

Planning and Heritage Statement

2/2a Gate Street, London WC2A 3HP

Firstplan Ref: 21474/KM/am

Date: March 2022

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Section 1 Introduction

- 1.1 This Planning Statement has been prepared by Firstplan on behalf of Peak Group London Ltd. in support of a planning application at 2/2a Gate Street, London, WC2A 3HP for the following development:

“Upward extension to form additional storey with mansard, creating additional flat with external terrace. Alterations to windows at third floor.”

- 1.2 The applicant is seeking to optimise the potential of the building by providing an additional high-quality flat in a highly sustainable location.
- 1.3 The proposals put forward within this submission provide a traditionally designed additional floor and mansard that will complement the character of the existing building, sit comfortably alongside the adjoining property at no.4 Gate Street, and complement the wider street scene.
- 1.4 The additional flat meets the London Plan standards and has no adverse impact on the amenity of neighbouring occupiers.
- 1.5 This Statement is to be read alongside the architectural drawings and Design and Access Statement prepared by Turner, Jackson + Day Associates.
- 1.6 This Statement assumes the following format:
- **Section 2** sets out the relevant background information, including a description of the site and relevant planning history;
 - **Section 3** provides a description of the application proposals;
 - **Section 4** outlines the national and local planning policies relevant to the application;
 - **Section 5** provides a heritage statement
 - **Section 6** assesses the proposal in the context of the policies; and
 - **Section 7** presents the conclusions.

Section 2 Background Information

a) Site Description

- 2.1 The application relates to a four-storey building in Holborn, situated on the corner of Gate Street and Whetstone Park.



Figure 1. Aerial Photograph of Application Site

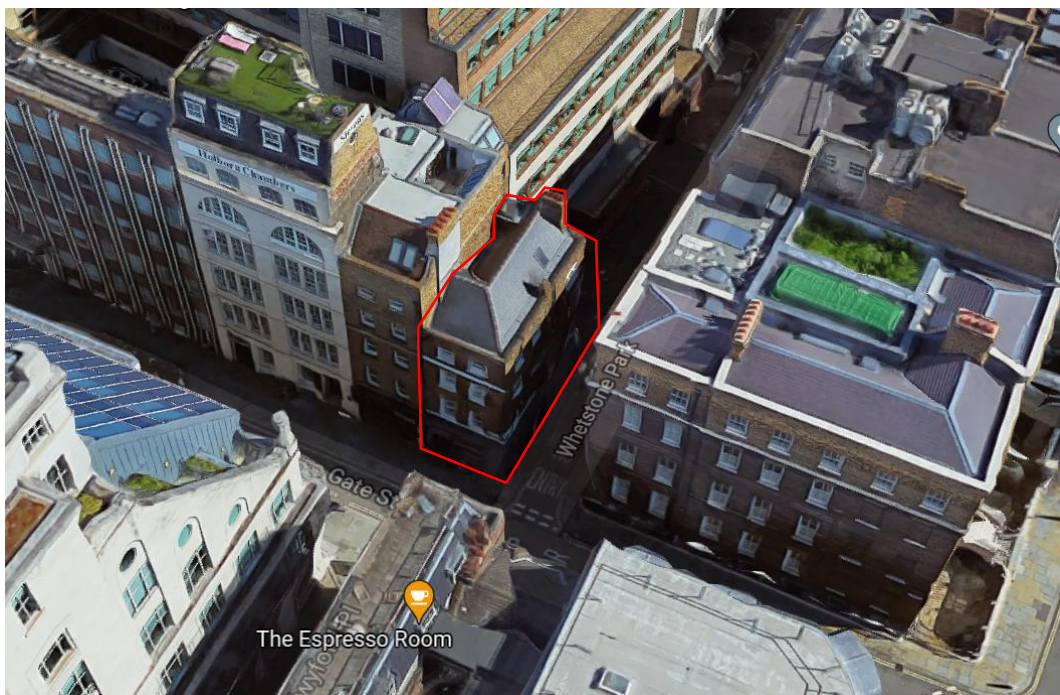


Figure 2. Aerial Photograph of Application Site

- 2.2 The application site is four storeys, with a pitched roof and additional basement. The west (Gate St) elevation comprises a rendered commercial unit frontage to the ground floor, with London stock brickwork and timber, single glazed sash windows to the upper floors. The south (Whetstone Park) elevation, which provides access to the upper residential floors, also comprises render to the ground floor, and brickwork to the upper levels; as does the east (rear). Two window openings to the south elevation have been bricked over on the first and second floors; and there is a mixture of single and tripart sash windows. The existing slate roof sits behind a parapet.
- 2.3 Immediately to the north of the site is the adjoining no.4 Gate Street, which is an extended 5-storey building comprising commercial space to the ground floor, four apartments, and a private roof terrace. To the north-east at the rear of the building is the residents' access and rear extension wing to no.4 Gate Street.
- 2.4 The building itself is not listed, but the application site is situated within the Bloomsbury Conservation Area. There are several of listed buildings in the vicinity. Opposite to the south is the rear façade of nos. 1 and 2 Lincolns Inn Fields, and to the north west is Africa House, both of which are Grade II listed. Further afield are The Roman Catholic Church of St Anselm and St Cecilia on Kingsway (Grade II Listed); 233 High Holborn (Grade II Listed); and Powis House on Lincolns Inn Fields (Grade II* Listed).
- 2.5 Photographs of the site and surrounding area are attached at Appendix 1.

Appendix 1

- 2.6 The site is in flood zone 1, an area with a low probability of flooding, and has a PTAL Rating of 6b with the best possible access to public transport links. location is

b) Planning History

i) The Site

- 2.7 The lawful use of the building was established in 2005, when the change of use from offices (then Class B1) to 3 self-contained flats (Class C3) at 1st, 2nd & 3rd floor levels was permitted (ref. **2005/1765/P**). This permission was granted subject to a Section 106 Legal restricting the ability to apply for residents' parking permits.
- 2.8 An application (ref. **2006/5115/P**) for alterations to existing roof involving an increase in ridge height and formation of a new dormer window to the front and 2x to the side elevation in connection with the

formation of an additional self-contained residential flat (Class C3) at roof level of the existing residential building (Class C3) with ground floor cafe (Class A1) was refused in April 2007.

- 2.9 Reasons for refusal included the size and location of the proposed dormer windows, and inadequate floor space to the proposed fourth floor flat. However, the principle of the proposed fourth floor flat and mansard roof was considered to be acceptable in terms of neighbour amenity, daylight, sunlight and outlook.
- 2.10 A further application **2007/2119/P** for the erection of additional storey at fourth floor level and roof extension at fifth floor level to accommodate a 2-bedroom self-contained residential maisonette was withdrawn. This application illustrates the building height relative to neighbouring no.4 Gate Street, indicating they were previously a united pair within the terrace. No.4 Gate Street has since successfully undertaken an upward extension.
- 2.11 Most recently, an application **2008/1926/P** for the erection of a mansard extension at roof level to enlarge existing self-contained flat at third floor level was granted. This established the acceptability of a mansard including increasing the existing parapet height. This application was renewed in 2011 (ref. **2011/4396/P**).

ii) The Surrounding Area

- 2.12 At **4A Gate Street** consent was granted at appeal for reconfiguration of the existing fourth floor to provide a sheer fourth floor storey on the west (Gate Street) elevation, erection of a roof extension at fifth floor level and alterations to windows on the west elevation at third floor level, all in association with existing fourth floor flat (Class C3) in September 2009 (APP/X5210/A/09/2104580). A copy of the appeal decision is attached at Appendix 2.

Appendix 2

- 2.12 The appeal decision explains that the additional storey was considered to be well designed and in keeping with the character and appearance of the area. Whilst No.4 would become higher than no.2 symmetry was not a matter that should prejudice extensions to the property.
- 2.13 Following this the installation of 2 solar collector panels to roof at fifth floor level was granted in March 2010 (2010/0358/P).
- 2.14 At **71 Lincoln's Inn Fields** permission was granted in July 2010 for retention of change of use from office (Class B1) to five self-contained residential units (4x1 bed and 1x3 bed) at first, second and third floor

level (Class C3); Erection of a mansard roof extension to create additional living accommodation for third floor unit and associated alterations (2009/1748/P).

- 2.15 At **1-2 Lincoln's Inn Fields** permission was granted in July 2014 for change of use from offices (Class B1) to a single-family dwelling house (Class C3). Erection of 4 storey lift shaft and rear roof extension with new terrace at 3rd floor level (2013/6109/P).

c) Summary of Pre-Application Discussions

- 2.16 The pre-application submission was made in July 2021 with advice received in September 2021 (ref: 2021/2935/NEW). The advice is detailed in the submitted Design and Access Statement. It included concerns raised about a ground and basement flat, which has now been omitted from the scheme. It was also advised that as No.4 had been extended this added more value to the height of No.2 as part of the conservation area, termination of the terrace and transition to neighbouring listed buildings.

Section 3 Application Proposals

3.1 This application seeks permission for:

“Upward extension to form additional storey with mansard, creating additional flat with external terrace. Alterations to windows at third floor.”

- 3.2 It is proposed to extend the building upwards by one storey, with a mansard roof above. This will add a fourth and fifth floor to the property to create an additional one-bedroom two-storey flat with a roof terrace space.
- 3.3 The additional floor will be finished in brick and will match the height of 4A. The mansard above will incorporate a roof light with conservation bar to the western elevation, alongside a skylight to the flat roof. The mansard will be finished with traditional slates, alongside a sedum green roof to the flat roof.
- 3.4 To the rear, the proposal will retain the existing feature chimneys by extending it upwards, with the addition of the roof terrace. The terrace will be set back from the rear façade to minimise its prominence and protect neighbouring amenity, with a hit-and-miss cedar wood fixed privacy screen to the north-eastern corner. A traditional style black metal balustrade will be fitted to prevent access from the terrace to the remainder of the roof space.
- 3.5 The windows to the third floor of the west and south elevations will be enlarged, to retain the hierarchy of window size, which traditionally decrease to the upper floors. The windows to the newly extended fourth floor will mirror the proportions of those existing third floor windows. All new windows will have flat brick window arches to match the existing window design. This will retain the legibility of the building and align its design with surrounding buildings, in particular the neighbouring building at no. 4 Gate Street.

Section 4 Planning Policy Summary

4.1 The planning policy documents relevant to the application proposals are the following:

National Planning Policy

- National Planning Policy Framework (2021)
- National Planning Practice Guidance (Online Planning Resource)

Local Planning Policy and Guidance

- London Plan (March 2021)
- Camden Local Plan (2017)
- Camden Supplementary Planning Guidance (CPG)

4.2 The relevant policies and guidance from the above documents are summarised below.

a) The Town and Country Planning Act 1990

4.3 Section 70(2) of the Town and Country Planning Act 1990 requires that planning applications be determined in accordance with the Development Plan unless there are material considerations that indicate otherwise.

b) The Planning (Listed Building and Conservation Areas) Act 1990

4.4 Section 66 of the Act established a general duty for local planning authorities in considering whether to grant 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”.

4.5 Section 72 of the Act established a general duty for local planning authorities in considering whether to grant permission for development with respect to any buildings or other land in a conservation area:

“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

c) **National Planning Policy Framework (2021)**

- 4.6 The National Planning Policy Framework (NPPF) provides overarching planning policy guidance for development across England and was last updated in July 2021. It sets out that “the purpose of the planning system is to contribute to the achievement of sustainable development” by “meeting the needs of the present without comprising the ability of future generations to meet their own needs”.
- 4.7 In terms of decision taking, **Paragraph 38** sets out that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. It states that decision-makers at every level should seek to approve applications for sustainable development where possible. **Paragraph 47** requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.8 In regard to housing, **Paragraph 69** notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.
- 4.9 **Paragraph 86** recognises the importance of residential development for ensuring the vitality of centres and encourages residential development on appropriate sites.
- 4.10 **Chapter 11** provides guidance on making effective use of land in meeting the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions. **Paragraph 120** sets out that planning policies and decisions should (inter alia):

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively;

and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed

(including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

- 4.11 **Paragraph 124** supports development that makes efficient use of land.
- 4.12 **Paragraph 126** outlines that good design is one of the fundamental elements in ensuring sustainable development and contributes to creating better places to live and work and helps make development acceptable to communities. **Paragraph 130** seeks developments that (inter alia) function well and add to the overall quality of the area for the long-term, optimise the potential of sites, and are sympathetic to local character while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 4.13 **Chapter 16** of the NPPF relates to ‘conserving and enhancing the historic environment’. In determining applications affecting heritage assets, **paragraph 194** notes assessment of the significance of any heritage assets affected, including any contribution made by their setting should be proportionate to the asset’s importance.
- 4.14 **Paragraph 197** sets out that when determining applications affecting heritage assets, they should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.”

- 4.15 **Paragraph 206** relates to conservation areas and sets out that local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance. It states that proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

d) London Plan (2021)

- 4.16 This document provides the overarching development framework for London over the next 20-25 years.
- 4.17 **Policy GG2 Making the best use of land** seeks to create places of higher density in appropriate locations. It highlights the importance of proactively exploring the potential to intensify the use of land to support additional homes, and applying a design-led approach to determine the optimum development capacity of sites.
- 4.18 **Policy GG4 Delivering the homes Londoners need** encourages delivery of more, good quality homes that meet high standards of design.
- 4.20 **Policy D1 London's form, character and capacity for growth** sets out the need to undertake area assessments to define the characteristics, qualities and value of different places area, to determine different areas' capacity for growth
- 4.21 **Policy D3** "Optimising site capacity through the design-led approach" sets out that development should: *(inter alia)*
- make the best use of land by following a design-led approach that optimises the capacity of sites;
 - provide active frontages;
 - be of high-quality design;
 - enhance local context and positively respond to local distinctiveness; and
 - respect the heritage assets that contribute towards local character.
- 4.22 **Policy D6 Housing quality and standards** sets out that development should incorporate high quality design and provide adequately sized rooms, in line with the minimum standards for new dwellings. Designs should maximise the provision of dual aspect dwellings, provide sufficient daylight and sunlight, and incorporate adequate and easily accessible storage space.
- 4.23 **Policy H2 Small sites** encourages boroughs to pro-actively support well-designed new homes on small sites. Incremental intensification through extension of existing buildings, including non-residential buildings, should generally be supported where they provide well-designed additional housing to meet London's needs.
- 4.24 **Policy HC1 Heritage Conservation and Growth** requires development proposals to conserve the significance of heritage assets; indeed, the cumulative impact of incremental changes should be actively

managed and enhancement opportunities should be sought. Proposals should integrate heritage considerations from the outset of the design process.

e) **Camden Local Plan (2017)**

4.25 **Policy G1 Delivery and location of growth** notes the importance of development located at highly accessible locations, and encourages delivery of high-quality development and growth by

“supporting development that makes best 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”.

4.26 Holborn is identified as a growth area under Policy G1(e), and is described as predominantly commercial, with a small residential community focused around Holborn underground station. Development in the area required to include the provision of a mix of land uses, with offices and housing as the predominate uses. Development should be high quality, sustainable design that respects its surroundings and conserves and enhances the area’s heritage assets and wider historic environment.

4.27 **Policy H1 Maximising housing supply** seeks to exceed the target for additional homes, through regarding self-contained housing as the priority land-use of the Local Plan.

4.28 **Policy H6 Housing choice and mix** sets out the importance of providing a variety of high-quality housing suitable for Camden’s existing and future households, having regard to household type, size, income and any particular housing needs. All self-contained homes are expected to meet the nationally described space standards.

4.29 **Policy A1 Managing the impact of development** seeks to protect the quality of life of occupiers and neighbours, stating that the Council will *“grant permission for development unless this causes unacceptable harm to amenity”* with factors including visual privacy, outlook, sunlight, daylight and overshadowing, contaminated land, noise and vibration.

4.30 **Policy D1 Design** welcomes high quality contemporary design which responds to its context, and aims to improve the character and quality of an area and preserve what is distinctive and valued about the local area. It encourages use of high-quality, durable materials and provision of outdoor amenity space.

4.31 **Policy D2 Heritage** outlines that development proposals within conservation areas should preserve or, where possible, enhance the character or appearance of the area. In addition, proposals should not cause harm to significance of a listed building through an effect on its setting.

4.32 **Policy CC1 Climate change mitigation** outlines that development should be located to minimise the need to travel by car.

f) **Bloomsbury Conservation Area Appraisal and Management Strategy (2011)**

4.33 The Appraisal sets out the history and character of the Bloomsbury Conservation Area. It is further considered in Section 5 of this statement.

g) **Camden Supplementary Planning Guidance (CPG)**

4.34 **CPG Amenity (2021)** sets out that the Council will adopt the ‘agent of change’ principle to protect the amenity of neighbouring buildings and occupiers. Amenity implications should be considered at the beginning of the design process, so that impacts can be minimised.

4.35 **CPG Design (2021)** seeks to promote and achieve design excellence, through taking into account the context of surrounding area, design of building, use and function. It encourages development that responds positively and sensitively to the existing context, integrates well with the existing character of a place, building and its surroundings, and is safe, secure and adaptable.

4.36 **CPG Housing (2021)** sets out the threshold for affordable housing contributions from developments as those that provide one additional home or more and involve a total additional residential floorspace of 100 sq m GIA or more.

4.37 **CPG Transport (2021)** details the measures required in order to mitigate the transport impact of the development. In regard to cycle parking facilities, the Council seeks high quality provision which meets, as a minimum, the quantity of cycle parking spaces as set out in the London Plan. Cycling facilities should be fully inclusive and accessible by step free access.

4.38 **CPG Access for All (2019)** outlines that development should be inclusively designed and useable by all.

Section 5 Heritage Statement

- 5.1 Adopted national and local planning policy requires that development proposals preserve or enhance the character of heritage assets. The designated heritage assets relevant to this proposal are the Bloomsbury Conservation Area and the setting of nearby listed buildings.
- 5.2 This heritage assessment was undertaken with regard to the heritage values as defined in Historic England's' Conservation Principles (2008), together with guidance within the NPPF and NPPG. In accordance with the NPPF (paragraph 189), the assessment is proportionate to the importance of the identified heritage asset and is sufficient for the decision maker to understand and assess the impact of the proposals, given their nature and extent.

a) Summary of Significance

i) The Bloomsbury Conservation Area

- 5.3 The Bloomsbury Conservation Area Design Guidelines set out that the character of the area derives from the grid of streets enclosed by mainly three and four storey development, with the predominant building type being terraced townhouses, giving strong and consistent roof lines. Brick is the predominant building material, with stone and stucco contrast detailing.
- 5.4 Characteristic details of terraced townhouses are noted to include a repeated pattern of sliding sash windows, reducing in height from the first floor upwards signifying their reducing significance. Other common elevation details include the use of stone banding, delicate cast iron balconies and intricate fanlights. At roof level the individual townhouses are terminated with chimney stacks and pots.
- 5.5 The Sub Area Character Appraisal of sub area 9 'Lincoln's Inn Fields/Inns of Court/High Holborn' states that its character is derived from differences in scale and senses of enclosure, in addition to a variety of architectural approaches, embracing materials, details and styles, reflecting the various periods of development.
- 5.6 Gate Street is described as a narrow, highly enclosed street leading from the north-west corner of Lincoln's Inn Fields, which reflects the historic street pattern and is defined by mainly 19th century commercial buildings.

ii) Contribution of the Application Site

5.7 The application building is a 19th Century four storey building which makes a positive contribution to the character of the conservation area.

iii) Nearby Listed Buildings

5.8 The application proposals fall within the setting of the following listed buildings:

Property	Grade	Description
1 and 2 Lincolns Inn Fields and attached railings	II	<p>2 terraced houses, now converted to one. C18 earlier, with alterations 1820. Multi-coloured stock brick with stone band at 1st floor sills, No.1 with stone band at basement level. 4 storeys and basements. 2 and 3 windows respectively, No.1 with 7-window left return the first 2 being blind. Single entrance in No.2. Doorcase with stone architrave, plain frieze and block bracketed cornice. Yellow gauged flat arches to recessed windows. No.1 with stone cyma bracketed cornice at 3rd floor. Parapets.</p> <p>INTERIOR: not inspected but noted to be fine with early C18 doorcases, chimney-piece and panelled rooms. Stairs with twisted balusters, fluted column newels and carved ends. SUBSIDIARY FEATURES: cast-iron railings with spearhead finials attached to areas. HISTORICAL NOTE: during 1820 No.2 was amalgamated with No.1. The staircase was removed from No.2 and the staircase from No.1 rebuilt between the 2 houses, creating one central entrance. (Survey of London: Vol. III, St Giles-in-the-Fields: London: -1912: 108-109).</p>
5 Lincolns Inn Fields and attached railings (setting of the rear of the building)	II	<p>Terraced house. Mid C18, facade rebuilt early C19. Yellow stock brick with rusticated stucco ground floor and 1st floor sill string. 4 storeys and basement. 3 windows. Recessed doorway with cavetto reveals, fanlight and panelled door. Gauged flat brick arches to recessed sash windows (upper floors), and segmental headed openings (ground floor). Parapet.</p> <p>INTERIOR: not inspected but noted to contain some original fireplaces and panelled rooms. Staircase with turned balusters, columned newels and carved ends to stairs. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.</p>

Property	Grade	Description
6, 7 and 8 Lincolns Inn Fields	II	The rear of these properties can be viewed in the distance from the application site along Whetstone Park. They comprise a range of 18 th and 19 th Century townhouses.
9 Lincolns Inn Fields	II	
Sir John Soane Museum	I	
15 and 16 Lincolns Inn Fields	II	
Africa House (setting of the rear of the building)	II	Large office block with shops at ground floor. 1921-2. By Trehearne and Norman. Portland stone faced steel frame. Six storeys and two storey set back attic. Nine windows. Double height fluted Doric screen, with inset shops and bank, flanks a round-arched triumphal arch style entrance inscribed "Africa House" and surmounted by lions couchant. Upper storeys set back with central distyle-in-antis screen rising from third to fifth floor; metal-framed windows, fifth floor with Greek scroll aprons and enrichment to heads of bays suggesting pilasters. Entablature with deep mutule cornice surmounted by a pediment of carved figures and animals. Plain attic storeys with cornice and blocking course having a central antefixa. Return to Twyford Place continues the design with a long screen.
Roman Catholic Church of St Anselm and St Cecilia, Kingsway (setting of the rear of the building)	II	<p>Roman Catholic church. c1909 by FA Walters, south aisle added c1953 by SC Kerr Bate and the facade rebuilt at this time.</p> <p>Entrance facade of Portland stone with block quoins; brick left return with stone dressings. Nave of four bays with south aisle. Sanctuary of two bays with narrow aisles. Main front symmetrical. Entrance portico with tetrastyle Ionic order and central arched doorway with cartouche over square-headed door. Upper storey with broad pilasters flanking Venetian window. Segmental pediment flanked by scrolls. On right hand side, separate entrance extension to south aisle with arched doorway and window above. Bell turret with lead cupola at east end.</p> <p>INTERIOR: plastered with stone dressings and timber tunnel-vault. Carved gallery at west end.</p>

Property	Grade	Description
Powis House And Attached Railings, 66, Lincolns Inn Fields	II*	<p>House. c1685. Designed by William Winde. For the Marquis of Powis. Craftsman, A Jordan. Exterior rebuilt by Lutyens c1930 following C17 style. Interior from c1772 when the house was divided into two parts, probably by Thomas Leverton. Brown brick, red brick and stone dressings with rusticated stone quoins. Stone semi-basement, bands to each floor, dentil and modillion cornice. Tiled hipped roof with pedimented dormers and stone dressed chimney-stacks.</p> <p>EXTERIOR: 3 storeys, attic and semi-basement. 7 windows with projecting, central, pedimented 3 window bay. 2-leaf entrance doors with flanking rusticated pilasters carrying entablature with open pediment; approached by twin quadrant flights of steps with wrought-iron railings and overthrow lamp-holder. Gauged flat brick arches to slightly recessed sash windows with exposed boxing; centre second floor window with stone architrave surmounted by stone cherubs holding cartouche. Window above with stone architrave. North end of house returned over arcade of brick arches on pavement to Remnant Street. INTERIOR: good, with C19 open well staircase, panelled rooms, enriched doorcases and other features. Only internal feature which might date to C17 is the carved marble chimney piece on the second floor. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to cobbled forecourt. (RCHME: London, Vol. II, West London: London: - 1925: 59-60; Survey of London: Vol. III, St Giles-in-the-Fields, part I, Lincoln's Inn Fields: London: 1912: 110-118).</p>
65, Lincoln's Inn Fields	II*	<p>24/10/51 GV II* House. 1772. By Thomas Leverton for H Kendall. Stone facade with rusticated ground floor. 4 storeys and basement.</p> <p>Three windows. Openings on ground floor with semicircular heads and plain recessed jambs. Doorway with fanlight and panelled door. Square-headed sash windows, second and third floor with original glazing bars. First floor windows on plinth with blind balustrade below; centre window pedimented. Main entablature at third floor level with dentil cornice with fluted frieze with paterae. Fourth storey an attic with cornice and balustraded parapet above. INTERIOR: crinoline shaped balusters to stone staircase. Good Adam-style ceilings to first floor rooms. (Survey of London: Vol. III, St Giles-in-the-Field: London: 1912: 108-109).</p>

Property	Grade	Description
Lincoln's Inn Fields	II Park and Garden	Extract: By the early C18 'the great Square, now called Lincoln's Inn Fields ... hath for some Years past lain waste and in great Disorder, whereby the same has become a receptacle for Rubbish, Dirt and Nastiness of all sorts ... but also for Want of proper Fences to enclose the same great Mischiefs have happened' (from the preamble to the Act 8 Geo II cap XXVI, 1735). A Bill in 1707 to enhance the Fields had failed but in 1735 a formal layout of grass and gravel walks was authorised. The Fields were enclosed with an iron palisade on a stone plinth and in the centre there was a large basin of water. This layout is shown in Rocque's plan of 1746. The basin was a source of some contention and in 1790 it was filled in. The gardens were closed to the public from 1735 until 1894, when the London County Council obtained possession of the gardens and they were opened to the public. The present layout dates from the early C19, and has not changed significantly since.
247-252 High Holborn Pearl Assurance Company Ltd	II	<p>Office block. Central block, 1912-19 by C Newman; east block, 1929-30 by P Moncton; south-east extension, 1954-6 by Bates & Sinning; west block, 1959-60 by Bates & Sinning. Portland stone with granite, rusticated podium. Steep slated roof. Irregular plan ranged round central courtyard.</p> <p>EXTERIOR: main facade 5 storeys, attics and 2 storeys of dormers in Edwardian Baroque style. Symmetrical design with projecting end and central bays, windows 1:7:1:7:1. Engaged Ionic columns and pilasters rise through 2nd-4th floors carrying entablature. Round arched entrance with console-keystone and flanked by elaborate bracketed lanterns in 2 groups of 3; bronze gates. Ground floor windows architraved with rusticated keystones, 1st floor round-headed architraved, 2nd square-headed architraved, 3rd with cartouche keys and cast-iron balconies, 4th are oculi. Central entrance bay flanked by paired columns with broken segmental pediment; 2 stage tower above with leaded dome carried by Ionic engaged columns. End bays with smaller leaded domes. INTERIOR: has good features including ground floor cash hall and marble balustraded staircase. SUBSIDIARY FEATURES: attached balustraded parapets to basement areas.</p>

5.9 These are highlighted on the extract of the historic England map below:



b) Assessment of Impact

- 5.10 The adjacent buildings in the terrace are of 6 storeys (no.4 Gate St), 7 storeys (no.6 Gate St) and 6 storeys (no.8 Gate St). Directly opposite, Africa House comprises 9 storeys, and no.71 Lincolns Inn Fields comprises 5 storeys. No. 1-2 Lincolns Inn Fields comprises 4 storeys, however, is of a grander scale and is therefore sits at a similar height to no.4 Gate Street. The proposed upward extension is therefore considered to be in keeping with the surrounding building heights and will retain and enhance the narrow, enclosed character of the street. The extension will allow the building to be reunited with its neighbouring no.4 Gate Street, which will reinstate the line of the terrace and reinforce the strong roof lines, noted to be a strength of the Conservation Area.
- 5.11 The pre-app advice highlighted that the existing height of 2 Gate Street was more important following the appeal decision at 4A. However, in determining the appeal at 4A, the Inspector could only consider the plans in front of him and how the extension to 4A would impact on No.2. The Inspector did not consider how additional height at No.2 would impact the setting of nearby listed buildings.
- 5.12 In this respect, the closest listed building is 1 – 2 Lincolns Inn Fields, situated on the opposite side of Whetstone Park. The proposed mansard will be slightly higher than this property, however, the spaces

between the buildings and the slope of the proposed mansard ensure that the extension does not detract from the significance of this property as 18th Century town houses.

- 5.13 In relation to Nos. 5 – 16 Lincoln’s Inn Fields, including the John Soane Museum, the rear of these properties is already viewed in the context of taller buildings along Whetstone Park as shown in photographs 2 and 3 of appendix 1. Likewise, the rear block of 247 - 252 High Holborn (the Rosewood Hotel) faces onto Whetstone Park. There is therefore considered to be no harm to the setting of these buildings.
- 5.14 Lincoln’s Inn Fields is a listed park and garden. The proposal can be glimpsed from the north western edge of the square at Powis House as shown in photograph 5 of appendix 1, but is not visible from the park as shown in photograph 6 of appendix 1. However, in this view the listed buildings surrounding the square remain prominent and therefore there is considered to be no harm. This also applies to Powis House and 66 Lincoln’s Inn Fields where 1 – 16 Lincoln’s Inn Fields remains prominent.
- 5.15 In respect of Africa House, this building is significantly taller than the proposals for 2 Gate Street and there is considered to be no impact. The Roman Catholic Church of St Anselm and St Cecilia is some distance away and views of this property towards the application site already include the extension at No.4.
- 5.16 With regard to the detailed design, the proposed mansard roof would be consistent in scale and finished to match those on the adjacent buildings and would include a Velux rooflight, with a conservation bar on the principal front façade. The design of the mansard is sympathetic to the existing roofscapes and therefore provides townscape benefits at street level and to the adjoining listed buildings. Furthermore, the proposals are considered to have no harmful impact on wider views or on the setting of nearby conservation areas.
- 5.17 The proposed roof terrace is recessed from the building’s rear façade and is not considered to have any harmful impact on the conservation area or neighbouring listed buildings. The proposed upward extension to the parapet and chimneys will preserve these attractive features, forming a partial boundary to the terrace. The metal railing to prevent access to the sloped roof area will be traditional in style and will be set back to minimise its visibility in street views. Similarly, the proposed timber privacy screen will be positioned diagonally, and also set back from the parapet edge, to minimise its appearance. Access to the roof terrace from the flat will be through a door to the centre of the roof space and will therefore remain visually discreet within ground level views.

- 5.18 The Conservation Area guidance highlights the repeated pattern of sliding sash windows, which reduce in height from the first floor upwards signifying their reducing significance. In addition to the new roof light, the proposals seek maintain this window hierarchy by enlarging the existing third floor windows, to mirror the style and size of the existing second floor windows, including materials, proportions and glazing bar details. This will also align with the third-floor windows to no.4 Gate Street. The proposed new fourth floor windows will be of reduced height, to replicate the size and style of the current third floor windows and retain the reduction in proportions. This will have no material or harmful impact on the building's appearance or its contribution to the Conservation Area.
- 5.19 The proposals seek to retain the existing building materials, comprising a rendered ground floor commercial unit, with brick to the upper floors, and some contrasting yet simple stone banding to the Gate Street elevation. The proposed upward extension to the parapet and chimneys will be of brick to match the existing, providing a traditional and solid appearance that blends well with the old. The proposed mansard roof will be formed of slate with a green sedum roof to the flat roof; and the terrace will feature a timber privacy screen and traditional black metal balustrades. The proposed materials are therefore considered to reflect the context of the building and be entirely in keeping with both the existing building and the neighbouring no.4 Gate Street. The surrounding buildings, including those that are listed, are varied in style and type, ranging from the imposing stone rear elevation of Africa House to the modern red brick elevation of no.8 Gate Street. The proposals would therefore cause no detriment to the Conservation Area or nearby Listed Buildings in terms of the materials proposed, in line with London Plan Policies HC1 and D1, and Camden Policies D2 and Camden Design CPG
- 5.20 It is therefore considered that the proposals are in keeping with the design qualities and values established within the Conservation Area. The impact on the character of the building and surrounding Conservation Area would be negligible and clearly outweighed by the benefits of unifying the terrace through the mansard addition, and the provision of housing in this central location. The design respects and responds positively to the existing buildings, incorporating use of traditional yet durable materials which will ensure the longevity of the building in both design and construction terms. The proposals do not impact on the prominence of the listed buildings. The proposals will therefore not cause harm to the significance of the Conservation Area, or the settings of the nearby listed buildings, in line with National Policy, and London Plan Policies HC1 and D1, and Camden Policies D1, D2 and Camden CPG Design and Housing.

Section 6 Planning Assessment

6.1 This section of the Planning Statement demonstrates the acceptability of the application proposals in the context of the relevant planning policy and guidance outlined at Section 4. The main considerations in respect of the development proposals are as follows:

- Principle of the Development
- Quality of Accommodation
- Design and Heritage Considerations
- Impact on Residential Amenity
- Transport Considerations

6.2 These matters are addressed in turn below.

a) Principle of the Development

6.3 There is a wealth of planning policy support for providing an additional residential unit on this well-located, brownfield small site (London Plan policies H1 and H2; Camden Local Plan Policy G1 and H1). Further details of these policies are set out in Section 4 of this report.

6.4 The site is identified as within a growth area under Policy G1(e), with offices and housing listed as the predominate uses. The proposals are in keeping with this.

b) Quality of Accommodation

6.5 The interior layout of the proposed flat has been carefully considered to provide a modern, practical floor plan which meets the requirements of the Nationally Described Space Standards, as outlined at Camden Policy H6. The flat will be dual aspect with a good level of daylight and sunlight and over 75% will achieve a head height of 2.5 metres.

c) Design and Heritage

6.6 The issues of design and heritage have been considered in Section 5 above. The proposals are considered to cause no harm to the character or appearance of the conservation of the conservation area.

- 6.7 Whilst the proposal results in two string courses, this is the same as No.4 and is not considered harmful to the appearance of the heritage assets.
- 6.8 The proposed mansard height will match the height of the existing addition to no. 4 Gate Street. providing an appropriate transition and reunifying building with the rest of street. This will sit comfortably within the street scene and roofscape. The terrace is located to the rear of the building and will therefore not be visible from Gate Street and Twyford Place street views. It is therefore considered that the proposals will cause no impact to visual amenity, from both public and private views.
- 6.9 There are a variety of mansards in the vicinity of the site including Velux roof lights. The roof light has been designed to comply with the Camden CPG guidance. It reflects the width of windows below and is discreet in appearance.
- 6.10 There is strong policy support for the creation of private outdoor space including roof terraces (London Plan Policy D6, Camden Policy D1). Indeed, neighbouring buildings at no. 4 Gate Street, no. 71 Lincolns Inn Fields, and no. 8 Gate Street, all provide roof terrace amenity areas for residents. The proposed terrace has been designed with the terrace set back from the rear façade. The principle of the development is therefore considered to be acceptable.

d) Impact on Amenity

- 6.11 There are no rear windows to nos.1-2 Lincolns Inn Fields directly looking onto the application building, causing no impact to overlooking or privacy. The nearest residential window serves a bedroom within the top floor flat at no.4 Gate Street. This room is located to the rear and is served by two windows. The proposed terrace is well set back from the rear edge of the building, with the diagonal fixed timber screen ensuring no material adverse impact on privacy, loss of light or any increased sense of enclosure to neighbours in accordance with Camden Policy A1 and CPG Amenity.

e) Transport Considerations

- 6.12 Camden Policy CC1 Climate change mitigation outlines that development should be located to minimise the need to travel by car. The previous development of the building was secured subject to a Section 106 legal agreement restricting the ability of future occupiers to apply for residents' parking permits. It is proposed that the new flat will also be 'car free' development. There is only one additional one-

bedroom, two-person flat proposed. The site is centrally located, with a PTAL rating of 6b (the highest rating) and therefore there are no transport impacts anticipated.

Section 7 Conclusions

7.1 This application at 2/2a Gate Street, London WC2A 3HP, seeks permission from the London Borough of Camden Council for the following development:

“Upward extension to form additional storey with mansard, creating additional flat with external terrace. Alterations to windows at third floor.”

7.2 This report has considered the most relevant planning matters in respect of the proposed development. It has been found acceptable as:

- The scheme will provide an additional flat in a highly sustainable location;
- The proposed flat will provide high quality accommodation which meets the relevant standards and includes external amenity space;
- The proposals would preserve the character and appearance of the designated heritage assets, including the Bloomsbury Conservation Area and neighbouring listed buildings;
- The proposals would have no negative impact on surrounding residential amenity.

7.3 In light of the above, the application proposals are consistent with the relevant planning policies and guidance at national, regional and local level. This application should therefore be considered acceptable by the Council, and we respectfully request that planning consent is granted.

Appendix 1



Photo 1: Front and Side Elevations of 2 Gate Street



Photo 2: Rear Elevation of 2 Gate Street (Whetstone Park)

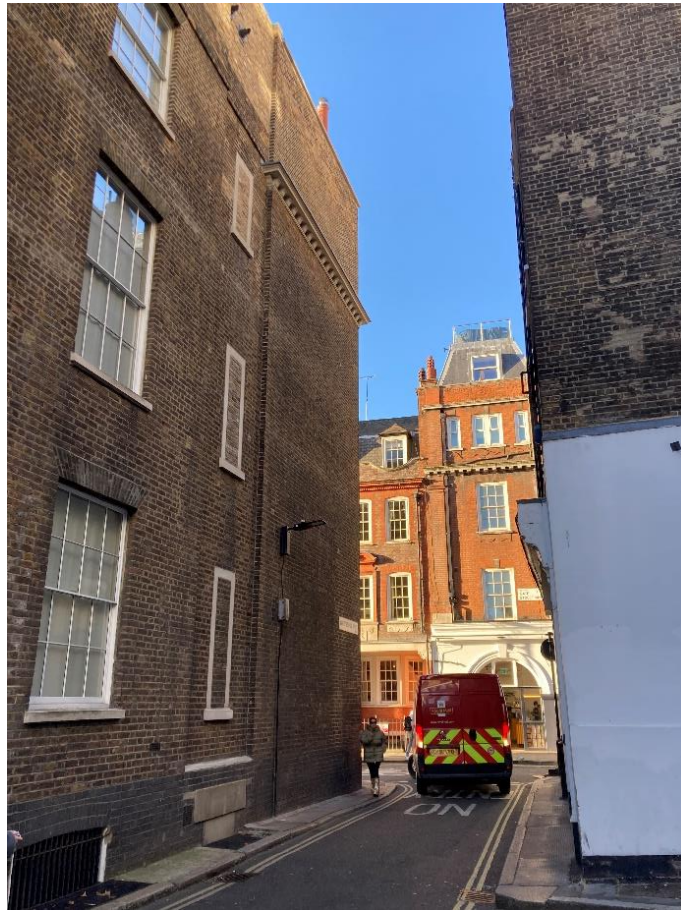


Photo 3: Rear of 2 Gate Street and Rear of 1-2 Lincolns Inn Fields (Whetstone Park)



