



Application ref: 2018/2572/P
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 4 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Sorrel Projects Limited
The Old Barn
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Cut Hedge Lane
Coggeshall
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C06 1RL

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

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.

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

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.

- 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: 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.~~

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.

- 4 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.

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.

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.

The application was advertised in the press and with a site notice. The Bloomsbury CAAC responded to the consultation stating that "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". Historic England responded to the consultation authorising the local authority to determine the application as we see fit. The authorisation letter was also ratified by the NPCU.

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.

The proposed works will not harm neighbouring amenity. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (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.

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 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer