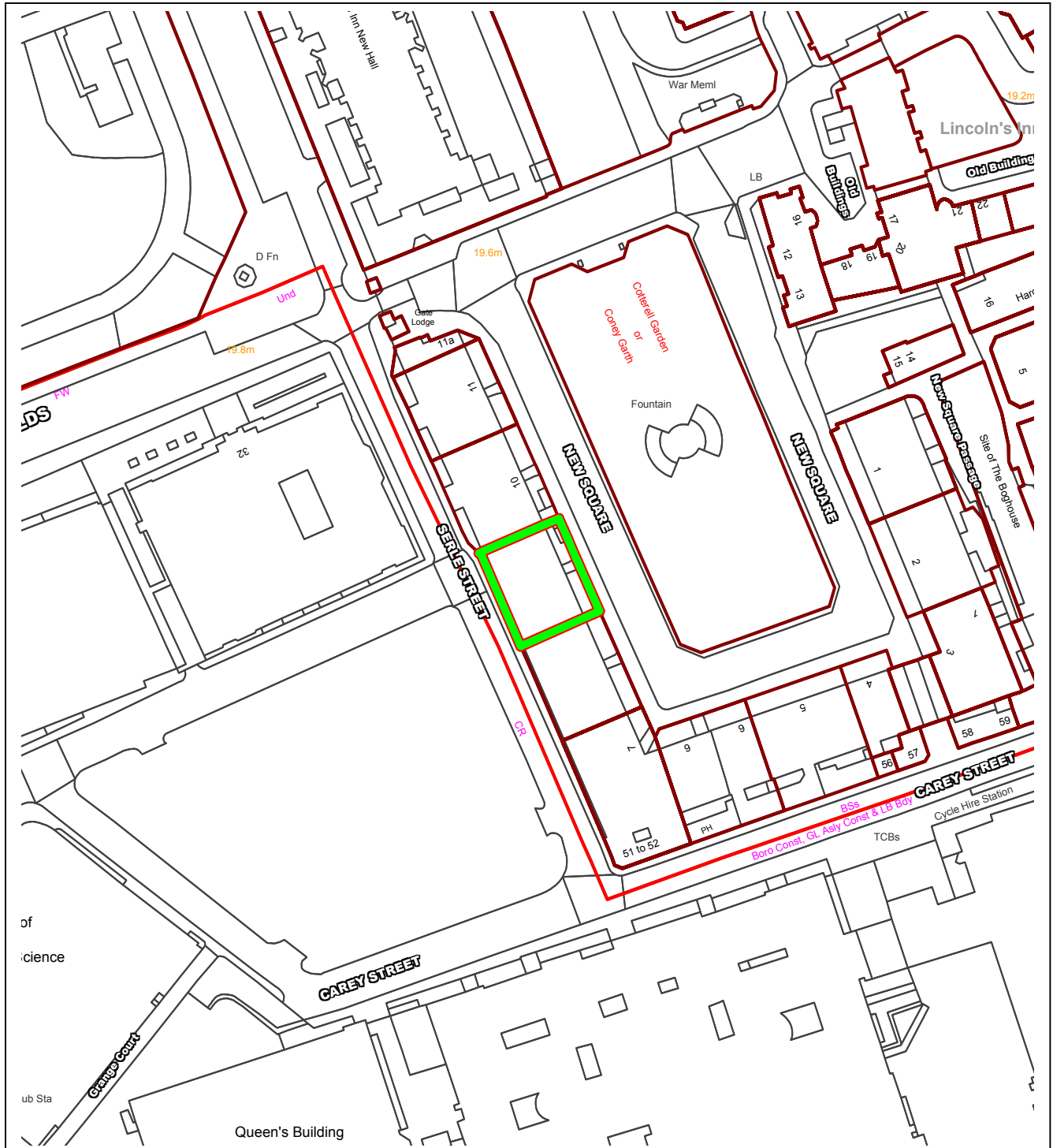


Offices And Premises at 1st-4th Floor
9 New Square London WC2A 3QN
2018/2572/P & 2018/3327/L



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Photo 1: Front elevation- from New Square



Photo 2: Rear elevation from Serle Street



Photo 3: Aerial view of property showing adjacent listed properties with similar roof extensions

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/04/2018	
		N/A		Consultation Expiry Date:		14/06/2018	
Officer				Application Number(s)			
Elizabeth Martin				1. 2018/2572/P 2. 2018/3327/L			
Application Address				Drawing Numbers			
Offices And Premises at 1st-4th Floor, 9 New Square London WC2A 3QN				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Erection of infill mansard roof extension with dormer windows to enlarge existing office building (Use Class B1) with minor internal alterations to walls, doors and stairs. 2) Infilling of the valley roof and the installation of dormer windows to provide additional office accommodation and internal alterations to walls, doors and stairs							
Recommendations:		1. Grant conditional Planning Permission subject to s106 legal agreement 2. Grant conditional Listed Building Consent					
Application Type:		Listed Building Consent and Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
Summary of consultation responses:		For both applications: Site notice: displayed from 12/09/2018 – 06/10/2018 Press notice: displayed from 13/09/2018 – 07/10/2018 <i>No responses received.</i>					
Bloomsbury CAAC		We were unable to view the related documents, but we object to this application on the basis that, even if there have already been modifications to the roofline, the addition of the proposed mansard would be totally inappropriate for a building in this very fine terrace.					

	<p><i>Officers response:</i></p> <ul style="list-style-type: none"> - Documents have been available on the Council's website since registration. - Please see section 3.2.2 of the main report below.
Historic England	<p>Authorised the Local Authority to determine the application as we see fit. Authorisation letter ratified by the NPCU.</p>

Site Description

The application site is located on the western side of New Square, within Lincoln's Inn, whilst the rear of the building backs onto Serle Street. The application property comprises a large mid-terrace office building arranged over basement, ground, first, second and third floors with additional space within the roof. The applicant, Hunters, a long established firm of solicitors, occupy the first, second, and third floors and the roof space. The current application is technically a renewal of planning permission PSX0105087, which expired on 01/08/2007

9 New Square forms part of a group of 11 chambers built c.1690-97 by Dr Nicholas Barbon, four storeys with basement and in brown brick with red brick dressings and stucco basements. Archival research suggested that when first completed, the whole of New Square had butterfly roofs over the second floor. As third levels were added, butterfly roofs were repeated in the majority of the buildings. The roof of 9 New Square was destroyed in October 1915 during a zeppelin raid.

The group of buildings are Grade II* listed and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares.

Relevant History

Application site

2018/2574/L- Internal alterations and redecoration and installation of lift. **Listed Building Consent granted with conditions**

PSX0105087 (12/09/2001) Infilling of the valley roof and the installation of dormer windows to provide additional office accommodation. **Full Planning Permission Granted.**

LSX0105088 (12/09/2001) Infilling of the valley roof and the installation of dormer windows to provide additional office accommodation. **Listed Building Consent granted with conditions.**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

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

E2 Employment premises and sites

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

Camden Planning Guidance (July 2015 updated March 2018)

CPG1 (Design)

Bloomsbury Conservation Area Statement (2011)

Assessment

1. PROPOSAL

- 1.1 Planning permission is sought to erect an infill roof to create 4th floor and install dormer windows.
- 1.2 Listed building consent is sought for the above works, as well as internal alterations including the removal of a modern stud partition and installation of a new staircase to access the new fourth floor.
- 1.3 The works proposed are the same as those approved at the same property in 2001 under application refs PSX0105087 and LSX0105088.

2. REVISIONS

- 2.1. No revisions were requested or required.

3. ASSESSMENT

- 3.1 The material considerations for this application are as follows:
 - Land use
 - Design and Conservation
 - Amenity
 - Transport

3.2 Land Use

- 3.2.1 The existing building is in office use and the additional floorspace will be used for the same established group of solicitors. The increase in office space is therefore acceptable under the circumstances. The uplift in floor area (+188sqm GIA) is just under the threshold for the mixed use policy (H2) and would not materially alter the operational impacts of the existing building, meaning that no objection regarding land use is raised.

3.3 Design and Conservation

- 3.3.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's

rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- 3.3.2 The existing roof was completely rebuilt in the first quarter of the 20th century leaving a roof with an east-west ridge hipped at both ends, at odds with the architectural character of the rest of the square. All roof coverings (including slates, lead valleys, lead covered roof lights and plastic vents) are modern. Nos 4, 5, 6, 7 & 8 have all had their valleys infilled and dormers introduced. The proposal seeks to rebuild the missing slopes of the original butterfly roof so that, as in the other buildings in New Square, the ridges and roof slopes would stretch from party wall to party wall. Chimney stacks will be preserved, restored and any missing or damaged pots replaced with matching. The proposed roof is sensitive to the architectural form of the host building, the adjoining group and surrounding conservation area. The same conclusion was drawn in 2001 when the lack of impact on historic fabric, the preservation of the relationship with its group and the preservation of the character and appearance of the surrounding conservation area led to the same proposal being granted permission under application refs PSX0105087 and LSX0105088. Conditions are however recommended for the submission of details designs for the new dormer windows as well as to ensure that all added rooflights are of 'conservation style'.

All details of the scheme (available on the website) were sent to the Bloomsbury CAAC on 10th October to address their comments that *We were unable to view the related documents*, but no additional response was received.

