

4.0 Planning Context & History

4.01 Local Planning Authority

Wheatsheaf Yard is located in the London Borough of Camden, and situated within the Holborn and Covent Garden ward. Camden Council is the local planning authority for the area.

4.02 Conservation Area

The site is located within Bloomsbury Conservation Area. Bloomsbury provides a significant example of town planning through street layouts employing formal landscaped squares and an interrelated grid of streets. Whilst some dwellings have been converted to offices and hotels, original uses have survived (including hospital, academic, cultural, legal, and specialist retailers).

The areas hierarchy of different street scales, from formal squares to terraced houses, with narrow alleys and mews buildings provide a sense of history, and creates a noticeable transition in the sense of enclosure moving around the area. The predominant building typology is three or four storey terraced townhouses, with often to the rear mews type properties built to stable horses and carriages and sometimes the coachmen of wealthy residents. Typically modest two storey buildings with large openings on the ground floor, with timber doors and smaller windows above. A few such buildings were used as workshops on the upper floor levels.

The most prevalent building material is London stock brick, with the use of contrasting red brick, stone and stucco. Glazed tiling, terracotta and faience define the late 19th century, followed by concrete during the 20th century, and finally proceeding with glass and steel during the current century.

Wheatsheaf Yard sits within the Queen Square/Red Lion Square sub-area, which is characterised by two focal squares surrounded by a network of streets and minor routes. Red Lion Square, originally built in 1684, was laid out with seven narrow passageways leading off its corners and side, with only Lambs Conduit Passage remaining, giving a sense of the intensely enclosed nature of these former streets.

The surrounding area provides relatively narrow streets with continuous building frontages which provide a strong sense of enclosure, sometimes entered through single-storey openings in the frontage buildings. Wheatsheaf Yard is accessed through one of these historic passageways, leading to a small mews street. Wheatsheaf Yard is not listed, and whilst there are several listed buildings within the vicinity, as well as buildings noted for making a positive contribution to the conservation area, the property itself is not specifically noted in the appraisal or marked as making a contribution to the area – either positively or negatively.

Any development proposal must preserve or enhance the character of the area with an emphasis on high quality design and execution.

4.03 Central London Area

The site sits with the Central London Area which identified within the Core Strategy as a location suitable for large scale growth and development. The Council's Planning Guidance 5 advises of the intention to maintain the mixed use character of the Central London Area, protecting the retail function and specialist uses, whilst preventing concentrations of food drink and entertainment uses that cause harm to the character of the area and the amenity of local residents.

4.04 Archeological Priority Area

The site is located in the London Suburbs Archeological Priority Area of Camden. Laura O'Gorman, Assistant Archaeology Advisor at Historic England has advised that any planning application would require an archeological desk-based assessment to ascertain if any further archeological investigation is required.

