the first floor. Although we cannot find evidence, it is quite possible that at the north end of the building the third floor was so badly damaged as to require substantial rebuilding. This may well explain the difference in the placing of the two northernmost windows which are set lower,

¹ Extract from a report (1997) by Professor A. P. Quiney, MA, PhD, FSA, past chair of Society of Architectural Historians and of Royal Archaeological Institute and past member of Cathedrals and Churches Advisors Committee English Heritage.

are smaller in height and lack the red decorative brick surround of the other windows. The new butterfly roof had been stopped short and gabled here and a transverse roof built along the party wall with No 10 New Square. The only reference to No 9 in the DOE's Grade II * listing dated 24th October 1951 is : ' No 9 fourth storey features in yellow stock brick.'

THE APPLICANTS : HUNTERS

The applicants are Hunters (incorporating Alexanders .) They are a firm of solicitors who have practised from New Square for **over 200 years**. They are established trust and estate practitioners but have also a broad range of other expertise. Hunters have a long established reputation for private client work. There are six departments each with its specialism and there are at present fourteen partners. A single copy of an overall profile of the firm has been submitted with the applications.

THE PROPOSALS

Hunters at present occupy the 1st, 2nd, and 3rd floors and roof space of the whole of 9, New Square. Hunters have expanded and have also recently merged with another firm of solicitors and require additional office accommodation. Since the lower floors are fully occupied by others Hunters have to make better use of the roof space.

The roof space is at present used for archival material with space for records clerks to work on occasions. There is also a lavatory. Natural light comes from a dormer window on the West, Serle Street, slope of the ' butterfly ' section of the roof. This dormer, though quite wide, is lower than others in nearby buildings and its front vertical plane is set well back.

The proposal is to rebuild the missing slopes of the butterfly roof so that, as in the other buildings in New Square, the ridges and roof slopes stretch from party wall to party wall, to infill the valley and on the West slope, to add six more dormer windows to match the existing dormer window in front vertical plane and height. In addition low ' antique ' roof lights would be placed on the flat roof of the infill and thin glazed strips will be introduced above the valley infill close to the West short internal slope. A new stair will replace the existing steep ladder-like stair and a second stair with matching detail would be installed to provide an alternative means of escape.

STRUCTURE AND MATERIALS

The maximum use of structural timber will be made but some steel support will be required mainly in the infill part of the roof. The extension of the butterfly roof slopes will be clad in natural gray slates to match the existing. Dormers will be in timber and topped and chequered with lead and with simple single pane (one over one) sashes to match the windows immediately below. They will be painted in ' off white ' gloss (ICI Dulux georgian DH white.)

Chimney stacks will be preserved, restored and any missing or damaged pots replaced with matching.

CONSULTATION AND INFORMATION SUBMITTED

In order to facilitate decisions by the Development Control Team and English Heritage we embarked on a pre-application dialogue with Mrs S. Leonard and Mr K. Murphy. We wrote to them on 15th January and 26th January, respectively, enclosing sketch proposals and photographs and inviting the two officers to inspect the existing roof and express their opinions. On 25th April Mr K. Murphy and Mrs S. Leonard inspected the roof. They agreed that the roof is new and some time later Mr K. Murphy expressed the view that, in principle there ought to be no objection to the proposals subject always to materials and other details being agreed. He asked that we establish the name of the officer who would be taking over responsibility for New Square from Mrs S. Leonard in order to continue the dialogue.

Late in June we were able to learn from Mr R. Harper that the new officer was Mr M. Mac Sweeney and a meeting took place at Camden Environment offices on 3rd July 2001 between Mr M. Mac Sweeney and the Applicant's representative Mr H. Woodson as well as two representatives of the Agents, the Arvanitakis Partnership. A number of similar completed projects were referred to:

- The infill of the valleys of No 4, 6 and 7 and introduction of dormers which were designed by the Arvanitakis Partnership with no loss of original fabric.
- The infill of the valley of No 5 West and of No 8 and introduction of dormers which were designed by others and carried out earlier along similar principles though detailed differently.

The proposals were discussed at length and the three main supporting arguments stressed:

- The reinstatement of the traditional butterfly roof, the valley infill being invisible from the front and rear elevation.
- The introduction of additional dormers on the same vertical plane as the existing dormers and thus set well back from the parapet and
- Preservation and restoration work to all the existing chimney stacks.

Mr Mac Sweeney undertook to report these details to Mr K. Murphy so that on receipt of the applications a decision can be reached with little need for further research.

The documentation submitted with the applications comprises :

Copy of etching from the HSLI Library.

Copies of old photographs from the National Monuments Record Library.

Copies of Contemporary photographs taken by the Agents.

Drawings to a scale of 1:100. This scale was chosen since the information required is quite simple.

Details to a large scale will be submitted in response to the usual Conditions of a Consent.

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Arvanitakis Partnership

c.c. Hunters

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Architects
Interior Designers
Planning Supervisors
Town Planners

The Managing Partner
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London
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London W1U 2LN
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LONDON BOROUGH OF CAMDEN

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The Town and Country Planning Act 1990 and the Town and Country Planning (Fees for Applications) Regulations 1989 as amended by the (Amendment) Regulations 1990, 1991, 1992, 1993, 1997

This form should be completed and returned together with the relevant fee, plus 4 sets of each appropriate application form (the original and three copies) 5 sets of drawings are required for planning applications; if Listed Building or Conservation Area applications are submitted also, a total of 10 sets of drawings are required.

SCALE OF FEES

	Category of Development		FEE PAYABLE FROM 01-10-97
A	EXTENSIONS AND ALTERATIONS TO EXISTING DWELLINGHOUSES (Note: "Dwellinghouse" is defined as a building or part of a building which is used as a single private dwellinghouse and for no other purpose; ie a house divided into 3 flats = 3 dwellinghouses)	- one dwelling - in total, for 2 or more dwellings	£95 £190
B	ALL OUTLINE APPLICATIONS Site area defined as the area shown edged red on your site plan	- per 0.1 hectare or part thereof - max for 2.5 hectares or more	£190 £4750
C	FULL APPLICATIONS FOR NEW DWELLINGS and reserved matters for siting, design, external appearance, means of access and landscaping following outline permission	- per dwelling - max for 50 dwellings or more	£190 £9500
D	FULL APPLICATIONS FOR NON-RESIDENTIAL BUILDINGS and reserved matters for siting, design, external appearance, means of access and landscaping following outline permission: *(New floorspace "means the whole of the building to be erected. No allowance is given for demolition of existing buildings on the same site).	- alterations with no increase in floorspace* - 40 sq. metres or less of new floorspace* - more than 40 sq. metres but not more than 75 sq. metres of new floorspace* - thereafter per 75 sq. metres or part thereof. - max for 3750 sq. metres or more	£95 £95 £190 £190 £9500
E	APPROVAL OF MATTERS RESERVED BY CONDITION ATTACHED TO AN OUTLINE PERMISSION: where applicants earlier reserved matters applications have incurred total fees equaling that for a full application for entire scheme (See 2 over).		£190
F	CONVERSION OF BUILDINGS TO FLATS	- per additional residential unit created - max for 50 units	£190 £9500
G	CHANGE OF USE ONLY (except waste or materials) (NB Change of use together with "works" will be charged at the rate for works where that fee is higher than the basic fee for change of use)		£190
H	CAR PARKS, SERVICE ROADS AND MEANS OF ACCESS FOR EXISTING DEVELOPMENT		£95
I	MINERALS (WINNING, WORKING, STORAGE) OR THE USE OF LAND FOR DISPOSAL OF REFUSE OR WASTE MATERIALS	- per 0.1 hectare - max for 15 hectares or more	£95 £14,250
J	ALL OTHER ENGINEERING OPERATIONS	- per 0.1 hectare - max for 1 hectare or more	£95 £950
K	VARIATION OR REMOVAL OR CHANGE OF CONDITIONS (NB Certain applications of this type are exempt from fees - see lg, i and j)		£95
L	RENEWAL OF TEMPORARY (LIMITED PERIOD) PERMISSIONS		£95
M	EXTENSIONS OF PRESCRIBED (5 YEAR) TIME LIMIT		£95
N	PLANT AND MACHINERY erection, alteration or replacement	- per 0.1 hectare - max for 5 hectares or more	£190 £9500
O	PLAYING FIELDS Use of land for non-profit making clubs or recreational organisations (NB This does not apply to the erection of buildings)		£190
P	ADVERTISEMENTS A sign or signs erected on business premises in connection with that business or an advance sign to business premises but not visible from the premises. All other advertisements.		£50 £190
Q	PRIOR APPROVAL UNDER GENERAL DEVELOPMENT ORDER. Determination under Part 6, 7, 24 or 31 of Schedule 2		£35
R	LAWFUL DEVELOPMENT CERTIFICATES.		(See over)