The internal works to facilitate access to the new roof and few additional partitions are minor and do not affect the legibility of the historic floorplan and due to the replacement roof described above, would not result in the loss of historic fabric. The proposed works would not harm the special interest of the Grade II* listed building, the adjoining group or harm the character and appearance of the wider conservation area, in compliance with Local Plan Policies D1 and D2.

Special attention has been paid to the desirability of preserving the special interest of the listed building and conservation area, under s.16,66 & s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

3.4 Amenity

- 3.4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered, in terms overlooking, loss of outlook and sense of enclosure, implications on daylight and sunlight. It is noted that the application building is in office use, as well as the buildings in vicinity.

The proposed infill roof extension, would project within the existing front and rear roof slopes and would be bordered on both sides by tall chimney breasts. Due to the siting of the host

building and proposed extension by virtue of its location, projection and detailed design it is considered that no significant harm would be caused in terms of outlook, privacy, daylight or sunlight to the neighbouring amenity. The proposal would therefore be considered acceptable in this regard.

3.5 Transport:

In line with Policy T1 of the Camden Local Plan, we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. However, given the Grade II* status of the building, and the fact that the applicant does not have control of the ground floor, it does not appear feasible to accommodate a formal cycle store within the building. However, external cycle parking exists within Lincoln's Inn for use by staff and visitors.

In line with Policy T2 of the Camden Local Plan, we expect new developments to be car free, i.e. no off-street parking is provided and the occupants are prevented from obtaining on-street parking permits by means of a Legal Agreement. Whilst no off-street parking is provided within the listed building, some off-street parking is available within Lincoln's Inn. There are no proposals to alter these arrangements as part of this development. As the property is located south of the Euston Road, where the ability to obtain on-street Business parking permits is very limited, it is considered unnecessary to secure this particular development as permit free.

In line with Policy A1 of the Camden Local Plan, it will be necessary to secure a Construction Management Plan (CMP) and corresponding Implementation Support Contribution of £3,136 by means of a Section 106 Agreement. This will help minimise the impact of the proposed construction works on the operation of the local highway and residential amenity. The CMP, in the form of our standard pro-forma, should be submitted to the Council for review once a principal contractor has been appointed and following local consultation, prior to any works commencing on site.

As the proposed development will require the placing of scaffolding on Serle Street, for which a bond will be secured to cover the cost of any repairs that may be required to the footway as a result of construction works, it is considered unnecessary to secure a separate Highways Contribution in this particular instance.

4 Recommendation

- 4.1
- 1) Grant conditional planning permission subject to s106 legal agreement;
 - 2) Grant conditional listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 12th November 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2018/2572/P
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 2 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Sorrel Projects Limited
The Old Barn
Scrips Business Park
Cut Hedge Lane
Coggeshall
Essex
C06 1RL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Offices And Premises at 1st-4th Floor
9 New Square
London
WC2A 3QN

DECISION

Proposal: Erection of infill mansard roof extension with dormer windows to enlarge existing office building (Use Class B1) with minor internal alterations to walls, doors and stairs

Drawing Nos: 9NS/RPEX, 9NS/RPPR, 652/26, 652/27, 9NS/FP04EX, 9NS/FP04PR, 652/04, 9NS/SEPR, 652/19, 652/25, 652/18, 652/24, Heritage Statement, Site Location Plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 9NS/RPEX, 9NS/RPPR, 652/26, 652/27, 9NS/FP04EX, 9NS/FP04PR, 652/04, 9NS/SEPR, 652/19, 652/25, 652/18, 652/24, Heritage Statement, Site Location Plan

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Sorrel Projects Limited
The Old Barn
Scrips Business Park
Cut Hedge Lane
Coggeshall
Essex
C06 1RL

Application Ref: **2018/3327/L**

Please ask for: **Elizabeth Martin**

Telephone: 020 7974 **1204**

2 November 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Offices And Premises at 1st-4th Floor
9 New Square
London
WC2A 3QN**

Proposal: Infilling of the valley roof and the installation of dormer windows to provide additional office accommodation and internal alterations to walls, doors and stairs.

Drawing Nos: 9NS/RPEX, 9NS/RPPR, 652/26, 652/27, 9NS/FP04EX, 9NS/FP04PR, 652/04, 9NS/SEPR, 652/19, 652/25, 652/18, 652/24, Heritage Statement, Site Location Plan

The Council has considered your application and decided to grant listed building consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 9NS/RPEX, 9NS/RPPR, 652/26, 652/27, 9NS/FP04EX, 9NS/FP04PR, 652/04, 9NS/SEPR, 652/19, 652/25, 652/18, 652/24, Heritage Statement, Site Location Plan

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Rooflights to be the conservation-type, black metal and lying flush to the roof.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Details of new fenestration to roof dormers to be submitted and approved at 1:20, 1:5 and 1:1 scale where appropriate.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION