

Address:	Elizabeth House 4-7 Fulwood Place London WC1V 6HG		3
Application Number(s):	2017/6946/P	Officer: Laura Hazelton	
Ward:	Holborn & Covent Garden		
Date Received:	18/12/2017		
Proposal: Erection of two storey roof extension with plant area to office building, 4 storey rear extension (total 432sqm), opening up of front lightwell to provide access to basement floor, alterations to entrance and rear lightwell.			
Background Papers, Supporting Documents and Drawing Numbers:			
Existing: 17008 - 000 rev A, 17008/200 rev B, 17008/201 rev B, 17008/202 rev B.			
Proposed: 17008/203 rev E, 17008/204 rev H, 17008/205 rev I, 17008/211 rev F, 17008/212 rev C, 17008/220 rev B, 17008/221 rev A.			
Documents: Letter from Strettons dated 28/02/2018; Daylight & Sunlight Report ref: MC/SH/KW/ROL7671 dated 20/10/2017; Noise Impact Assessment dated 06/12/2017 and Design & Access Statement dated December 2017.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to Section 106 Legal Agreement.			
Applicant:	Agent:		
Mr Matthew Smith The Royal Geographical Society 1 Kensington Gore SW7 2AR	GCP Suite 10, Corum 2 Corum Office Park Crown Way Bristol BS30 8FJ		

ANALYSIS INFORMATION

Land Use Details:		
	Use Class - Use Description	Floorspace (GIA sqm)
Existing	<i>B1a Business - Office</i>	1,118.6
	TOTAL	1,118.6
Proposed	<i>B1a Business - Office</i>	432.5
	TOTAL	1551.1

OFFICERS' REPORT

Reason for Referral to Committee: Development which involves the making of an obligation or agreement under Section 106 of the Town and Country Planning Act 1990 or other legislation (“the obligation”) that secures more than £50,000 of financial contributions or other public benefits of estimated equivalent capital value (clause 3 [iv]).

1 SITE

- 1.1 The application site covers an area of approximately 0.0303 hectares (303.00 sqm) located on the west side of Fulwood Place, a narrow pedestrian thoroughfare running from High Holborn to Gray's Inn Gardens.
- 1.2 The application site comprises a 4 storey building plus basement floor and smaller rooftop store room/lift overrun. The application building is currently vacant, but was previously in office (B1a) use, as are the majority of the surrounding buildings.
- 1.3 The existing building is finished in white render, dating from the 1950s when it was constructed following bomb damage. Other buildings in close proximity are of similar heights and proportions and are either finished in brick or render. Some have received one and two storey roof extensions; all of varying design and materials, with some more prominent than others.
- 1.4 The application building is not listed, but is located within the Bloomsbury Conservation Area (Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn) and is designated as an Archaeological Priority Area (London Suburbs). The site is also located within the Central London Area and three strategic viewing corridors – from Blackheath Point, from Greenwich Park, and from Primrose Hill to St Pauls.
- 1.5 To the north of the site sits Gray's Inn, the Inns of Court and a registered Grade II* park and garden, which also contains numerous listed buildings. There are glimpses of Fulwood Place and the buildings within it from the south end of Gray's Inn.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) rating of 6b (the best). The site is located close to Chancery Lane, Farringdon, and Holborn Underground Stations, as well as numerous bus stops along Gray's Inn Road, Chancery Lane, and High Holborn.

2 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing single storey roof extension (measuring 3.2m tall with a footprint of approximately 30sqm) and the erection of a two storey roof extension. The extension would be clad in bronze with large aluminium framed windows facing Fulwood Place to match the design and arrangement of the existing windows below. The extension would be full width with each floor stepped back behind the parapet in front. It would measure 17m wide, 3.5m tall at 4th floor and 3.7m tall at 5th floor level (measured to the parapet). To the rear, the 4th floor would be rendered and finished to match the style of the floors below, whilst the 5th floor would be clad in bronze and largely glazed. A new open-topped rooftop plant enclosure would be installed adjacent to the blank flank elevation of no. 3 Fulwood Place, measuring approximately 30sqm, surrounded by an acoustic enclosure measuring 1.1m high.
- 2.2 The proposal includes the erection of a 5-storey rear extension, with an external terrace above to provide outside amenity space at 5th floor level. The roof terrace would measure 40sqm bounded by a simple metal railing set behind the parapet. The rear extension would measure 9.1m wide and 4m deep, sitting within the existing rear lightwell, extending up to meet the height of the new 4th floor roof extension. It would be finished in a white render to match the existing rear elevation treatment, with a series of brick slip infill panels.
- 2.3 To the front elevation, the proposals include the remodelling of the entrance to include a ramp from pavement level to accommodate wheelchair users. The front lightwell would also be opened up with new black metal railings surrounding it and new steps down to a new basement cycle and refuse store.
- 2.4 All existing single glazed Crittal windows would be replaced with aluminium framed double glazed windows, to match in size, design and colour.



Figure 1 – The proposed development

Revisions

- 2.5 Following officer recommendation, the following revisions were made to the proposals:
1. The proposed cladding to the roof extension was changed to bronze which is considered more appropriate and more sympathetic to the surrounding palette of materials. The originally submitted information was inconsistent, showing it as copper on the proposed drawings, and brass in the design and access statement.
 2. The 4th floor was originally proposed to sit directly behind the parapet below, with the 5th floor set back by 1.5m. This arrangement was revised to introduce a set back at both 4th floor (1.3m) and 5th floor (2.6m).
 3. The 4th and 5th floor window design to the front elevation was changed from almost full glazing to introduce openings that matched the style, width and positioning of the floors below.

3 RELEVANT HISTORY

The site

- 3.1 PSX0104003 - The erection of two additional floors for use as offices (Class B1). Granted 18/06/2001 but not implemented.

- 3.2 9000513 - The addition of a two storey roof extension to the existing office building and the extension of the basement enclosure at the rear of the building. Granted 07/02/1991 but not implemented.
- 3.3 32614 - Alterations to the existing entrance. Granted 06/08/1981.

The area

1 - 3 Fulwood Place

- 3.4 8400495 - Redevelopment of 34, 35 & 36 High Holborn and 1, 2 & 3 Fulwood Place by the erection of a basement ground and five-storey (plus plant) building containing offices, retail and light industrial uses. Planning permission granted 01/08/1984.

8 Fulwood Place

- 3.5 8900677 - Refurbishment of existing building involving additional mansard floor extension to rear of 1st, 2nd and 3rd floors and new shopfront. Planning permission granted 26/06/1990.
- 3.6 2010/2708/P - Erection of rear extensions at ground, first, second and third floor level, erection of glazed roof extension and refurbishment of existing front entrance including new glazed doors at existing office building (Class B1). Planning permission granted 03/08/2010.

9 – 11 Fulwood Place

- 3.7 2006/2816/P - Removal of existing entrance doors and replacement with automatic opening doors and entrance ramp to provide disabled access to the existing office building (B1 Use Class). Planning permission granted 24/08/2006.

4 CONSULTATION SUMMARY

STATUTORY

Local groups/stakeholders

4.1 Bloomsbury Conservation Area Advisory Committee (CAAC)

No response received

Adjoining Occupiers

- 4.2 A site notice was displayed from the 24th January 2018 until the 14th February 2018. A press advert was placed on 25th January 2018 in the Camden New Journal.
- 4.3 2 objections were received from the owners/occupiers of Tanfield Chambers (2-5 Warwick Court). One objection was received on behalf of the owners of 2-5 Warwick Court, and one objection was received signed by the Chief Executive of Tanfield Chambers, and the Chair of Trustees of 2-5 Warwick Court. The grounds of objection are summarised as follows:

Land Use

1. The new ground floor level access appears wide enough to create a separate access, and that a single, dual aspect, family sized dwelling could be created. There are no diagrams indicating why this is unfeasible.

Officer response: Refer to section 6

Design/Conservation

1. The proposal has the potential to harm the nearby designated and undesignated heritage assets.
2. The historic pattern of development is one of buildings in extremely close proximity to one another; however, the character is one of separation of the built form between the two streets. The 4 storey extension would conjoin the built form by abutting the stair core of the buildings at 2-5 Warwick Court and interrupt the pattern of the spaces building the buildings. Infilling the rear would lose the original development pattern, harming the character and appearance of the conservation area.
3. The addition of a 2 storey roof extension is not consistent with the prevailing building height along Fulwood Place or Warwick Court and would be readily apparent in views from the Gray's Inn Gardens and affect the setting of Grade II listed Field Court Number 2. The development would result in an unbalanced composition, poorly related to the main façade. The extension would be a prominent and incongruous feature of the conservation area.
4. The copper cladding would be at odds with the typical features. It is unclear if it would weather green, which could be more incongruous.

Officer response: refer to sections 7 and 8. Please note that the proposal cladding has been revised to bronze.

Amenity

1. Objection to the height and massing of the proposed development, its proximity to the rear windows and the resulting harm that would be caused to the occupants' amenity in terms of daylight and outlook.
2. The proposed development is contrary to the Council's planning policy and guidance.
3. The sunlight report submitted with the application only analyses 7 Warwick Court in terms of habitable accommodation at 1st floor and above. The planning application (2015/6866/P) shows habitable accommodation at ground and lower ground.
4. The proposed terrace would directly overlook the offices and could have noise and disturbance impacts. Its operation should be strictly controlled.

Officer response: Refer to section 9 (9.19 and 9.20 – 9.23).

Flexibility of uses

1. The site is located in the Inns of Court Area, where CPG5 notes that flexibility is required to provide the size and type of floorspace required to remain competitive and attractive to tenants in the legal profession. The proposed extension could fetter the ability of the properties to be converted to residential accommodation and impact on the flexibility required in the Inns of Court Area.

Officer response: The Council cannot prohibit development on the basis of what may or may not be proposed in future to surrounding sites. The acceptability of the proposed scheme has been assessed in line with the Council's Local Plan and a full assessment of the impact on neighbouring amenity based on the current uses of these buildings has been made.

5 POLICIES & Guidance

5.1 National Planning Policy Framework 2012

The draft revised National Planning Policy Framework is currently out for consultation. The current NPPF advises that from the day of publication, decision-takers may give weight to relevant draft policies according to their stage of preparation (the more advanced the preparation, the greater the weight that may be given). Therefore, policies in the consultation draft of the NPPF are material considerations. However, they should be given limited weight at this stage in the process as there is no way of knowing whether policies will ultimately be adopted. The policies set out in this emerging document have been taken into consideration in assessing this application.

5.2 National Planning Practice Guidance (NPPG)

5.3 The London Plan 2016

5.4 Mayor's Supplementary Planning Guidance

5.5 Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy C5 Safety and security

Policy C6 Access for all

Policy D1 Design

Policy D2 Heritage

Policy H1 Maximising housing supply

Policy H2 Maximising the supply of self-contained housing from mixed use schemes

Policy H4 Maximising the supply of affordable housing

Policy E1 Economic Development

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Car-free development and limiting the availability of parking

Policy T4 Promoting the sustainable movement of goods and material

5.6 Supplementary Planning Policies

Camden Planning Guidance

CPG 1 Design (2015, updated March 2018)

CPG 2 Housing (2016, updated March 2018)

CPG 6 Amenity (2011, updated March 2018)

CPG 7 Transport (2011)

CPG Employment sites and business premises (2018)

CPG Town Centres (2018)

Bloomsbury conservation area appraisal and management strategy 2011

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

6	Land use principles <ul style="list-style-type: none">- Mixed use policy- Increase of office floor space- Flexible retail/office use
7	Conservation <ul style="list-style-type: none">- Statutory framework- Policy review- Designations- CAAC comments- Effect on setting of LBs/CAs/other heritage assets- Conclusion
8	Design <ul style="list-style-type: none">- Policy review- Internal consultee comments- Assessment of each new building/storey/extension etc.- Discussion of heights/form/massing/materials etc. and quality/relationship to context/public realm- Conclusion
9	Impact on neighbouring amenity <ul style="list-style-type: none">- Policy review- Daylight and sunlight- Noise and disturbance- Overlooking- Outlook- Conclusion
10	Sustainable design and construction
11	Accessibility
12	Transport <ul style="list-style-type: none">- Policy review- Construction management- External alterations- Highway works

	<ul style="list-style-type: none"> - Cycle parking Servicing - Conclusion
13	Refuse and recycling
14	Planning obligations
15	Mayor of London's Crossrail CIL
16	Camden CIL
17	Conclusion
18	Recommendations
19	Legal comments
20	Conditions
21	Informatives

6 LAND USE PRINCIPLES

6.1 The principal land use considerations are as follows;

1. Mixed use policy
2. Increase of office floor space

Mixed use policy

1. Policy H2 (Maximising the supply of self-contained housing from mixed use schemes) applies to all proposals for new build non-residential development and extensions involving a significant floorspace increase. Policy H2 specifically seeks provision of self-contained houses and flats (use class C3) in line with the priority land use of the Local Plan, as set out in Policy H1 (Maximising housing supply).
2. Policy H2 states that in the Central London Area, where development involves additional floorspace of more than 200sqm (GIA), the Council will require 50% of all additional floor space to be self-contained housing, including a proportion of affordable housing.

3. Where housing is required as part of a mix of uses, we will require self-contained housing to be provided on site, particularly when 1,000sqm (GIA) of additional floorspace or more is proposed. Where the Council is satisfied that providing on-site housing is not practical or housing would more appropriately be provided off-site, we will seek provision of housing on an alternative site nearby, or exceptionally a payment-in-lieu.
 4. The development would involve a total uplift of 432.5sqm (GIA) additional office floorspace, which triggers the requirement for 216.25sqm housing to be provided onsite.
 5. Policy H2 recognises that there may be circumstances (even when the additional floorspace is 1,000sqm or more) where housing cannot practically be achieved on-site or would more appropriately be provided off-site. For off-site provision, the Council will assess how much housing is required by looking at all sites involved in the arrangement. We will apply the 50% target to the additional floorspace added at all sites involved, taking into account the full addition to non-residential floorspace proposed at the application site, any gain or loss of non-residential floorspace arising at the site or sites where the housing will be delivered and the need to replace any existing housing lost as part of each development. Where the housing is delivered off-site, this will enable additional non-residential space to be provided at the application site, and increase the overall scale of development, so the Council will generally expect the development to deliver significantly more housing than it could provide onsite.
 6. The applicant has explored the possibility of providing residential use on site and concluded that there are a number of constraints which would mean it would not be practical. The application site comprises a relatively small building with a single office entrance and limited scope to configure a second entrance or access core for residential accommodation. The site is bounded to the sides and rear by buildings not within the ownership of the applicant, which, combined with the depth of the existing floorplan, means that the only area suitable for residential accommodation is on the upper floors. An additional stair / lift core to the 5th floor would take up 100sqm of office floor space on the floors below making this option commercially unviable. It is therefore considered that the creation of residential units on site would not make for the most practical use of the site in this instance.
 7. The applicant has also submitted a desktop study exploring alternative development sites and non-residential buildings within the Holborn and

Covent Garden Ward. The assessment demonstrated that there were no development sites able to accommodate residential development without resultant loss in non-residential floorspace; there were no vacant freehold or long leasehold non-residential buildings able to accommodate conversion to residential which met the search criteria; and all the leasehold options identified that met the location and size search criteria are reported not to be available for possible purchase and/or they form part of larger buildings in commercial use where the creation of long leasehold disposal of part is not practical.

8. The applicant has therefore agreed to make a contribution towards the supply of housing in the borough in lieu of on-site or off-site housing provision. Although the Council's preference is to secure on-site residential floorspace, officers have reviewed the development appraisal and are satisfied with the assumptions made and a payment in lieu is considered acceptable in this instance. If the development is found to be acceptable in all other regards, a S106 legal agreement would be secured with a clause to secure a contribution of £151,375.00 (£700 per sqm x on-site target for housing).

Increase of office floor space

9. The Council's overall approach to growth and development as set out in Policy G1 (Delivery and Location of Growth) is to focus growth in the most suitable and highly accessible locations. Policy G1 states that the Council will promote the most efficient use of land and buildings in Camden by, among other things, seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
10. Policy E2 (Employment sites and premises) states that the Council will consider higher intensity redevelopment of premises or sites that are suitable for continued business provided that:
 1. the level of employment floorspace is increased or at least maintained;
 2. the redevelopment retains existing businesses on the site as far as possible;
 3. it is demonstrated to the Council's satisfaction that any relocation of businesses supporting the CAZ or the local economy will not cause harm to CAZ functions or Camden's local economy;
 4. the proposed premises include floorspace suitable for start-ups, small and medium enterprises, such as managed affordable workspace where viable;
 5. the scheme would increase employment opportunities for local residents, including training and apprenticeships.

1. The proposed development results in an uplift of 432.5sqm new office floorspace within the existing office building. Given the existing office use at this site and its location within the highly accessible Central London Area, the additional office floorspace is welcomed. Furthermore, the existing and proposed floorspace could be easily subdivided into small or medium sized spaces in line with the policy aims of G1 and E2.
2. The uplift in office floorspace, the refurbishment of the office, and the construction of the scheme, all give an opportunity to support local employment and training. In line with the Employment sites and business premises CPG, the applicant has agreed to enter into a legal agreement to secure an Employment, Skills and Local Supply Plan, setting out their plan for delivering the following requirements in advance of commencing on site (subject to construction costs):
 1. Work to CITB benchmarks for local employment when recruiting for construction-related jobs
 2. Advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely
 3. Provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre
 4. If the build costs of the scheme exceed £3 million, recruit 1 construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice (conducted through the Council's King's Cross Construction Skills Centre)
 5. If the value of the scheme exceeds £1 million, sign up to the Camden Local Procurement Code.

7 CONSERVATION

Statutory Framework and Implications

- 7.1 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.
- 7.2 Section 66(1) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or

its setting or any features of special architectural or historic interest which it possesses.

- 7.3 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 7.4 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 12). This section of the report assesses the harm to heritage assets from the proposal. The balance of the harm and the benefits from the proposed scheme is discussed in the conclusion.

Policy review

- 7.5 NPPF section 12 paras. 126 to 137 in particular, NPPG section 18a, London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7, Camden Local Plan policies D1 and D2 and CPG1 (Design) are relevant with regards to conservation.

Designations

- 7.6 The application site is not listed; however, it is located within the Bloomsbury Conservation Area (Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn) and is designated as an Archaeological Priority Area (London Suburbs). The site is also located within the Central London Area and three strategic viewing corridors – from Blackheath Point, from Greenwich Park, and from Primrose Hill to St Pauls.
- 7.7 To the north of the site sits Gray's Inn, the Inns of Court and a registered Grade II* park and garden, which also contains numerous listed buildings. There are glimpses of Fulwood Place and the buildings within it from the south end of Gray's Inn.
- 7.8 The nearest listed buildings to the site are 7 and 8 Warwick Court, two terraced properties to the north east of the application site.

Effect on setting of LBs/CAs/other heritage assets

- 7.9 The proposed development is considered not to affect the setting of the Grade II Listed buildings 7 and 8 Warwick Court. Due to the distance between them and the narrow width of Warwick Court, views of the proposed roof extension would not be possible behind Warwick Court.
- 7.10 There would be views of the development from the north end of Warwick Court as one approaches from the Grade II* Gray's Inn Gardens; however, views of the development from within the gardens would be limited. The proposed roof extension would not project higher than the building behind (1 & 2 Fulwood Place). The development would be read in the varied context of Fulwood Place, characterised by a mixture of building heights, architectural styles and materials, and is not considered to cause harm to the special character of the gardens nor the listed buildings within them.
- 7.11 For this same reason, the proposed development is not considered to cause harm to the character and appearance of the wider conservation area. Although the roof extension and rear extension would add massing to the building, they are not considered to overwhelm the proportions of the host building and would be in keeping with the varied character and size of buildings in the nearby vicinity. Due to the narrow width of Fulwood Place and the set back of the extension behind the existing roof parapet, the visual impact of the roof extension when viewed from street level would be reduced. From the upper levels of neighbouring buildings, the scale and massing of the development would be in keeping with the pattern of nearby development where many neighbouring buildings also feature roof extensions.

Conclusion

- 7.12 For the reasons outlined above, the proposed development would preserve the special character and setting of the nearby listed buildings and gardens, and preserve the character and appearance of the Bloomsbury Conservation Area. Bloomsbury CAAC submitted no objection to the proposals.

8 DESIGN

- 8.1 The Design considerations are follows:
- Policy review
 - Context
 - Roof extension
 - Rear extension
 - Ground floor front alterations
 - Rooftop Plant
 - Other works

- Conclusion

Policy review

- 8.2 London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7, policy D1 and CPG1 (Design) seek to secure high quality design.

Context

- 8.3 Fulwood Place, is a narrow pedestrian route running between Gray's Inn and High Holborn. Buildings on Fulwood Place are varied in materials and appearance. The existing building is four storeys tall with a basement floor opening onto a small rear lightwell. The building is finished in white render, dating from the 1950s when it was constructed following bomb damage. Other buildings in close proximity are of similar heights and proportions and are either finished in brick or render. Some have received one and two storey roof extensions; all of varying design and materials – some more prominent than others.
- 8.4 At roof level, the building adjacent to the north features a single storey roof top extension which sits back from the parapet. Beyond that is a large two storey flank wall. Likewise, to the south is a large two storey flank wall of the roof extension of 1-2 Fulwood Place.

Roof extension

- 8.5 Following previous approvals for a two storey extension, assessment of the current scheme and an onsite assessment, the principle of extending by two storeys at roof level is considered acceptable.
- 8.6 It is considered that setting back each storey on different planes and setting the first storey back from the existing façade would help to reduce the overall impact of the additional height and bulk. Each storey would be full width, set back by 0.9m behind the parapet at 4th floor level and by 1m at 5th floor level. The 4th floor extension would measure 3.4m tall to the top of the parapet and the 5th floor 3.7m tall, to give similar internal floor to ceiling heights of the floors below of approximately 2.4m. The extension would be finished in a Bronze cladding which is considered an interesting, high quality material that would provide an interesting contrast to the existing white render but would be complementary to the darker red brick of many neighbouring buildings. Sample panels of the proposed cladding would be secured by condition to be approved prior to commencement of development if planning permission were granted (condition 3).

- 8.7 The front elevation of the proposed extension would feature aluminium framed windows to match the style, proportions and positioning of the windows below. The lower cill would be dropped to floor level unlike the windows of the floors below; however, this would not be readily perceptible from street level.
- 8.8 Although the development would sit a storey higher than no. 8 Fulwood Place to the north, it would sit lower than the adjoining building to the south, nos. 1-2 and would be complementary to the variety of building heights, styles and materials surrounding it. The proposed development would not dominate the existing building, nor the wider streetscene.
- 8.9 A small balcony would be provided at fourth and fifth floor level to the front, surrounded by a simple metal railing set back behind each parapet. Detailed drawings and sample materials of the windows/doors and railings would be secured by planning condition to be approved prior to commencement of development (condition 3).
- 8.10 An open-topped plant enclosure would be created at rooftop level measuring 34sqm (including lift shaft and access hatch). It would be positioned to the south side of the roof adjacent to the taller flank wall of no.1-2, and would be set away from the front elevation so that it would not be visible from street level nor in longer views from Gray's Inn Gardens.

Rear extension

- 8.11 A new four-storey rear extension would be constructed within the existing rear lightwell. It would replace the existing two storey extension at ground and lower ground level, measure 9m wide and would be constructed up to the rear boundary line, adjoining the rear closet wing extension of 6 Warwick Court which itself is four-storeys tall. Although the rear extension would be fairly large, similar development can be seen to the rear of many properties along Fulwood Place and Warwick Court, which cover the extent of the building plot, joining at the shared rear boundary line.
- 8.12 A new roof terrace would be created above the rear extension which would be accessible from the 5th floor. Views of this terrace would be limited to the rear windows of immediate neighbours, and it is not considered to impact the appearance of the host building or conservation area.
- 8.13 The existing rear façade will be over-clad with insulated white render to match similar interventions on no.8 Fulwood Place. The over-cladding is proposed to improve the insulation on the building as well as to protect the existing exposed concrete frame which is showing signs of decay in some places. Overall, the proposed rear extension would make the rear elevation appear more coherent,

and any impact on the character of the wider conservation area would be minimal.

External ground floor front alterations

8.14 The entrance to the building is from Fulwood Place with ground floor level approximately 300mm above pavement level. A new access ramp is proposed along with a new landing that will project over the basement below. In addition, the entrance doors are to be replaced with a new set of curved sliding doors creating a modern entrance lobby into the building.

8.15 Access to this is via a new set of steps cut into the existing basement below the pavement. The new ramp and steps will be finished with a light coloured stone effect tile. The balustrading and handrail design would match the typical black railings that are in-situ elsewhere on Fulwood Place, and overall, the proposals would in keeping with the existing character of the street.

Other works

8.16 The existing windows are the original single glazed Crittal windows now in poor condition and requiring replacing. The proposals include their replacement with slim aluminium framed double glazed windows which would match in terms of size, style, and glazing bars, and would therefore have limited visual impact.

Conclusion

8.17 Overall, it is considered that the proposed development would preserve the special character and setting of the nearby designated heritage assets. The development would not overwhelm nor dominate the host building and the use of bronze cladding would provide an interesting contrast to the existing white render. The proposals would preserve the character and appearance of both the application building and the wider Bloomsbury Conservation Area.

9 IMPACT ON NEIGHBOURING AMENITY

9.1 The main considerations when assessing the impact on the amenity of the occupiers of neighbouring properties are as follows:

- Policy review
- Daylight and sunlight
- Outlook
- Overlooking
- Noise and disturbance

Policy review

9.2 Camden Local Plan policies A1 and A4 and CPG6 (Amenity) are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.

Daylight and sunlight

9.3 In order to assess the impact of the proposed extensions of the levels of natural light enjoyed by neighbouring residential occupiers, a Daylight and Sunlight Report has been prepared by Anstey Horne Chartered Surveyors.

1. The report has tested the impact of the development on the daylight and sunlight to neighbouring windows in accordance with the BRE report 'Site layout planning for daylight and sunlight: A guide to good practice', most commonly known as "the BRE guidelines".
 2. The BRE guidelines state that if the VSC is greater than 27%, enough sunlight should be reaching the existing window. Any reduction below this level should be kept to a minimum. Windows to some existing rooms may already fail to achieve this target under existing conditions (because of the dense urban environment). In these circumstances a reduction to the existing level of daylight to no less than 80% of its former value will be unlikely to result in a noticeable reduction in daylight.
 3. The daylight distribution test was also used (DD). Unlike the VSC test, the daylight distribution test provides contour plans which show where the light falls within a room, to allow a judgement to be made as to whether the room will retain light to a reasonable depth.
 4. The following residential properties were analysed for the impact of the proposal and are shown highlighted on Figure 2 below:
 1. 31-33 High Holborn
 2. 7 Warwick Court
1. 8 Warwick Court was considered to be of sufficient distance from the proposed development so as not to be affected, given that 7 Warwick Court was tested and is closer to the application site.

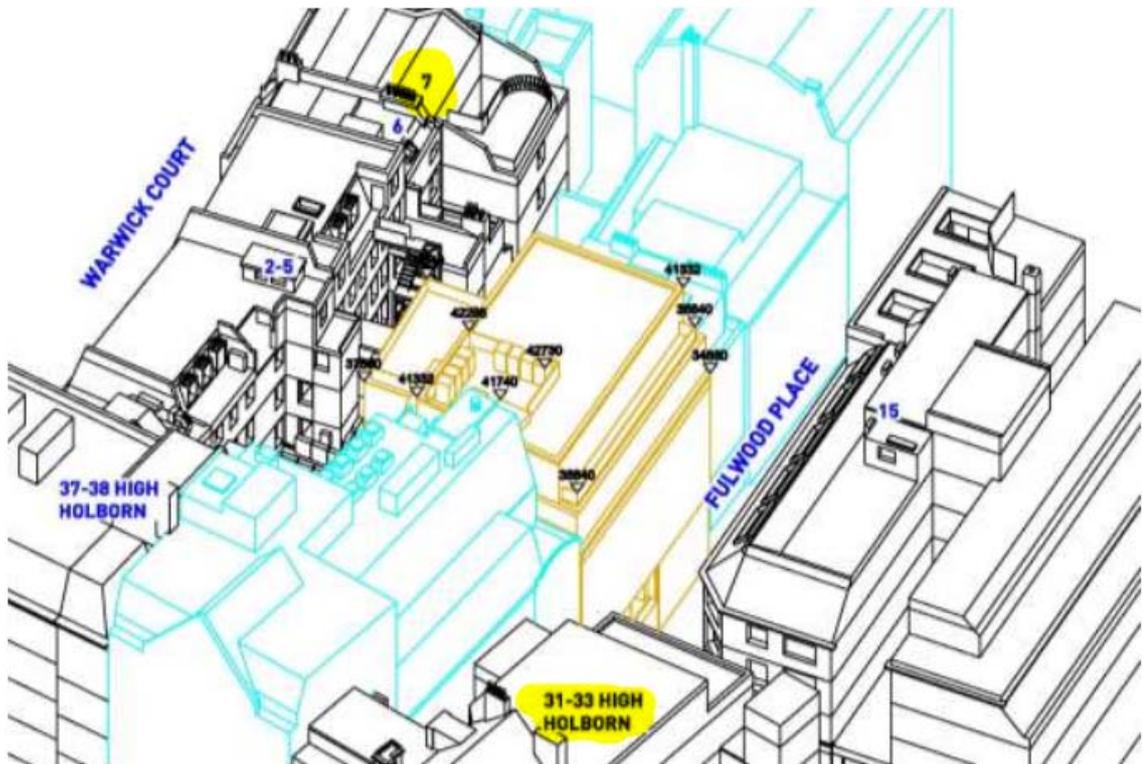


Figure 2 – Massing model showing properties assessed (highlighted yellow) in Anstey Horne Daylight & Sunlight Report

31-33 High Holborn

- 9.4 This is a six storey mixed use property to the south-east of the site. The building consists of commercial office space on the ground, first and second floors and residential properties on the third to fifth floors above. The internal layouts for this building were taken from drawings submitted as part of planning application reference 2008/2588/P.
- 9.5 Windows and rooms on the third, fourth and fifth floors were tested, which are made up of 6 bedrooms, a living room, a living/diner and a living/kitchen/diner. The assessments demonstrated that all of the windows and rooms tested for this property would satisfy the BRE guidelines for both the Vertical Sky Component (VSC) and Daylight Distribution (DD), as no windows would fall below 0.8 times their former value.
- 9.6 The results of the sunlight test show that the windows which face 90° due south will satisfy the BRE guidelines, and would be unaffected by the development which sits to the north west of this building.

7 Warwick Court

- 9.7 This is a residential property located to the north-west of the proposed development. The proposed internal layouts of 7 Warwick Court were based on planning application 2016/3848/P. The first and second floor windows facing the proposed scheme were tested. Third floor windows were not tested as they would not be affected by the scheme.
- 9.8 The assessment showed that the rooms and windows tested would satisfy the BRE guidelines for both VSC and DD. Both windows would remain 0.97 times their former value, well over the BRE guidelines of 0.8.
- 9.9 It was noted in the neighbour's objection letter that the Daylight & Sunlight report did not assess the impact on daylight to the lower ground and ground floor residential units. An assessment of the approved plans for the most recent permitted scheme at this site (application ref: 2016/3848/P) show that the lower ground and ground floor unit does not include any rear facing windows. These rooms instead, are served by large windows overlooking an internal lightwell. It is therefore considered that the submitted daylight report has adequately assessed impact on daylight levels to no.7.
- 9.10 Sunlight tests were not conducted for this property as it does not feature any windows facing 90 degrees due south and therefore its windows will not receive direct sunlight.

Amenity impact to neighbouring commercial properties

- 9.11 Two objections have been received from the owners/occupiers of 2-5 Warwick Court, an office building to the rear of the application site occupied by Tanfield Chambers. Objections were raised that the proposed development will create an overbearing and incongruous structure that would harm the outlook from 2-5 Warwick Court and obstruct a significant portion of the visible sky, causing materially adverse loss of light to the Barristers' chambers. Concerns were raised that the submitted daylight and sunlight report only assessed nearby residential properties, and Tanfield Chambers would also likely experience loss of daylight in excess of the BRE's numerical guidelines.

2. The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. Although the BRE guidelines can be applied to any setting, whether that is a dense urban environment or a rural location; the guidelines note:

“In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings” (BRE paragraph 1.6).

9.12 The application building is located to the north east of Tanfield Chambers. Although they are located in very close proximity, due to the orientation and location of the buildings (the application site is located north/east of 2-3 Warwick Court), the proposed increase in height would likely only impact morning sunlight.

9.13 Likewise, the bulk of the rear extension would be adjacent to the existing rear extensions to the rear of 2-3 and 4-5 Warwick Court which are of a similar size, as shown in the CGI submitted by applicant (Figure 3).



Figure 3: South west birds eye view and relationship with Warwick Court to the rear.

Figure 4 shows the rear elevation of 2-3 Warwick Court taken from the existing rear lightwell of the application site, and Figure 5 shows a view down into this rear lightwell and the boundary line between the two neighbouring buildings. The red line depicts the approximate building line of the proposed rear extension. The windows predominantly affected would be those running up the rear elevation of 2-3 Warwick Court adjacent to the closet wing extension. These windows appear

to serve an internal stairwell rather than office accommodation. Given the existing high density, built up nature of this space, whereby the existing windows to the rear of Warwick Court only have views onto the rear elevations of neighbouring buildings at present, the proposed development is not considered to worsen the existing lighting or outlook to the neighbouring commercial buildings to such an extent as to warrant refusal of the application. In any event, uses as commercial offices in central London locations, within a dense and tight-knit urban environment, are often supplemented by artificial lighting throughout the day, and are not as sensitive as residential uses, or other uses such as nursery. Impacts to such properties should therefore be weighed appropriately against the other planning considerations.



Figure 4: Rear elevation of 2-3 Warwick Court



Figure 5: Rear lightwell of application site (red line showing rear extension building line)

Residential outlook

- 9.14 The nearest residential properties to the application site are flats at 7 and 8 Warwick Court to the north west and 31-33 High Holborn to the south east.
- 9.15 The residential units at 31-33 High Holborn are located to the south east of the site with the principal windows facing north. Although the new roof extension would be visible from these windows, the development would not impact the main views northwards and would not materially harm the outlook from these windows.
- 9.16 The residential properties at 7 and 8 Warwick Court would not have their outlook affected by the development. The buildings are located approximately 11m away to the north-west and their principal views are east and west. There are only limited views of the application site at present, and the proposed development would not harm the outlook from these windows due to the oblique views.

Noise and disturbance

- 9.17 The site is located to the west side of the pedestrian-only Fulwood Place, just north of the busy High Holborn. The immediate surrounding area is mostly commercial, not untypical for the area.
- 9.18 The nearest/worst-affected noise-sensitive receptors are the residential properties located at 7 Warwick Court and 31-33 High Holborn. The nearest

commercial receptors are 3 Fulwood Place, 8 Fulwood Place, and 2-5 Warwick Court, which all adjoin the application site.

- 9.19 Other than impact from the roof terrace (see below), the main sources that could affect existing residential receptors would be the noise from new building services/fixed plant. Consequently, a noise impact assessment has been submitted in support of the application prepared by MLM Consulting Engineers Limited. The report includes details of an environmental noise survey undertaken to determine a noise emission limit for the proposed mechanical plant operation. Table 12 of the noise report presents the 'Maximum Permissible Proposed External Plant Sound Power Levels impacting Residential Receptors'. The levels in table 12 are based on Camden's requirements of achieving a Rating Level of 10 dB below the lowest LA90 levels.
- 9.20 Detailed specifications for the proposed plant have not been provided as part of this application; therefore, if planning permission is granted, it would be subject to the condition that full details and manufacturers details are provided prior to occupation.
- 9.21 The Council's Environmental Officer has confirmed the proposals are acceptable subject to the condition that mitigation measures are adequate and that the cumulative levels comply with Camden's noise criterion for mechanical plant. A second condition would be imposed requiring the plant to comply with the Council's standard noise conditions.

Roof terrace

- 9.22 The proposals include the creation of a new roof terrace at fifth floor level. The terrace would be created above the roof of the proposed rear extension and would measure approximately 40sqm. It is not considered to cause disturbance to nearby residential properties in terms of noise disturbance or overlooking due to the distance between them; however, an objection has been received from 2-3 Warwick Court. Concerns have been raised that the terrace would result in noise disturbance and overlooking of the offices.
- 9.23 Although the terrace would be located in front of the windows serving the stairwell of 2-3 Warwick Court, it would not be directly in front of the windows serving the main office accommodation. It is acknowledged that occupants of the terrace could look into these windows from the edge of the terrace; however, it is unlikely that users of the terrace would congregate on this rear edge. Commercial properties are not afforded the same degree of protection as residential dwellings and on the whole, the proposed terrace is not considered to result in harmful levels of overlooking of 2-3 Warwick Court.

9.24 If planning permission is granted, conditions would be imposed to prevent the playing of music on the roof terrace and limit hours of occupation to 8am – 6pm Monday to Friday, to limit potential noise disturbance (conditions 4 & 5).

Overlooking

9.25 As mentioned above, the nearest residential properties are at 31-33 High Holborn and 7 and 8 Warwick Court.

9.26 The residential units at 31-33 High Holborn are located to the south east of the site with the principal windows facing north. Although the proposed roof extension would introduce new windows, these would be facing east and would be in the same position as the existing windows below. They would not directly face 31-33 High Holborn and would not materially increase opportunities for overlooking.

9.27 Due to the distance and angle between the buildings, views between the application building and 7 and 8 Warwick Court would be limited, and would not cause harm to the privacy of these residents.

Conclusion

9.28 Overall, although the proposed development would increase the overall massing of the application building and would undoubtedly be visible from the neighbouring residential and commercial buildings; the impacts on neighbouring amenity are not considered harmful and would be in accordance with policies A1 and A4 of the Local Plan.

10 SUSTAINABLE DESIGN AND CONSTRUCTION

10.1 The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

10.2 All developments involving five or more dwellings and/or more than 500 sqm of (gross internal) any floorspace will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction.

10.3 Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate climate change adaptation measures in a Sustainability Statement. The Council encourages conversions

and extensions of 500 sqm of residential floorspace or above or five or more dwellings to achieve “excellent” in BREEAM domestic refurbishment.

10.4 The proposed development would result in an increase of 432sqm of new office floorspace, involving the refurbishment of an existing building rather than demolition and rebuild, and therefore does not trigger this requirement. However, the applicant’s design and access statement that as part of the overall building refurbishment, improvements will be made to the fabric efficiency of the building. In addition, the heating and lighting systems will be replaced with new, more efficient versions.

11 ACCESSIBILITY

11.1 At present, the building does not benefit from step-free access. Although there is lift-access to all floors internally, the only access to the raised ground floor entrance level is via steps. The proposals include the creation of a new entrance ramp into the ground floor lobby. The ramp would be 1.2m wide as opposed to 1.5m as required by Building Regulations Part AD M; however, the Council’s Access Officer has confirmed this is acceptable given the constraints of the existing building and the limited external space available.

11.2 The proposed glazed sliding doors are an inclusive design solution and the Council’s Access Officer has confirmed these are acceptable.

12 TRANSPORT

12.1 The following transport considerations are covered below:

- Policy review
- Construction management
- External alterations
- Highway works
- Cycle parking Servicing
- Conclusion

Policy review

12.2 Camden Local Plan policies T1, T4 and CPG7 (Transport) are relevant with regards to transport issues.

Construction Management

12.3 The site is located adjacent to a footpath in the Central London Area. Servicing would need to take place from the eastbound bus lane nearby on High Holborn between 1000 and 1600 hours. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be required, in line with Policy A1. A draft CMP has been submitted in support of the planning application. This is a good example of what is required at planning application stage. However, it cannot be approved at this stage. The CMP would be secured as a Section 106 planning obligation if planning permission is granted.

12.4 A CMP Implementation Support Contribution of £7,565 would also be required to cover the costs of assessing, reviewing and monitoring the CMP across the duration of construction. This would be secured as a Section 106 planning obligation if planning permission is granted.

External Alterations

12.5 The proposal would include the construction of a new access ramp and a new set of steps cut into the existing basement below the pavement. These works fall within the site boundary and would not encroach on to the adjacent public highway. The works would not have a significant impact on pedestrian comfort or movement on the adjacent footpath.

Highway Works

12.6 The policy basis for seeking to secure a highways contribution is detailed in Local Plan Policy A1 (Managing the impact of development) and Camden Planning Guidance document CPG8 (Planning Obligations). Local Plan Policy A1 states that development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces. The proposed development, particularly the opening up of the lightwell and the construction of an external ramp, would be likely to result in some damage to the public highway directly adjacent to the site. A highways contribution of £5,000 would therefore be secured as part of a legal agreement if planning permission is granted. This would allow the Council to repair any such damage following completion of the development.

Cycle Parking

12.7 Camden Local Plan Policy T1 (Prioritising walking, cycling and public transport) states that in order to promote cycling in the borough and ensure a safe and

accessible environment for cyclists, the Council will seek to ensure that development provides for accessible, covered, secure and fully enclosed cycle parking facilities in accordance with minimum requirements outlined within the London Plan (Table 6.3) and design requirements outlined within Camden Planning Guidance document CPG7 (Transport).

12.8 The proposal would provide 8 covered, secure and fully enclosed cycle parking spaces within a dedicated cycle store at lower ground floor level. Step-free access will be provided via a lift. The cycle store can also be accessed via the external stairs. The level of provision exceeds the minimum requirement of the London Plan. In addition, the design of the cycle store and the access arrangements comply with Camden Planning Guidance document CPG7 (Transport). The provision and ongoing retention of the cycle parking facilities will be secured by condition (condition 6).

12.9 Changing rooms and showers will also be provided at lower ground floor level. This will help to encourage staff to commute by bicycle.

Servicing

12.10 All servicing activities including deliveries and refuse and recycling collections will take place from High Holborn as per the existing situation. Loading and unloading is permitted from the eastbound bus lane between 1000 and 1600 hours. The proposed uplift in office floorspace will not have a significant impact in terms of servicing related trips to and from the site. A servicing management plan is not therefore required for this development.

Conclusion

12.11 The proposal would be acceptable subject to various conditions and planning obligations being secured by legal agreement as discussed above, in accordance with policies A1, T1 and T4.

13 REFUSE AND RECYCLING

13.1 Camden Local Plan policy CC5 (Waste) and Camden Planning Guidance 1 (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.

13.2 CPG1 advises that as a guide, approximately one cubic metre storage space is required for every 300-500sqm of commercial space. The proposals include the creation of a basement bin store measuring 3.5sqm in area. With a proposed

floorspace of approximately 1550sqm this would be at the lower level of the recommended floor area; however, considering that there are no refuse storage facilities on site at present, this is considered acceptable and is within the recommended range.

14 PLANNING OBLIGATIONS

14.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Contribution	Amount (£)
CMP Implementation Support Contribution	£7,565.00
Highways contribution	£5,000.00
Housing payment in lieu	£151,375.00
TOTAL	£163,940.00

15 MAYOR OF LONDON'S CROSSRAIL CIL

15.1 The proposal will be liable for the Mayor of London's Community Infrastructure levy (CIL) as it involves the creation of over 100sqm floorspace. The estimated Mayoral CIL liability is £21,625.00 (432.5sqm (GIA uplift) x £50 per sqm).

15.2 This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

16 CAMDEN CIL

16.1 The proposal would be liable for the Camden Community Infrastructure Levy (CIL). The site is located within Zone A. The estimated Camden CIL liability is £19,462.50 (432.5sqm x £45 Zone A Office CIL tariff).

17 CONCLUSION

17.1 On balance, the proposed development is considered to be acceptable. The proposed extensions would preserve the character and appearance of the

building and Bloomsbury Conservation Area without causing harm to the setting of the nearby designated heritage assets or neighbouring amenity. The proposals would accord with the Camden Local Plan, The London Plan and the NPPF and is considered acceptable subject to conditions and S106 Legal Agreement.

18 RECOMMENDATIONS

18.1 Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering the following Heads of Terms:-

1. Housing payment in lieu of £151,375.00
2. Construction management plan (CMP)
3. CMP implementation support contribution of £7,565.00
4. Highways contribution of £5,000.00
5. Local Employment, Skills and Local Supply Plan

19 LEGAL COMMENTS

19.1 Members are referred to the note from the Legal Division at the start of the Agenda.

20 Conditions – planning application

1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing: 17008 - 000 rev A, 17008/200 rev B, 17008/201 rev B, 17008/202 rev B.</p> <p>Proposed: 17008/203 rev E, 17008/204 rev H, 17008/205 rev I, 17008/211 rev F, 17008/212 rev C, 17008/220 rev B, 17008/221 rev A.</p> <p>Documents: Letter from Strettons dated 28/02/2018; Daylight & Sunlight Report ref: MC/SH/KW/ROL7671 dated 20/10/2017; Noise Impact Assessment dated 06/12/2017 and Design & Access Statement dated December 2017.</p>

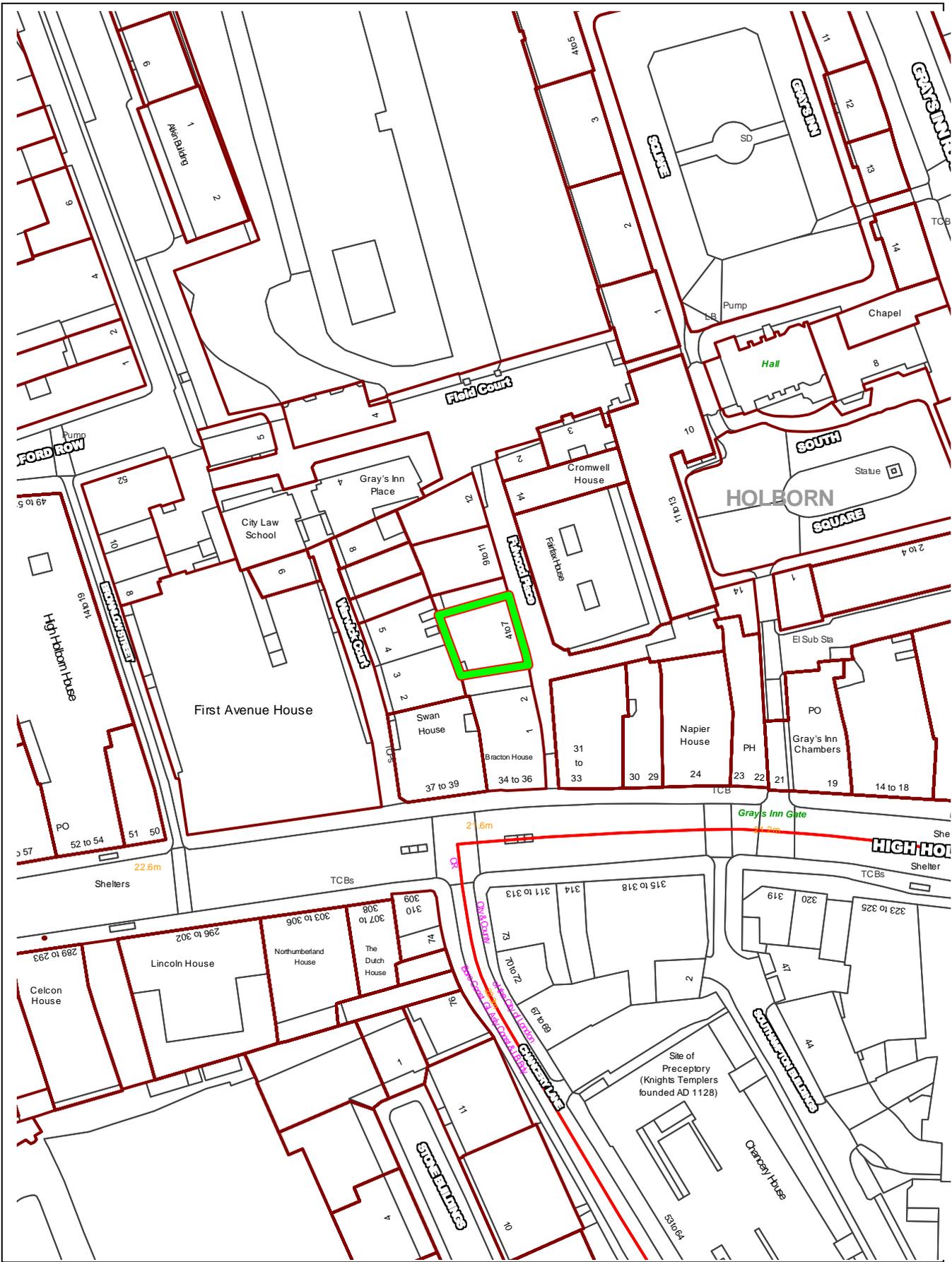
	Reason: For the avoidance of doubt and in the interest of proper planning.
3	<p>Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10. b) Plan, elevation and section drawings of proposed balustrades and entrance railings at a scale of 1:20. c) Samples and manufacturer's details of all new materials including bronze cladding and ground floor steps (provided on-site). d) Plan, elevation and section drawings of the proposed plant screen at a scale of 1:20.</p> <p>A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.</p> <p>The relevant part of the works shall then be carried in accordance with the approved details and the sample panels retained on site during the course of construction.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
4	<p>No music or amplified sound shall be played on the roof terrace at any time.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.</p>
5	<p>The use of the fifth-floor roof terrace hereby permitted shall be restricted to the following times and will not be used at any other time: 8am-6pm Monday - Fridays. The terrace shall not be used on Saturdays, Sundays and bank holidays.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and D1 of the London Borough of Camden Local Plan 2017.</p>
6	<p>Prior to occupation of the building, cycle parking for eight bicycles shall be provided in its entirety at basement level as shown on approved drawing reference 17008/203 rev E and permanently retained as such thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the London Borough of Camden Local Plan 2017.</p>

7	<p>Prior to occupation, detailed drawings and manufacturer specifications of the plant and machinery and any necessary mitigation measures shall be submitted to and approved in writing by the Council. No plant and machinery shall be used until it has been installed in accordance with the approved details, and it shall thereafter be retained and operated in accordance with those details.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.</p>
8	<p>Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 15dB(A) below the LA90, expressed in dB(A). The proposed plant shall be installed and constructed to ensure compliance with the above requirements and external noise limits presented in Table 12 of Noise Impact Assessment report prepared by MLM Consulting Engineers Limited ref: 102034-MLM-ZZ-XX-RP-U-0001 dated 6/12/2017.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.</p>

21 Informatives – planning application

1	<p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).</p>
2	<p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en or seek prior</p>

	approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
3	Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
4	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.