Photo 4: View of 2 and 4 Gate Street from Twyford Place
(The Roman Catholic Church of St Anselm and St Cecilia to the right; Africa House to the left)



Photo 5: View of 2 Gate Street taken from Powis House / north west corner of Lincoln's Inn Fields Square



Photo 6: View from north west edge of Lincoln's Inn Fields Park (2 Gate Street cannot be seen from this view)

Appendix 2



Appeal Decisions

Site visit made on 18 August 2009

by **David Storrie** Dip TP MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Decision date:
23 September 2009

Appeal A Ref: APP/X5210/A/09/2104581

4a Gate Street, London WC2A 3HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Tillaland Ltd against the decision of the Council of the London Borough of Camden.
- The application Ref 2008/4356/P, dated 4 September 2008, was refused by notice dated 18 November 2008.
- The development proposed is the erection of a roof extension at fifth floor level to existing flat at fourth floor level (Class C3).

Appeal B Ref: APP/X5210/A/09/2104580

4a Gate Street, London WC2A 3HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Tillaland Ltd against the decision of the Council of the London Borough of Camden.
- The application Ref 2009/1375/P, dated 6 March 2009, was refused by notice dated 1 May 2009.
- The development proposed is the reconfiguration of the existing fourth floor to provide a sheer fourth floor storey on the west (Gate Street) elevation, erection of a roof extension at fifth floor level and alterations to windows on the west elevation at third floor level, all in association with the existing fourth floor flat (Class C3).

Decisions

Appeal A Ref: APP/X5210/A/09/2104581

1. I dismiss the appeal.

Appeal B Ref: APP/X5210/A/09/2104580

2. I allow the appeal and grant planning permission for the reconfiguration of the existing fourth floor to provide a sheer fourth floor storey on the west (Gate Street) elevation, erection of a roof extension at fifth floor level and alterations to windows on the west elevation at third floor level, all in association with the existing fourth floor flat (Class C3) at 4a Gate Street, London WC2A 3HP in accordance with the terms of the application Ref 2009/1375/P dated 6 March 2009, and the plans submitted therewith, subject to the following conditions:

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
-

- 2) No development shall take place until samples of the proposed external facing materials and window materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Procedural matter

3. The description of both applications was changed by the Council. I consider the Council descriptions to provide a more detailed description of the proposed developments.

Main issue

4. I consider that the main issue in the appeals is the effect of the development on the character and appearance of the host building and the wider area.

Reasons

5. The appeal site forms part of a terrace of properties on the east side of Gate Street. It is a five-storey property as is no.2 whilst no.6 is seven-storeys. The surrounding area is commercial in character with building heights ranging between four and eight storeys. The site falls within Bloomsbury Conservation Area (CA).

Appeal A

6. The proposed roof extension would be set back from the front of the building with a small terraced area in front of it, also set back from the front of the building. Whilst this set back would reduce views of the development from Gate Street, it would still be visible from nearby Twyford Place and further along Gate Street to the south.
7. The design of the extension is contemporary with a glass balustrade proposed for the terrace and metal framed glazed bi-fold doors to the front elevation. I consider the design and bulk of the proposed development would be out of keeping with the host building and, notwithstanding the setback from the front of the building, would be visible from street level. This would be at odds with the character and appearance of the existing property and the wider area. It would also appear at odds with the scale and design of no.2 even allowing for the approved roof extension to no.2.
8. For the reasons given above, and having regard to all other matters, I conclude that the proposal would result in unacceptable harm to the character and appearance of the host building and the wider area and would be contrary to the aims and objectives of Policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan (2006) (RUDP). For the same reasons I consider that the proposal would fail to preserve or enhance the character and appearance of the CA.

Appeal B

9. The existing fourth floor level of the property is a mansard style roof extension. The proposed development would reconfigure the fourth floor by extending off the front elevation of the property with a roof extension above to provide a fifth

floor of accommodation with a small terraced area. This would increase the overall height of the property such that it would be a storey higher.

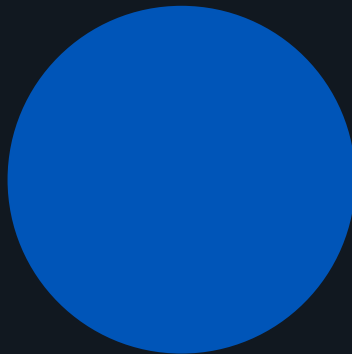
10. Whilst there is a degree of symmetry at present between no.2 and no.4, the area is characterised by multi-storey buildings between four and eight storeys. No.6 Gate Street is significantly higher than nos. 2 and 4. The proposed development would present an incremental increase in height from no.2 through to no.6. In the context of the wider area I do not consider the symmetry a matter that should prejudice extensions to the property and that this loss of symmetry should be viewed as harmful to the character and appearance of the area.
11. It is proposed to construct the extension in materials to match the existing property. Timber sash windows are proposed to reflect the style of existing windows. Whilst the existing third floor windows are proposed to be increased in height I do not consider that this change would significantly harm the relationship of the property with no.2. As the proposed development increases the height of the property the window proportions reflect this.
12. I consider the proposed development to be well designed and in keeping with the character and appearance of the area. For the reasons given above I conclude that the proposed development would not harm the character and appearance of the host dwelling and the wider area and I consider it would comply with the aims and objectives of RUDP Policies B1, B3 and B7.

Conditions

13. The Council suggest that a condition is necessary to approve roofing and window materials to ensure a satisfactory appearance within the CA. I agree that such a condition is necessary but extend it to cover all external facing materials as well as the window materials.

David Storrie

INSPECTOR



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