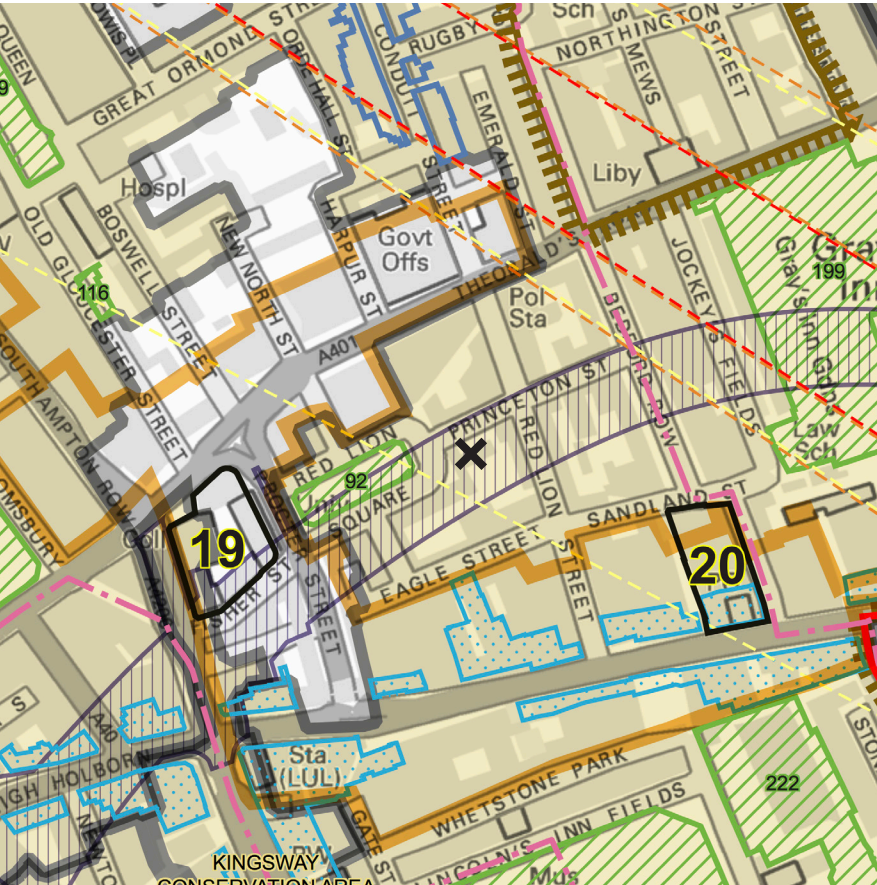
A report has been prepared by CgMs Heritage which accompanies this application. The report finds a low to moderate archaeological potential at the study site for the Palaeolithic period, and a moderate potential for the Roman period. A low archaeological potential has been identified for other periods. Due to the small footprint and surrounding development it is considered unlikely that the proposed redevelopment would have either a significant or widespread archaeological impact, and therefore no further archaeological works are recommended for the site.

4.05 Designated Views

The London Plan establishes the London View Management Framework which designates, protects and manages views of London. The site is located within the protected vista 5A.2, which protects views from Greenwich Park. Sited in the lateral assessment area, Greenwich is located to the south-east of the site. Proposals below the height of neighbours on Princeton Street should not impede this viewing corridor in any significant way.

4.06 Planning Statement

A more thorough review of the relevant planning policies is provided in Collective Planning's accompanying Planning Statement.

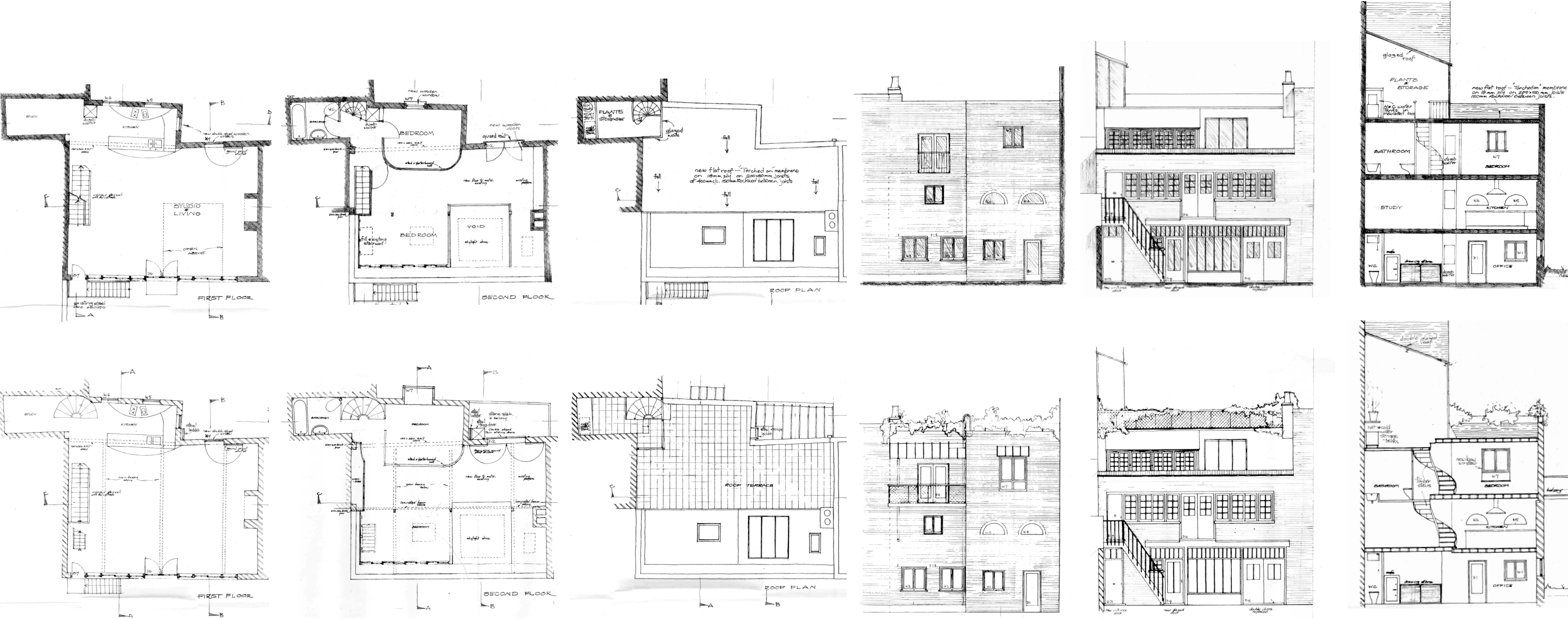


Camden Council's Policy Map, with the site highlighted with a cross.

4.07 Historic Planning Permission

The property was granted planning permission in 1999, although this work was never fully implemented (ref: PS9804997).

The application permitted the erection of a roof extension and the insertion of windows in the rear wall in connection with the existing use of the building as a mixed use design studio with residential accommodation. A previous application creating an extensive roof terrace and balcony at the rear was withdrawn, prior to an adjusted scheme being permitted.



Historic Planning Drawings (not to scale), with approved shown above and withdrawn below and from left to right: First Floor Plan; Second Floor Plan; Roof Plan; Rear Elevation; Front Elevation; Section through Rear.

4.0 Planning
Pre-Planning Applications

(ref: 2017/3846/PRE) and April 2018
(ref: 2018/0301/PRE).

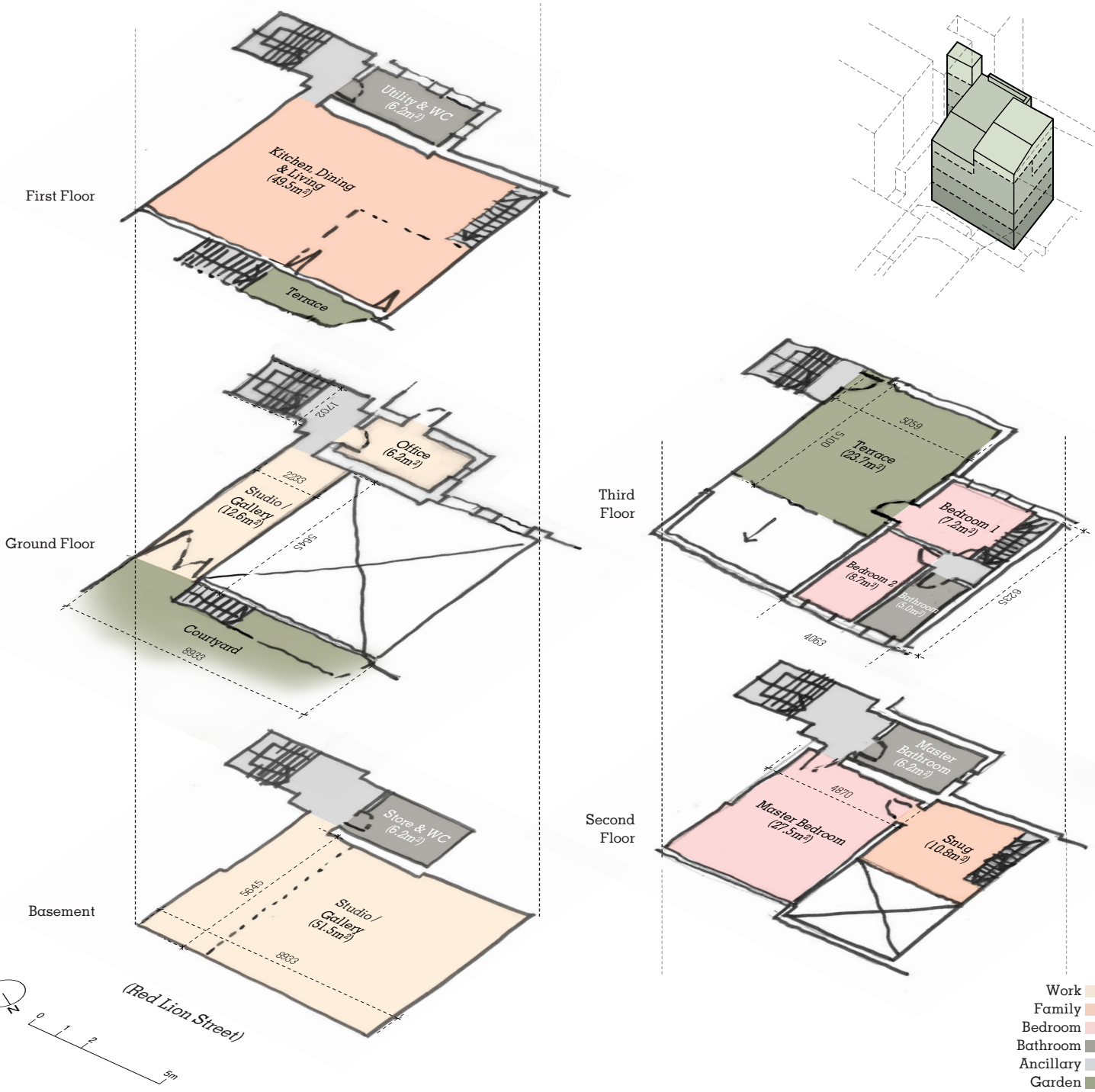
4.08 Pre-Planning Application I
A pre-planning application was submitted to Camden Council in July 2017 (ref: 2017/3846/PRE). The application proposed the demolition of the existing building to allow for a new build house capable of meeting current building regulations and the client's needs. The house would be rebuilt on the original footprint with a basement and roof extension. The scheme would maintain an artist's studio or gallery space, with residential accommodation above. Advice was sought on whether the proposed volume and massing of a new build property would, in principle, be permissible.

- 4.09 Pre-Planning Application Advice I**
Pre-planning application advice was received in September 2017. The primary points raised were:
- Demolition needs further justification through a Structural Statement and further historical research;
 - Third storey extension unlikely to be acceptable due to a desire to maintain the varied arrangement of building heights;
 - Concern is raised for daylight and sunlight levels in neighbouring properties, a report is required;
 - A basement is acceptable under the footprint of the house however a Basement Impact Assessment is required;
 - Existing parking arrangements can be maintained with the addition of two cycle parking facilities;
 - Sustainability requirements to be met;
 - Section 106 Planning Obligations are required in the form of financial contributions.



1:200 Proposed Massing Elevation

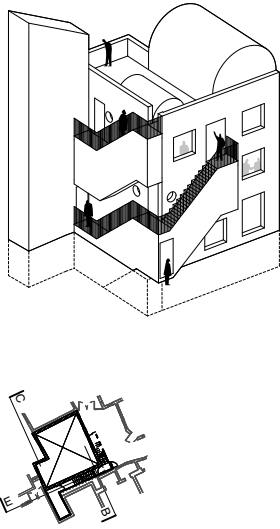
Exploded Plans with Axonometric Massing



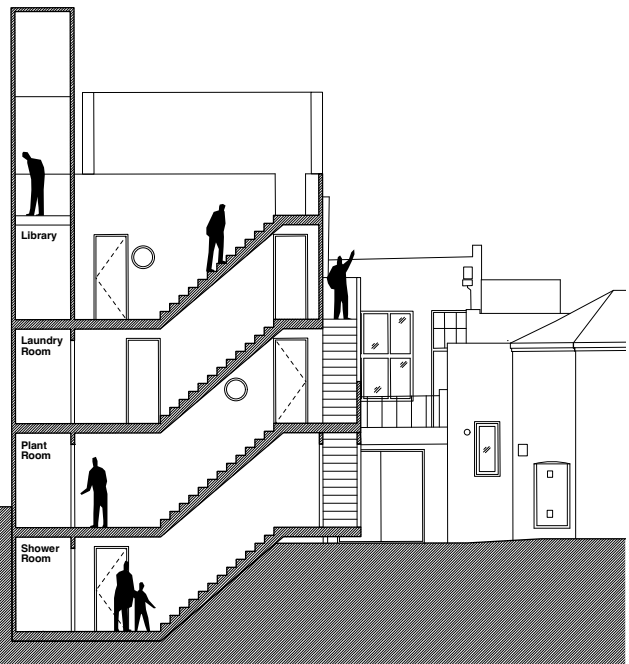
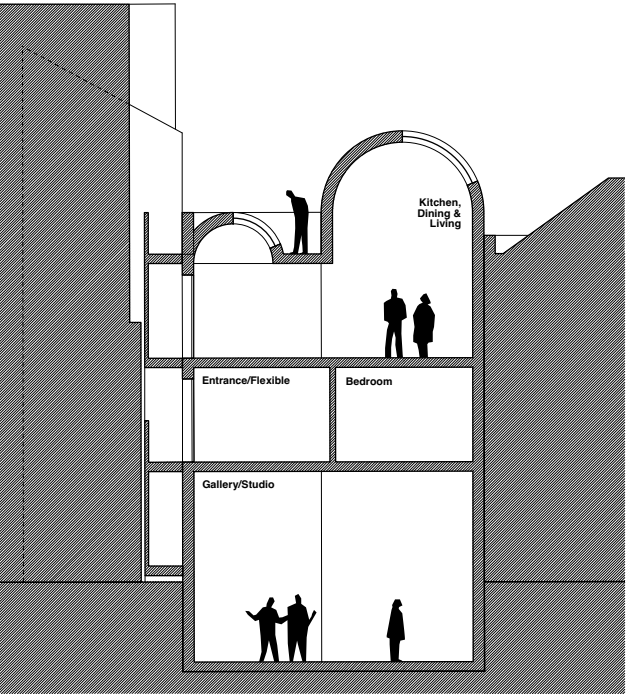
4.10 Pre-Planning Application II
A second pre-planning application was submitted to Camden Council in January 2018 (ref: 2018/0301/PRE). The new application aims to address concerns raised in the first, as well as providing a much more detailed proposal for further comment.

The proposed scheme would see the demolition of the existing building to allow for a new build house capable of meeting current building regulations and the client's needs. The house would be rebuilt on the original footprint with a basement and roof extension. The scheme would maintain an artist's studio or gallery space, with residential accommodation above.

- 4.11 Pre-Planning Application Advice II**
Following input from Camden's conservation officer, pre-planning application advice was received in April 2018, with points raised:
- Rear elevation is prominent from the direction of Red Lion Square and of considerable age, showing three distinct build phases, although an exact date is unclear;
 - Site's relationship with Grade II listed 50 Red Lion Street could make it a curtilage-listed structure which enhances the setting of the listed building;
 - Facade is typical mews-style in terms of its materials, design and scale, forming a legible group with its neighbours.
 - Triple-width opening with bressumer above, surmounted by workshop window and derrick platform has historic interest and charm;
 - Front courtyard contributes positively, both to the conservation area and the setting of the listed building;
 - Demolition of the elevations will harm the character and appearance of the conservation area and the setting of the listed building, and would unlikely be supported;
 - Proposed three-four storey structure with roof terrace and basement is considered to represent over development of this back land site and to be harmful to the setting of the listed building;
 - Whilst building has already been extended with a large dormer, it has retained its original proportions and subordnancy to the surrounding houses, consequently an extension that would add additional height and bulk to the upper level would be resisted;
 - If structural problems are overcome, the existing dormer structure could be widened and being surrounded by a storey height parapet at the rear the rear part of roof could be raised to flat to create a full second storey;
 - Proposed bulk and massing is unlikely to cause concern in terms of daylight and sunlight.



Axonometric View showing front elevation and boundary to Omnium Court with 1:200 Sections with Key.



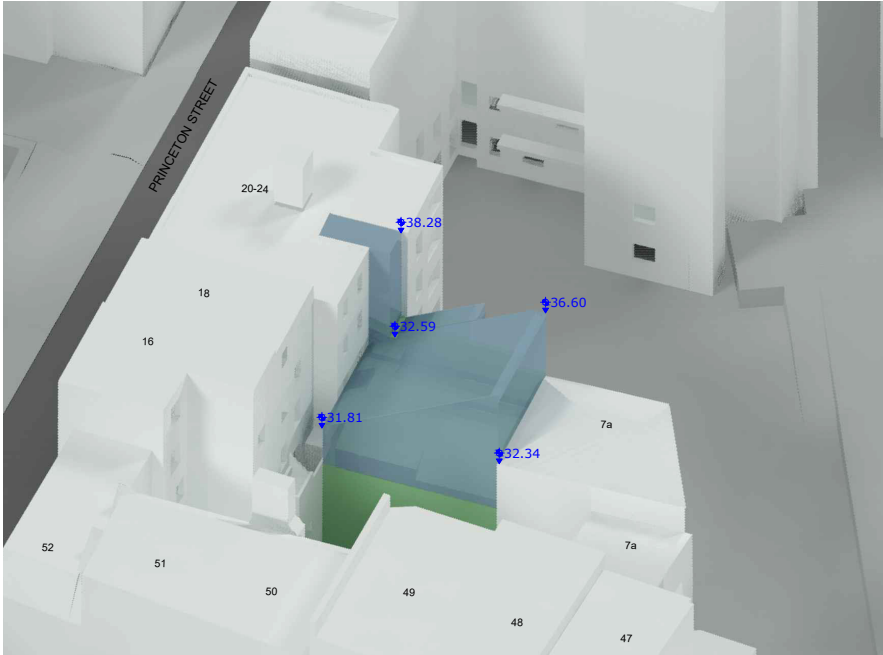
Exploded Plans.