Application No: 2017/6946/P
Elizabeth House
4-7 Fulwood Place
London WC1V 6HG

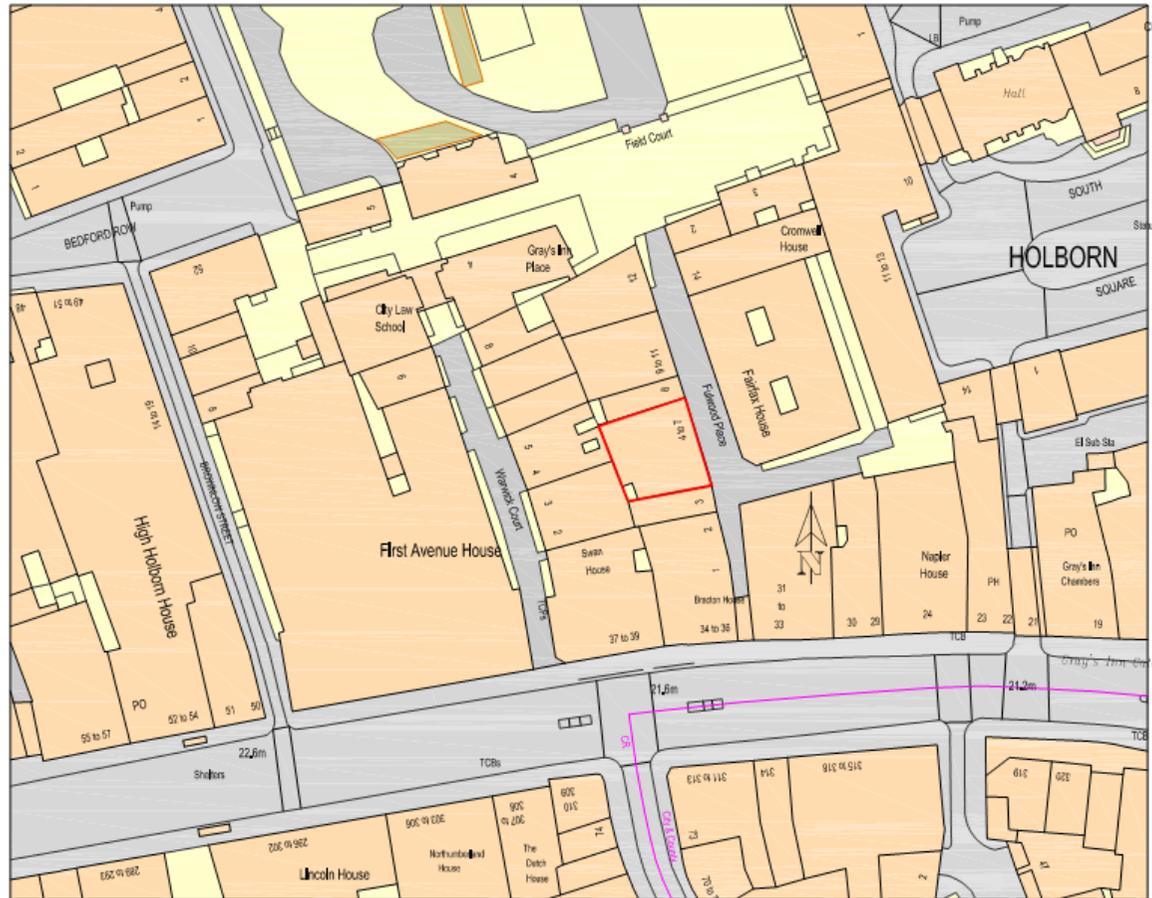
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Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

Site Location Plan



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

Aerial view showing front elevation (white rendered building to centre)



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

Front elevation

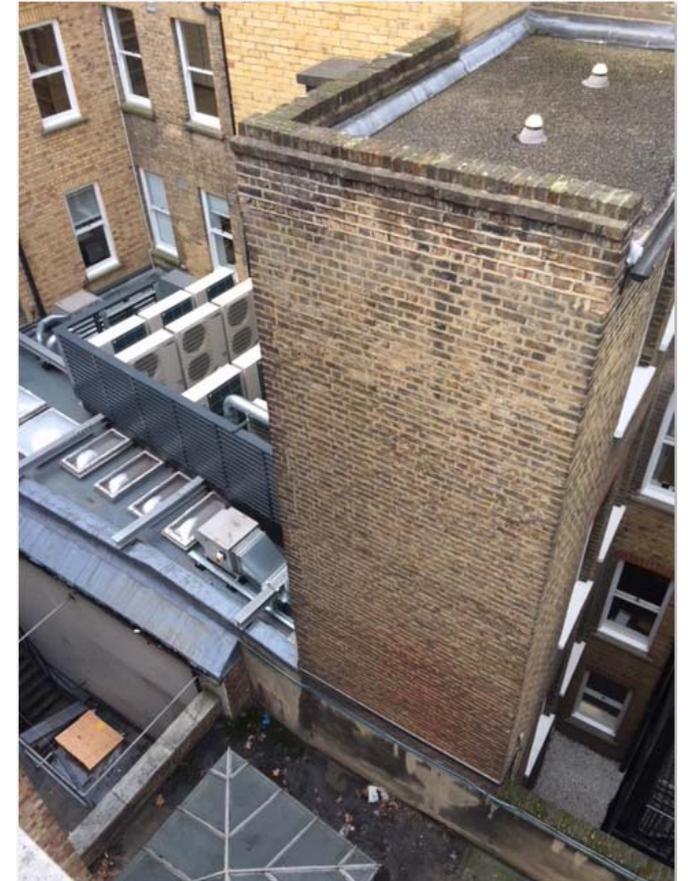


View from Gray's Inn



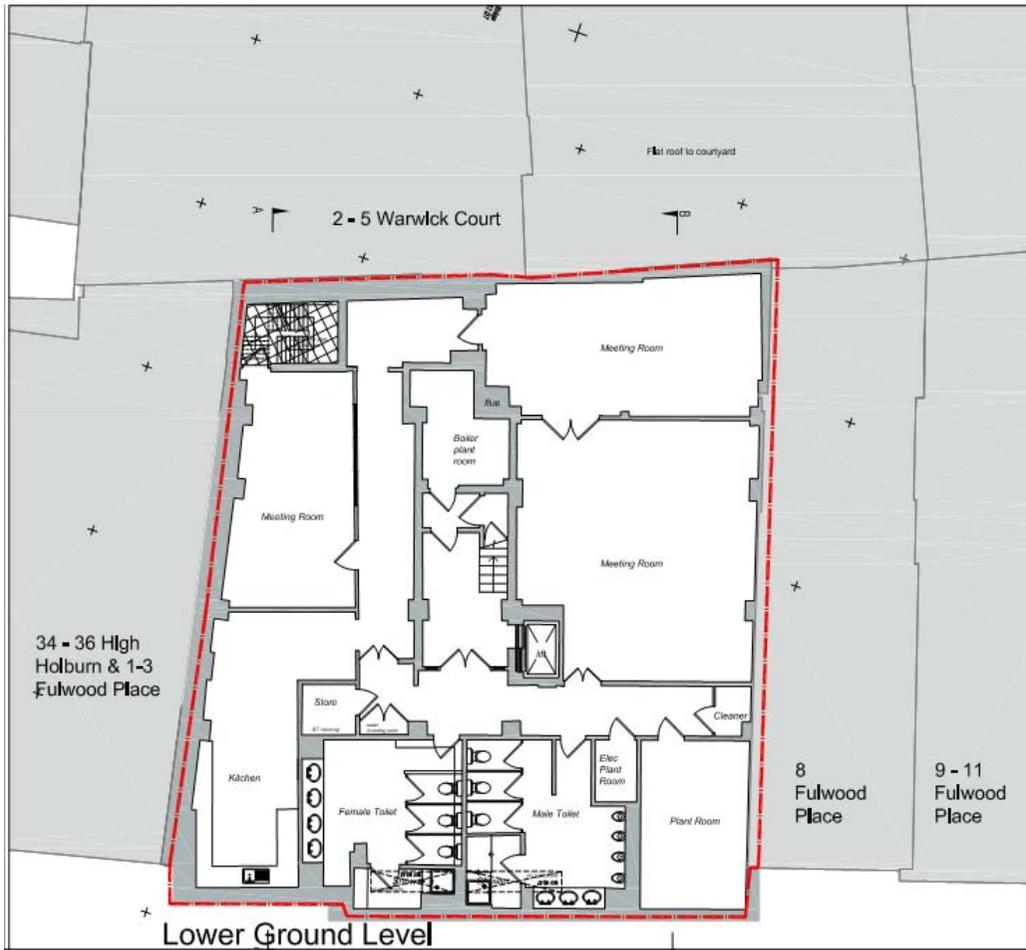
Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

Views from roof into rear lightwell

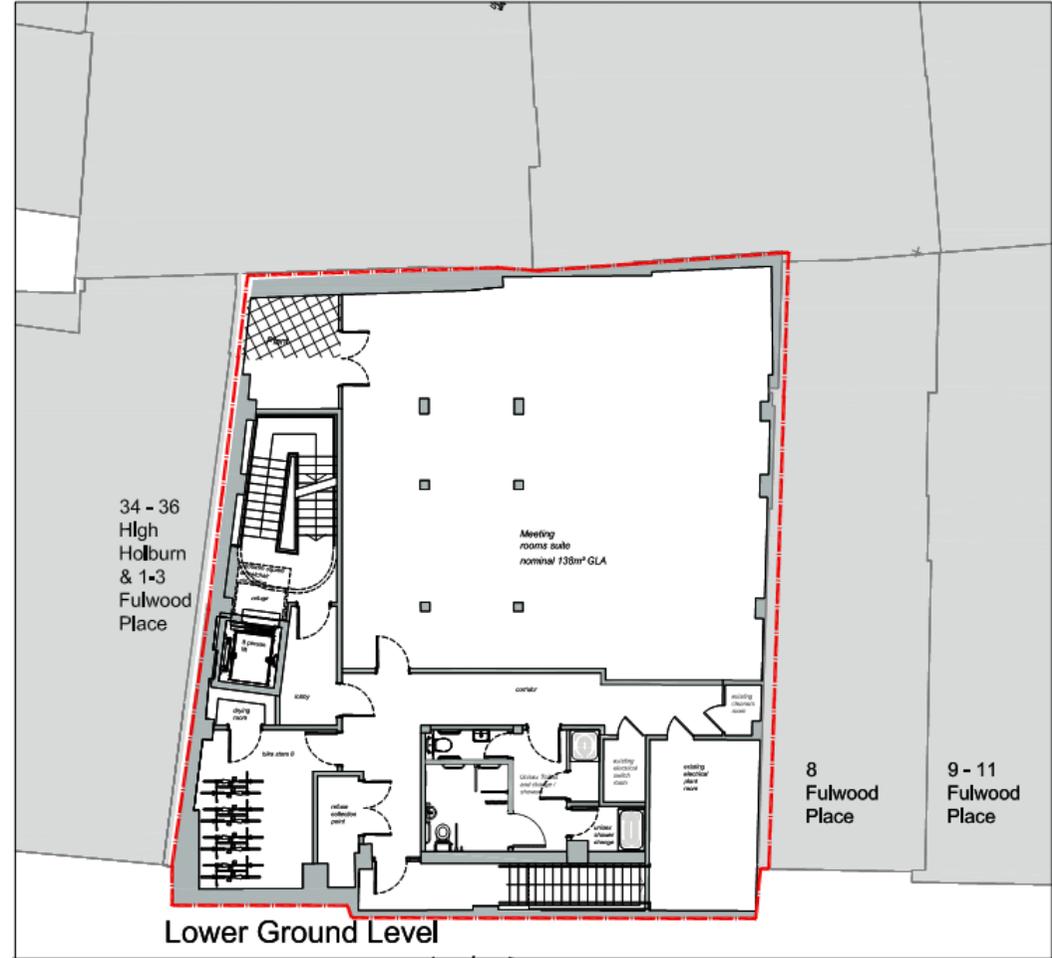


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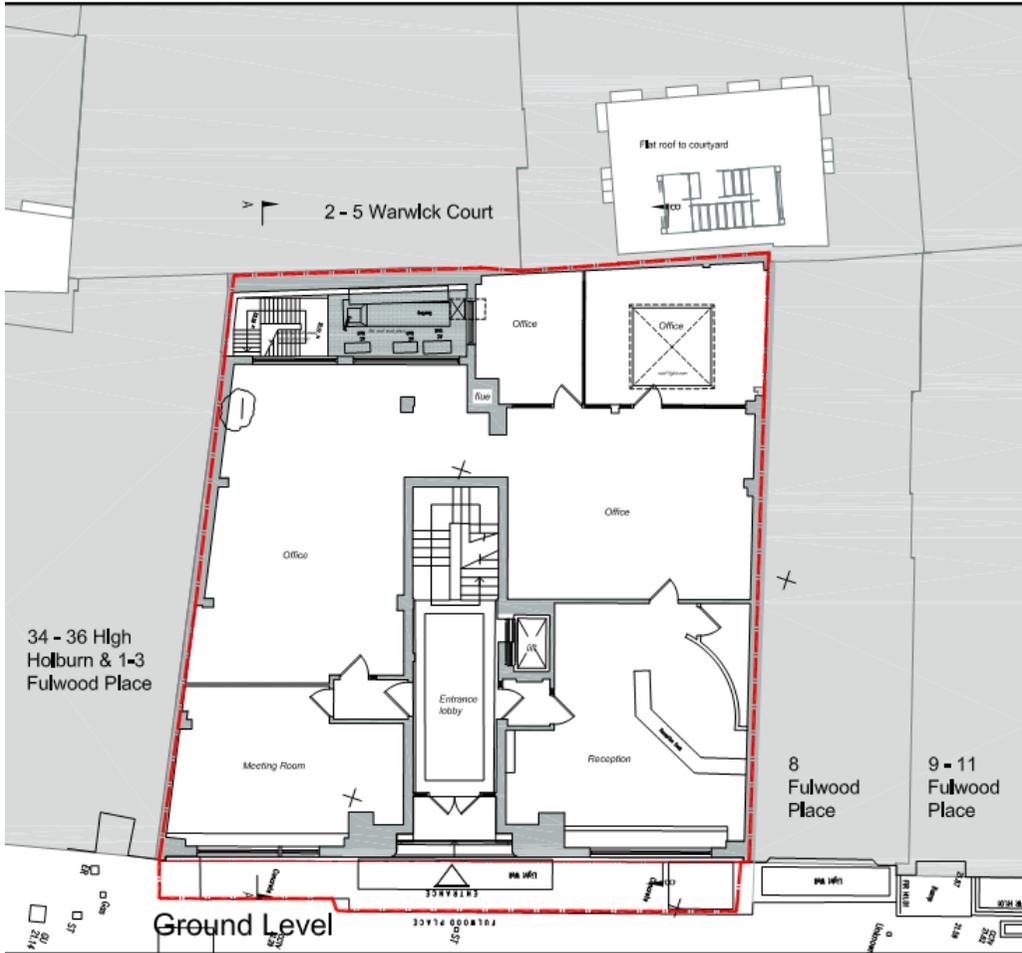