11/8/01

SCALE OF FEES

	Category of Development		FEE PAYABLE FROM 01-10-97
R1	Certificate of Lawfulness for Proposed Use or Development	50% of the fee for the equivalent application for planning permission	
R2	Certificate of Lawfulness for an Existing Use or Operations	Fee for the equivalent application for planning permission NB use as a separate dwelling unit For use or operations in breach of conditions	£190 per dwelling (subject to max £9500) £95
R3	For applications under 1 and 2 above	the sum of the fees for the application for planning permission	

- For which category classification are you applying D
- Do you think you are exempt from the Charges or entitled to a reduction in the Fee (see notes) YES/NO
If yes give reason in covering letter No
- For categories (B), (I), (J), and (N) state area of site to 0.1 of a hectare N/A
- For category D state floorspace in sq. metres 195.96 SQM
- For categories (C) and (F), state number of units N/A

In accordance with the scale of charges I enclose a remittance (cash/cheque/PO) of £ 570.00 as the appropriate fee (cheques/POs should be crossed and made payable to LONDON BOROUGH OF CAMDEN (PLANNING))

Signed [Signature]
 Name in blocks P. ARVANITAKIS
 Date 11/8/01

PSX0105087

NOTES FOR GUIDANCE

Under the terms of the Regulations the Council will charge for the submission of applications, including applications by Council Departments, for the following classes of proposal:

(a) application for planning permission; (b) applications for approval of reserved matters required by conditions of outline permission; (c) applications for Lawful development certificates; (d) applications under the General Development Order as to whether the Council's prior approval is required for certain works of construction or demolition; (e) applications for consent to display advertisements; (f) deemed applications arising from enforcement appeals.

1. THE FOLLOWING TYPES OF APPLICATION ARE EXEMPT FROM FEE PAYING:

(a) Applications for Listed Building Consent; (b) Applications for Conservation Area Consent; (c) Applications for approval required by a condition attached to a full planning permission; (d) applications for work to trees; (e) People with disabilities: Works to improve access to a public building, by persons with a disability or to improve their access, safety, health or comfort at their dwelling house. The exemption does not apply to the construction of a new dwellinghouse. A disabled person is defined as being one to whom Section 29 of the National Assistance Act 1948 applies. The provision, as amended by the Mental Health Act 1959, applies to persons who are blind, deaf or dumb and other persons who are substantially and permanently handicapped by illness, injury or congenital deformity, or persons with a mental disorder of any description; (f) development which would have been "permitted development" if not for an Article 4 Direction; (g) under the General Development Order applications for development where "permitted development rights" have been removed by condition on a previous planning permission; (h) Revised applications for development of the same character or description submitted within 12 months of a planning permission or approval of reserved matters, or a refusal, or withdrawal prior to determination, or within 12 months of the expiry of the 8 week period where the applicant has appealed to the Secretary of State on the grounds of non-determination. (i) Change of Use within a Class of the Use Classes Order where permission is required only because of a condition on a planning permission; (j) Display of advertisements for which deemed consent rights have been removed by an Article 7 direction under the Control of Advertisement Regulations.

2. REDUCTIONS FROM FEE PAYING:

(a) When applications for approval of reserved matters are submitted in stages, once the total of fees paid has reached the full amount which would have been payable for the whole, had it all been submitted at the same time, all subsequent applications for matters reserved shall be subject to a flat rate of £140 from 4th January 1994.

(b) where alternative applications for 1 site are made on the same date by the same applicant, the fee shall be the highest of the fees applicable for each alternative, plus a sum equal to half the rest.

3. MEASUREMENT:

Site area and floorspace: the site area is defined as the area to which the application relates, that is the land being developed, including any which would change its use as part of the development.

Floorspace is taken to be the gross amount (all storeys) to be created by the development shown in the application. This is an external measurement, and includes the thickness of external and internal walls, floorspace does not include other areas inside a building which are not readily usable, eg. lift-shafts, tanks, loft spaces. There can be no simple rule about whether floorspace is created by the erection of a canopy, but the absence of external walls is not the determining factor. For example petrol-filling station canopies are unlikely to create floorspace, but a dutch barn or other storage area would do so. Where floorspace or site area is not an exact multiple of the unit of measurement provided by the fees scale, the amount is taken to be a whole unit for fees purposes.

0.1 hectare = 1,195.75 sq yards 1 sq metre = 10.764 sq ft.

4. MIXED DEVELOPMENTS:

Where proposals involve residential and non-residential development the fees for each type are to be aggregated. Otherwise, where proposals involve more than one category of development eg. new buildings plus a new access, then the fee will be based on the highest fee for any one category.

5. SITES CROSSING PLANNING AUTHORITY BOUNDARIES

Only one fee is required, submitted to the authority having the larger site and calculated at the rate of one and a half times the amount that would have been payable if application had to be made to only one authority or the sum of the amounts which would have been payable, whichever is the less.

PLEASE NOTE:

this is a shortened version of the Scale of Fees as laid down by the Act, and set out in the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) Regulations 1993, and the associated Circular. Where proposed works are not covered by the scale of fees attached please contact Planning Transport and Health Service at address below

Provision is made in the Regulations for a refund of fees paid in respect of applications when they are rejected as invalidly made. Refunds may also be made in certain circumstances in respect of fees paid to the Secretary of State in connection with appeals involving Enforcement Notices.

Please submit complete application to:

Development Control Team, Environment Department, Camden Town Hall, Argyle Street Entrance, Easton Road, London, WC1E 8BQ.
(Tel. 071 278 4444 x 5611) or by hand to Reception/Enquiry Desk, 5th Floor at the above address.

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1st August 2001

Dear Planning Officer

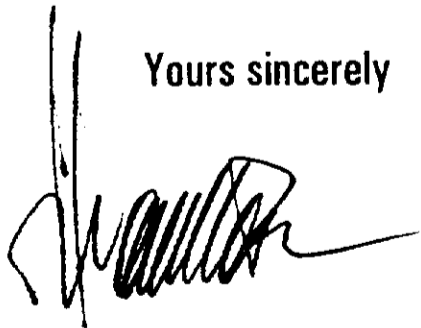
9 New Square, Lincoln's Inn, London WC2
Listed grade II *
Proposed alterations to the roof.

Attached please find:

An application for planning permission under Town and Country Planning Act 1990.
An application for listed building consent under Planning (Listed Buildings and Conservation Areas) Act 1990.
A report supporting the proposed alterations.
Ten sets of drawings showing the building as existing and as proposed.
Ten sets of old engravings and photographs showing the present condition of the fabric of No 9.
The scale of fees form and a cheque for £570.00 being the appropriate fee due.

We look forward to your acknowledgement or receipt of the above.

Yours sincerely



P. Arvanitakis
Arvanitakis Partnership