4.0 Planning

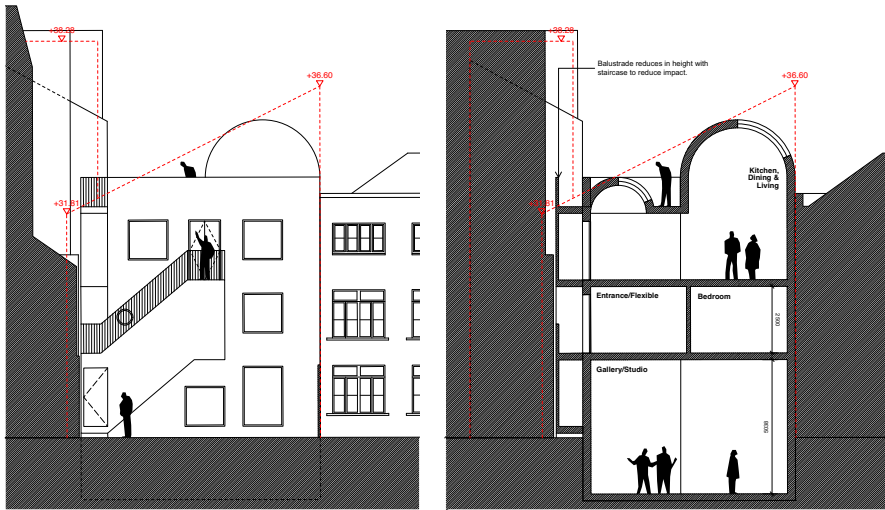
Daylight & Sunlight

4.12 Daylight & Sunlight Analysis
Waldrams were appointed in September 2017 to review the impact on daylight and sunlight following advice given in the first pre-planning application. As part of their analysis Waldrams modelled the site using existing survey information, and investigated the use of rooms with windows overlooking the site. From this model they were able to produce a maximum building envelope of the site. This envelope as shown on images respects all the surrounding windows that are understood to serve habitable space for either Vertical Sky Component or Daylight Distribution. The proposed envelope provides guidance for appropriate site massing, however it suggests an average and therefore projecting through this envelope in some limited areas while not filling it out in other areas may still be acceptable.

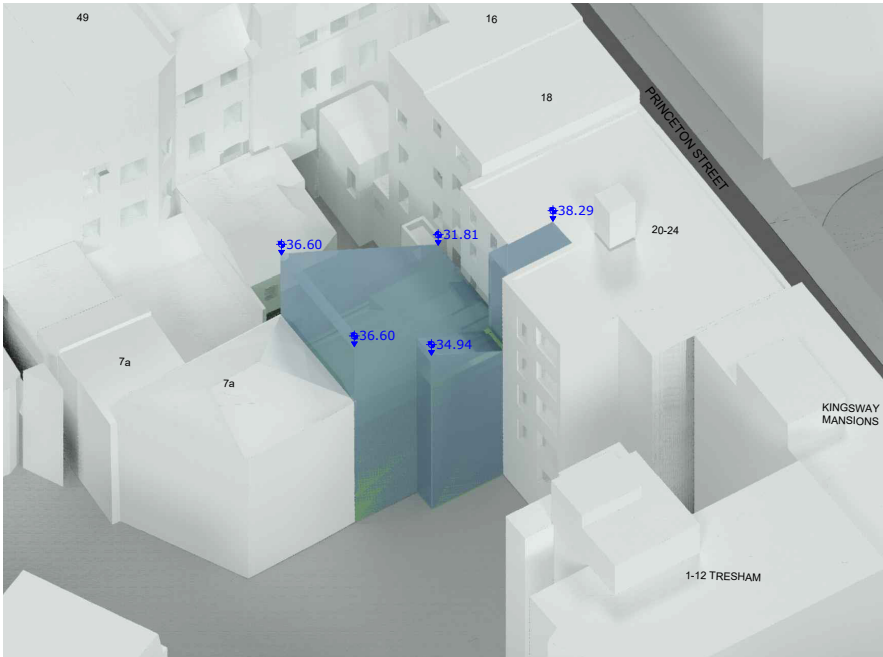
The initial analysis suggests the proposed roof pitch of the scheme submitted for the second pre-planning application should prove acceptable. The scheme is also purposefully designed to step away from the neighbours to the south providing space between the buildings to be infilled with circulation, this would therefore improve the current situation for the windows from Omnium Court, where the current roof overlaps somewhat. The windows (one bathroom and one kitchen) are however opaque and therefore do not currently provide any outlook.



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Sections showing the Pre-Planning Application II scheme against the daylight/sunlight envelope.



Daylight/sunlight maximum building envelope analysis by Waldrams.