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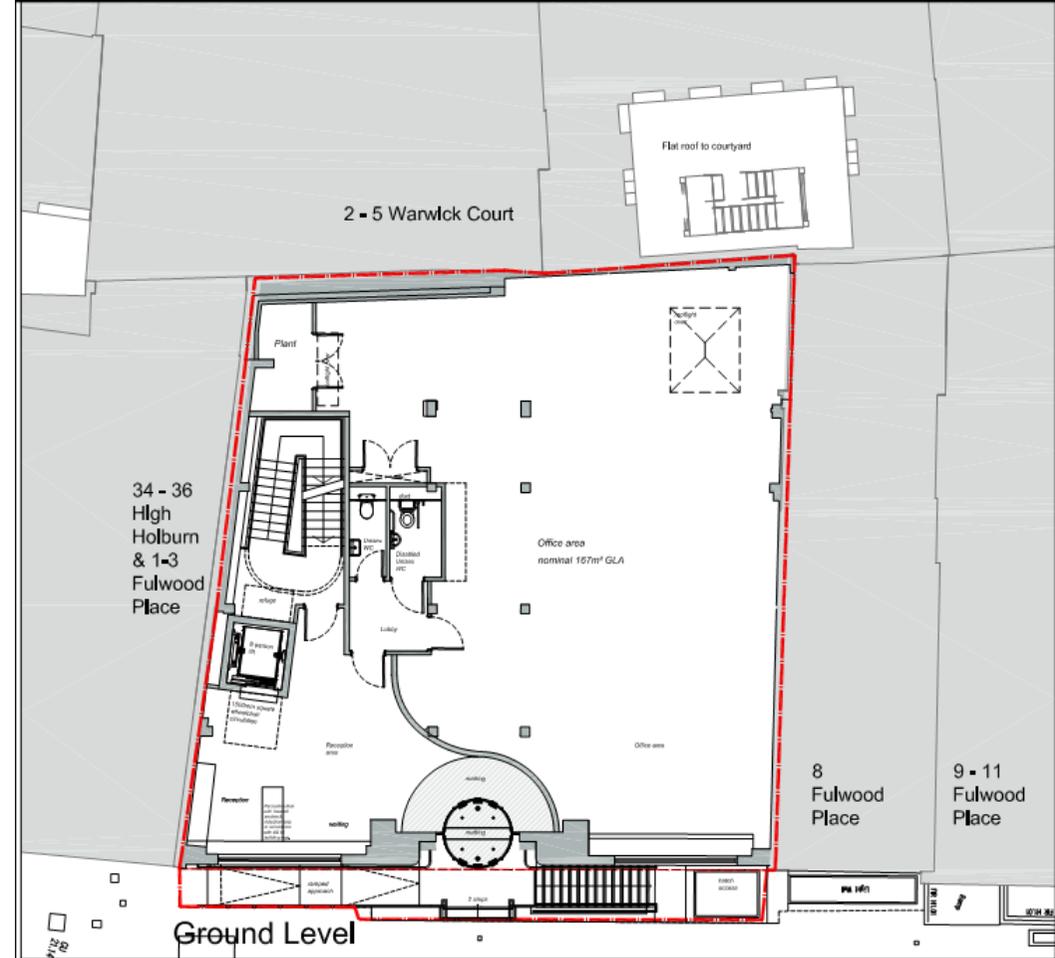


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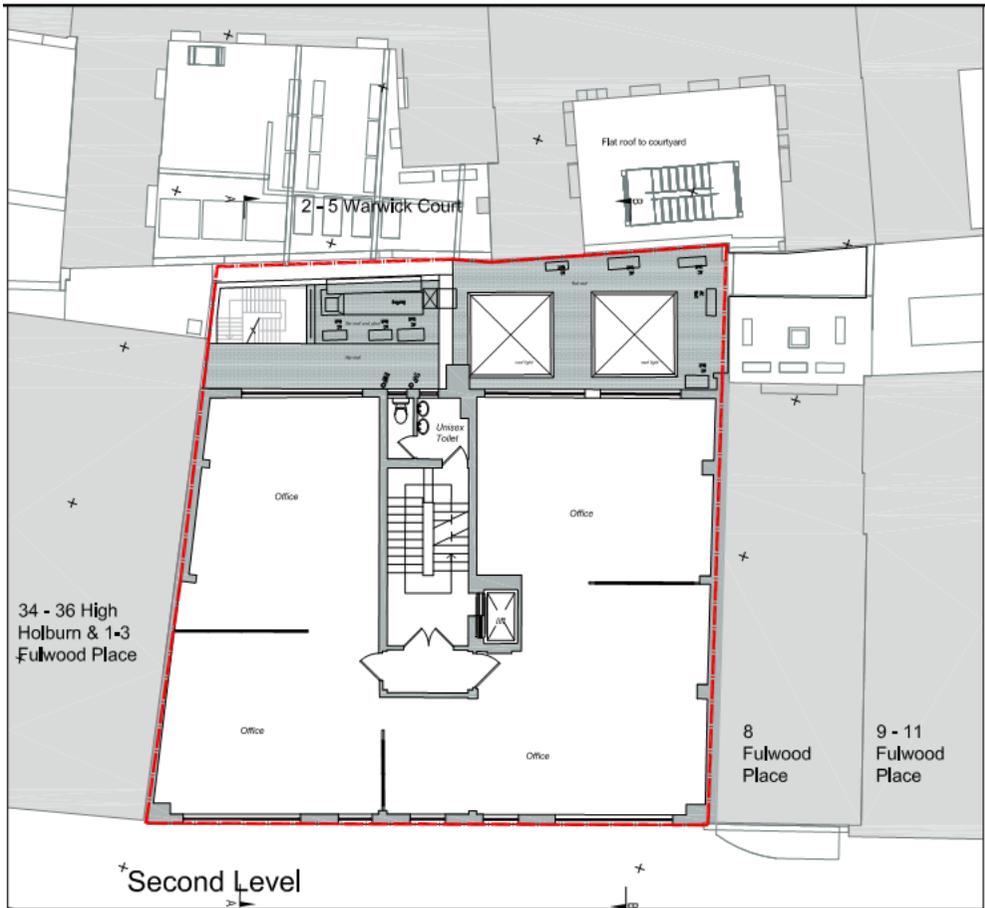


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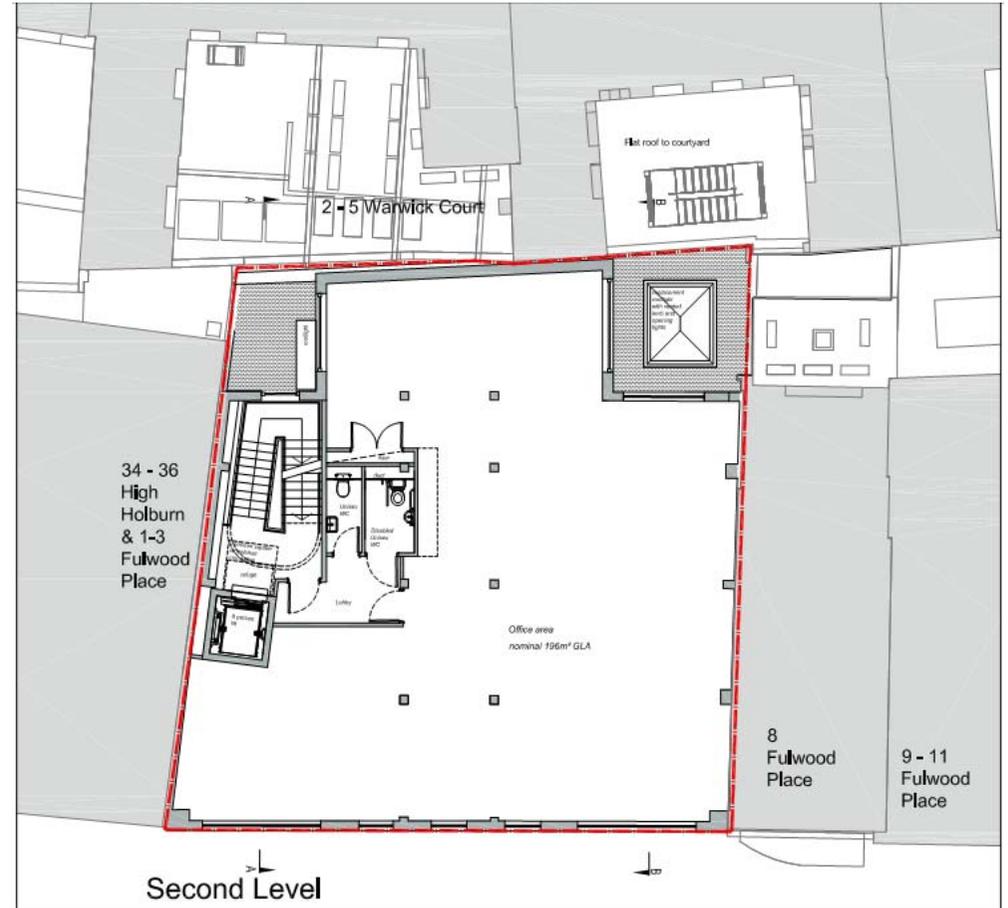


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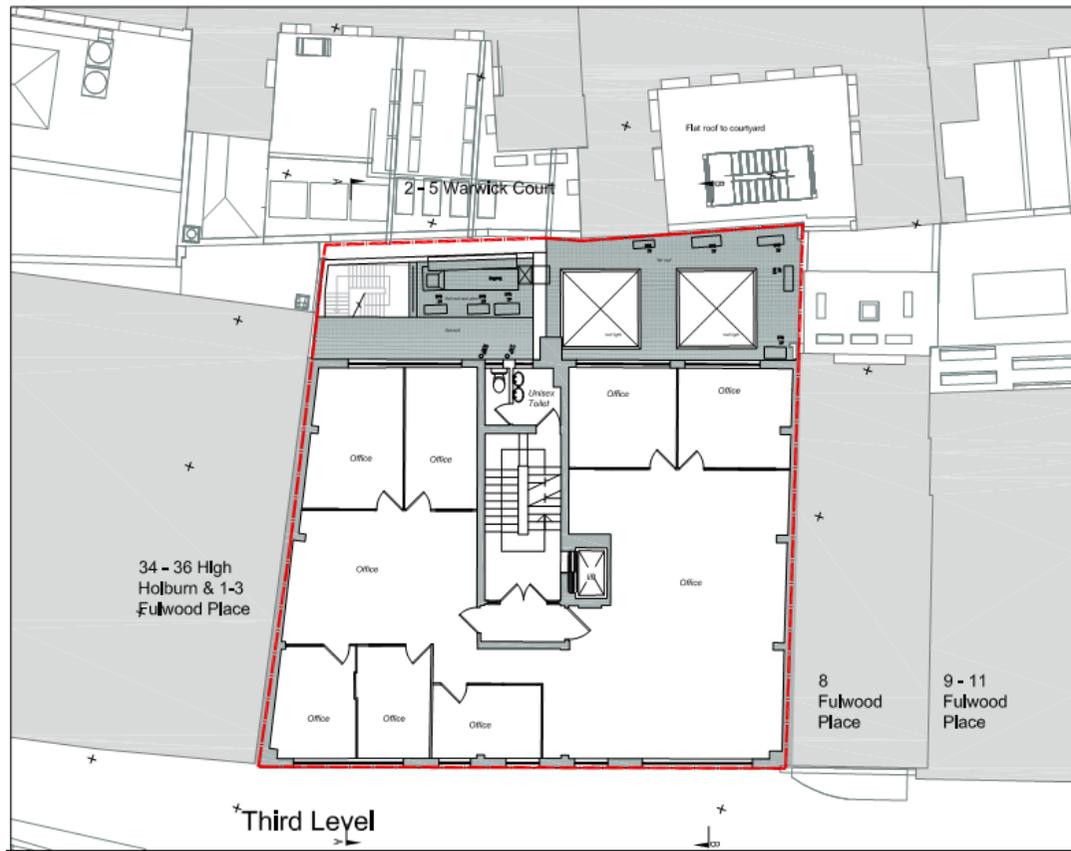


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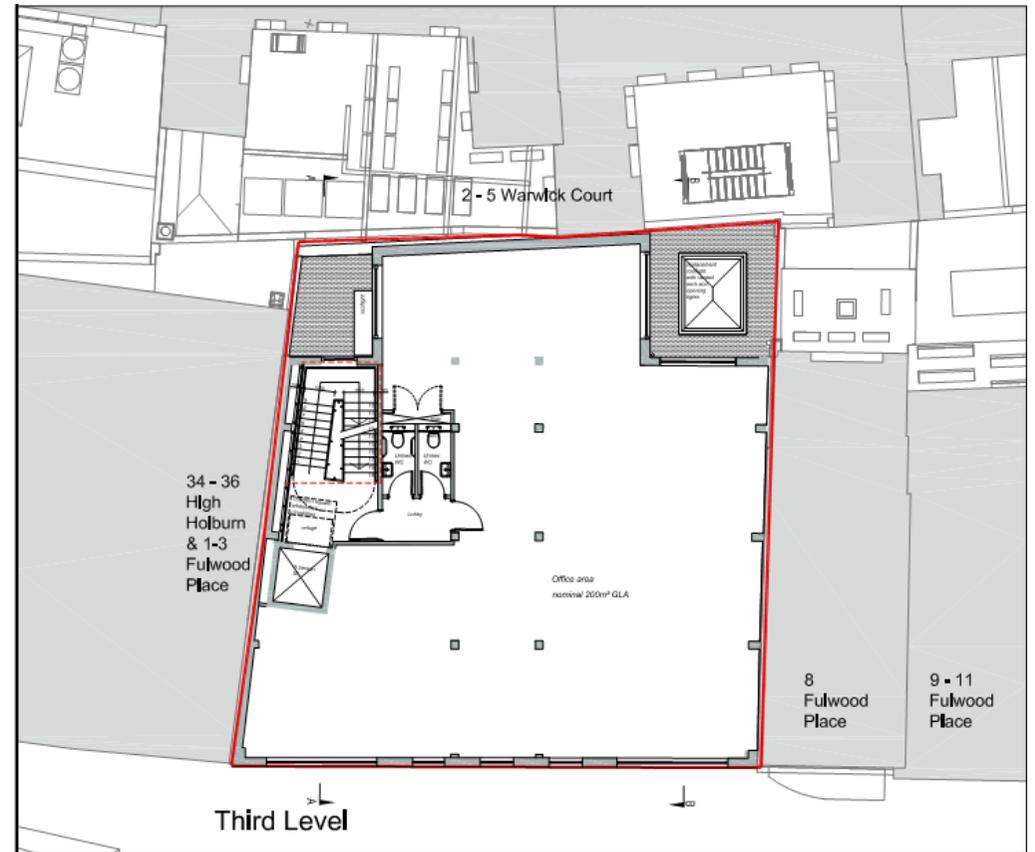


Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

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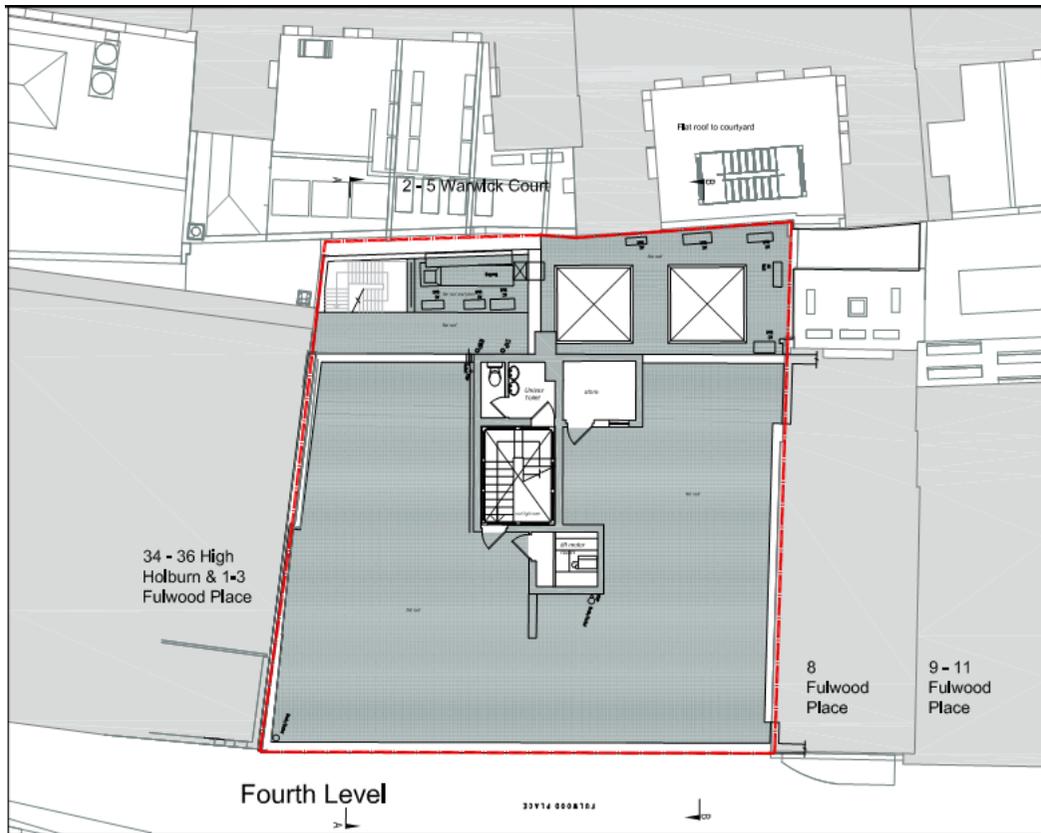


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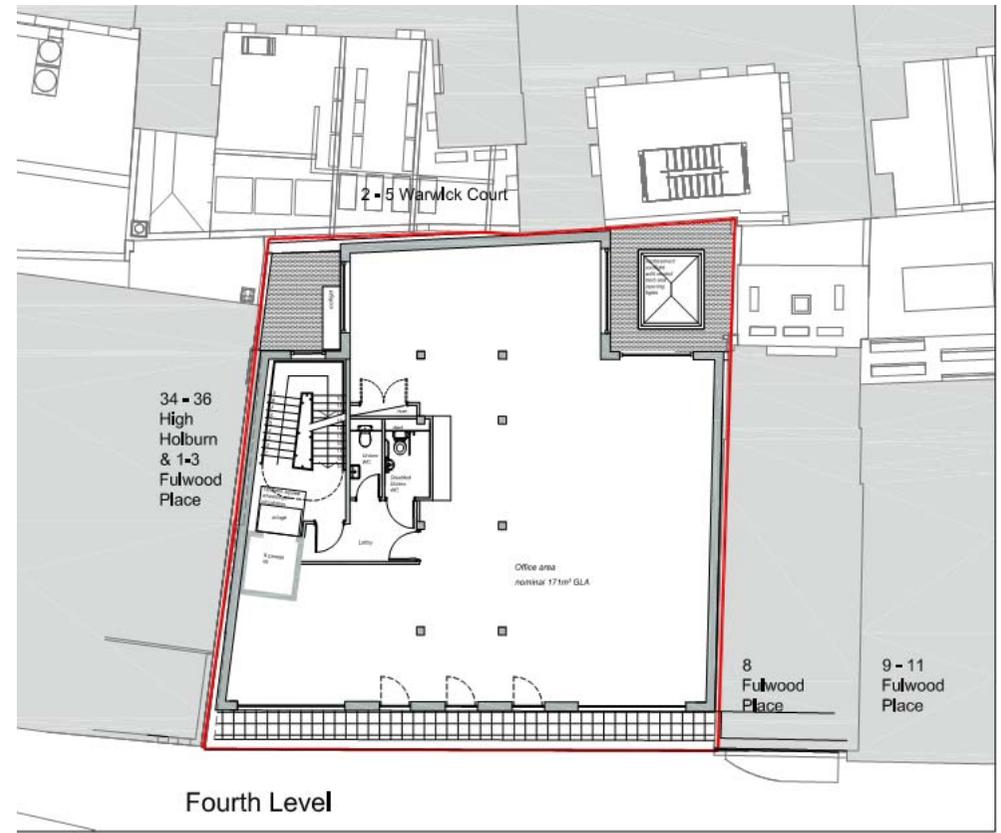


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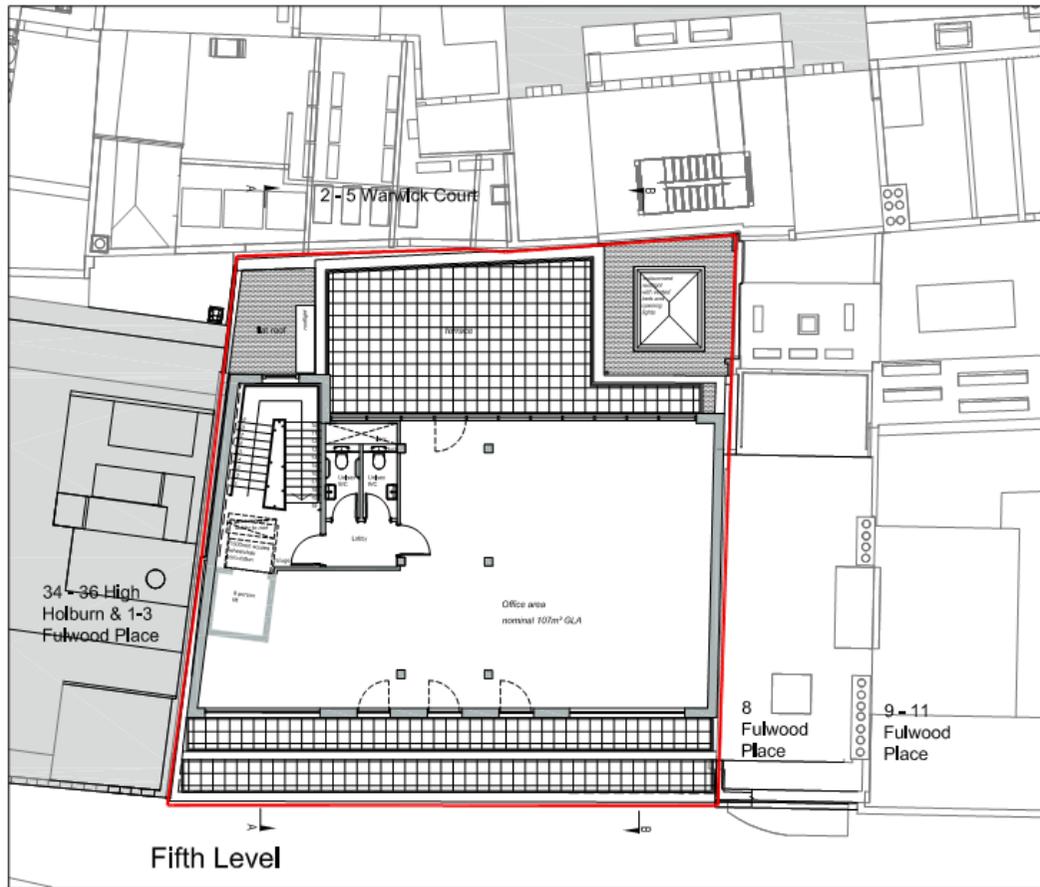


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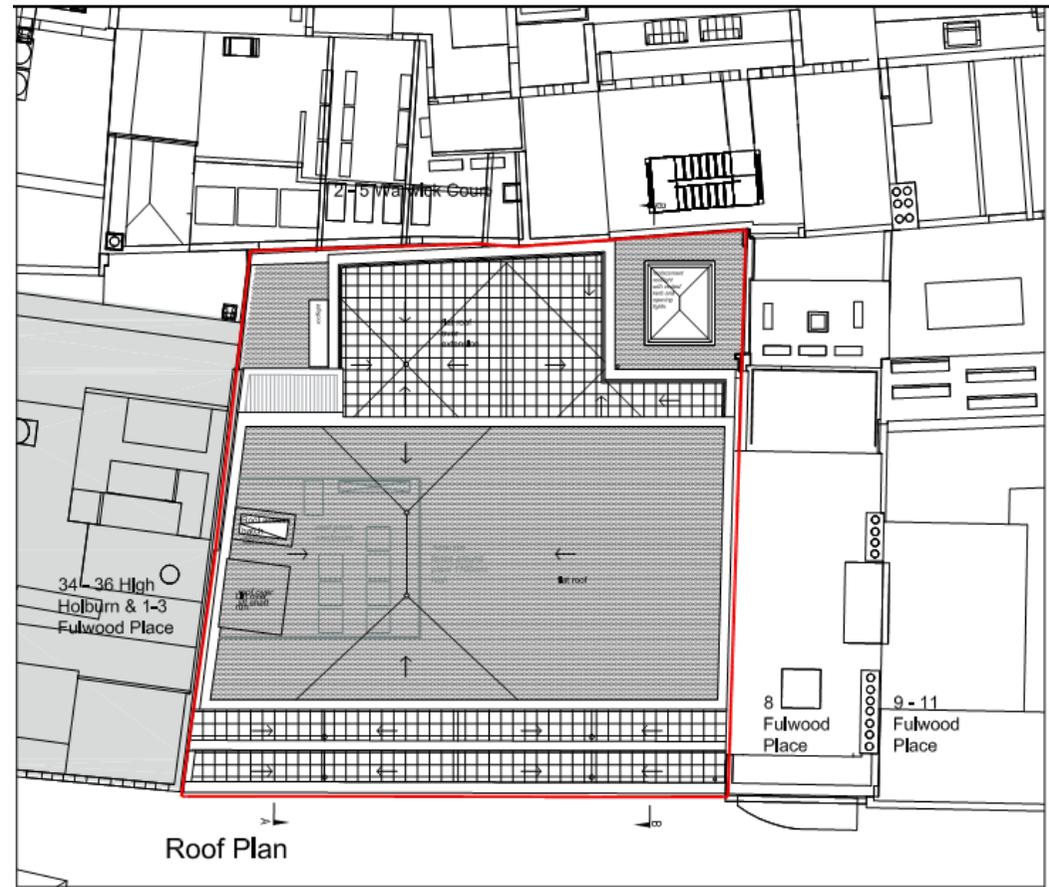


Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

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Proposed



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

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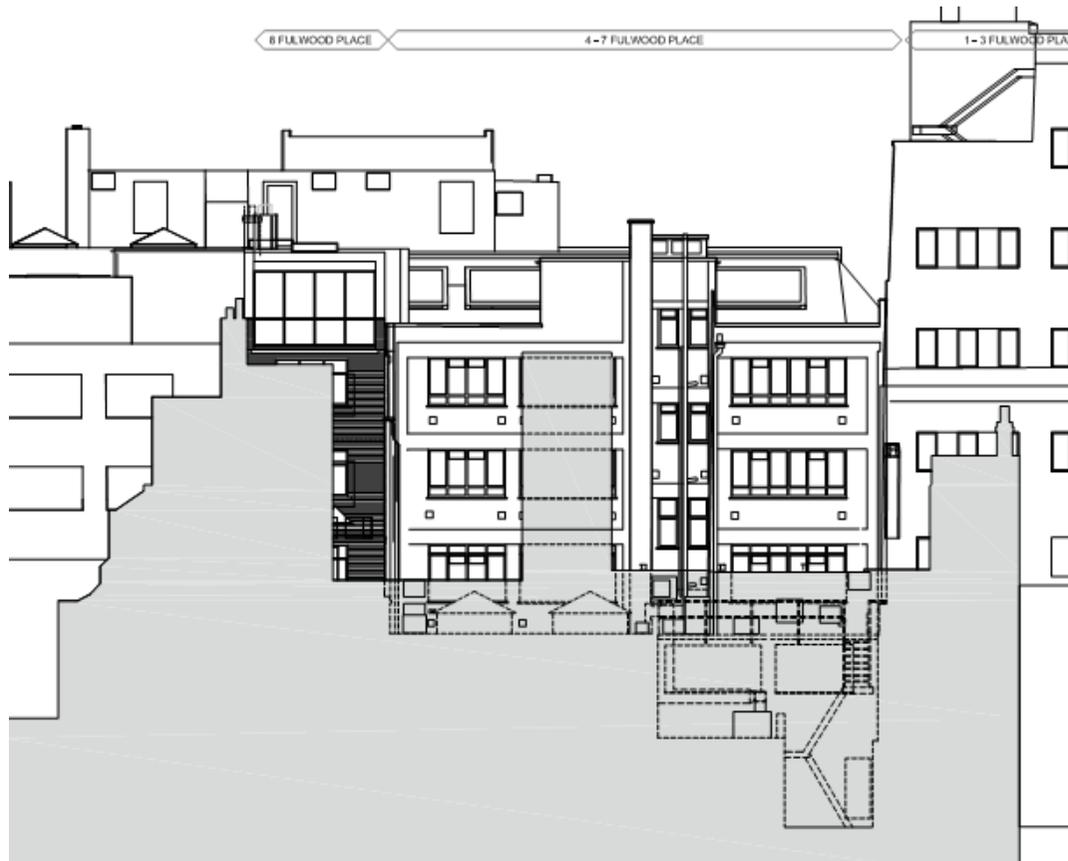


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Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

Existing



Proposed

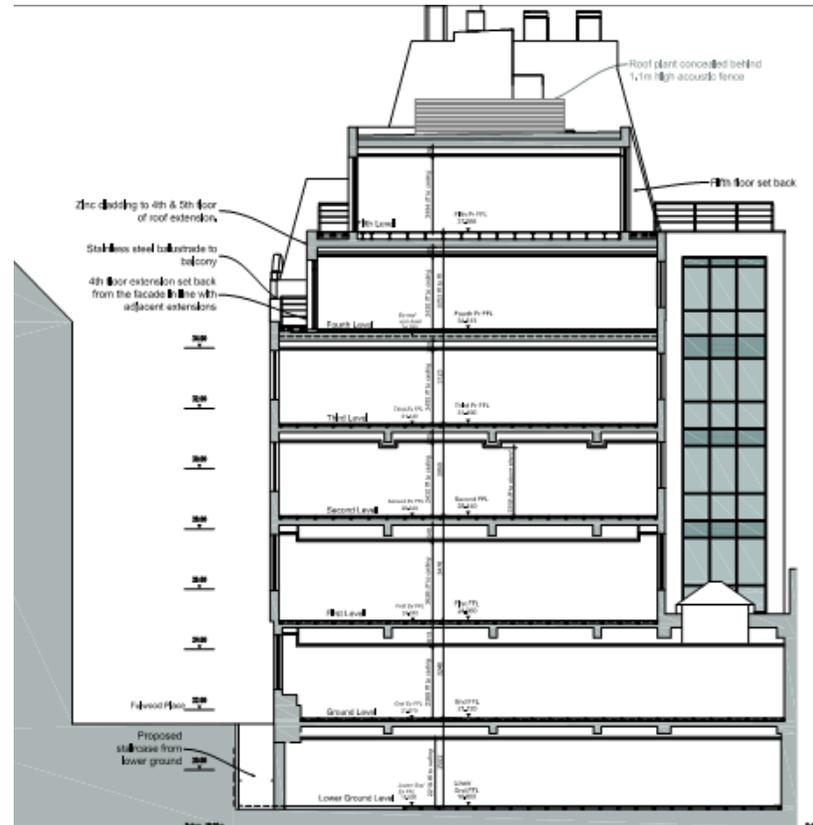
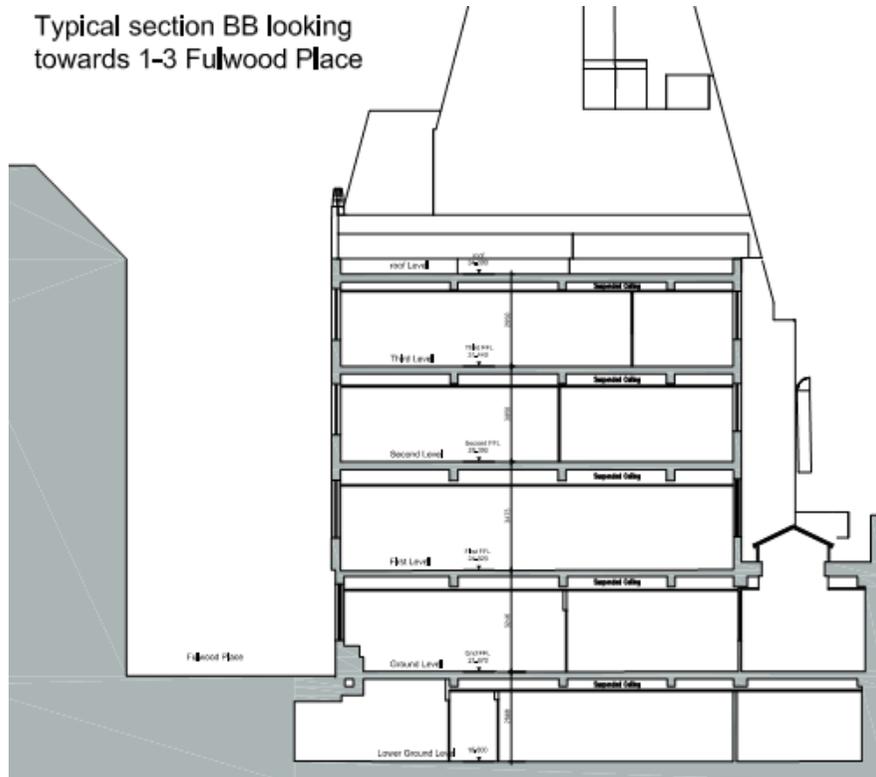


Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

Existing

Proposed

Typical section BB looking towards 1-3 Fulwood Place



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

CGI showing front elevation



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

CGI showing rear elevation from the north



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

CGI showing rear elevation from the south



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P

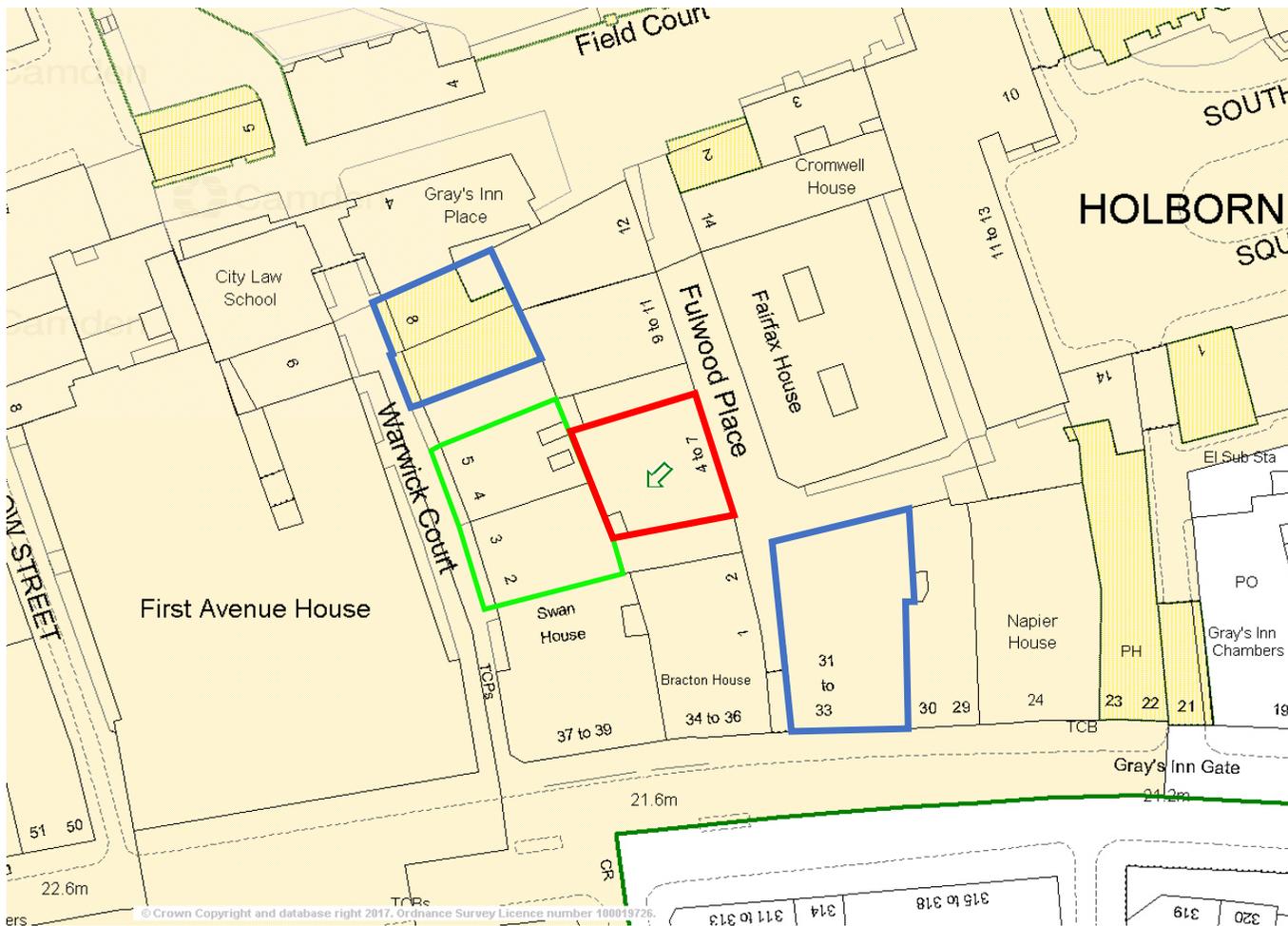
Existing view from the north end of Fulwood Place



CGI showing proposed roof extension



Elizabeth House, 4-7 Fulwood Place, 2017/6946/P



- Application site in **red**
- Residential properties in **blue**
- 2-5 Wawrick Court (commercial) in **green**