

# **4D PLANNING™**

Chartered Town Planners & Architectural Technicians

## **PLANNING / DESIGN & ACCESS / HERITAGE STATEMENT**

Retain outbuilding to rear curtilage (part retrospective).

**Property Address:** 96 Marchmont Street, London, WC1N  
1AG.

**May 2023**

## **1.0 INTRODUCTION**

**1.1** This Planning / Design and Access / Heritage Statement is submitted on behalf of the applicant in respect of a planning application to retain an outbuilding to the rear curtilage. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

**1.2** This Statement comprises:

- A description of the site in the context of relevant heritage assets;
- An analysis of any heritage asset guidance of specific relevance to the property;
- A summary of relevant planning policy and,
- An assessment of the proposed development in light of relevant heritage matters.

**1.3** The application premises is not listed, but is located within the Bloomsbury Conservation Area.

## **2.0 SITE LOCATION AND DESCRIPTION**

**2.1** The application relates to the ground floor curtilage. The ground floor of the main building is in use as a dental practice for both NHS and private patients.

**2.2** The premises sits within a mixed use area: there are a variety of land uses in the vicinity including residential, commercial, and office. Consequently there is significant variety in building rear curtilages. Many properties nearby have rear outbuildings / sheds. An abutting property to the north has a conservatory built up to the boundary (see Figure 4 below).

## **3.0 PROPOSED DEVELOPMENT**

**3.1** The outbuilding in question is of modest dimensions: 4.95m x 2.8m x 2.5m. It has an area of only 14.7m<sup>2</sup>. It is of modular construction with only basic affixing to the ground.

**3.2** The outbuilding is used as an office and storage area for the applicant's dental clinic. The main dental clinic is modest in size and space is at a premium. There is currently a crisis facing NHS dentist treatment. Recent figures from LG inform (a database run by the Local Government

Association), indicate that nationally there is only one NHS dental practice for every 4,975 people. In addition over 6.5million children in England have not been seen by an NHS dentist for at least a year. ***The proposed outbuilding is greatly needed to facilitate the on-going running of the practice in a time of crisis for the dental industry.***



*Figure 1 – Outbuilding.*



*Figure 2 – Internal layout of outbuilding.*

#### **4.0 PLANNING HISTORY**

**4.1** Advertisement consent was recently granted under application Ref. No. 2022/2225/A.

**4.2** Planning permission was recently granted under application Ref. No. 2023/0321/P for various shopfront and associated alterations.

#### **5.0 PLANNING POLICY**

**5.1** The National planning Policy Framework (2021) places significant emphasis on the conservation and enhancement of the built environment.

*It is considered the outbuilding would have a negligible impact on the character and appearance of the conservation area. The building is of modest size and would not be visible from the public realm.*

#### **Camden Local Plan 2017**

**5.2** Policies D1 and D2 relate to Design and Heritage, respectively. CPG Design (2021) is also noted. *It is not considered the outbuilding would be contrary to these. The building is of modest dimensions and of mostly timber construction. The building, being of simple / modern appearance, would appropriately contrast with the style of the main building which is of more traditional appearance.*

**5.3** Policy A1 relates to managing the impact of development. It is not considered there would be any adverse impacts to neighbouring properties. The building would only be accessed during the opening hours of the dental practice. It will be used by staff only and no patients will have access to it. It will be used for simple office and storage tasks. No plant or equipment is in the building.

#### **6.0 BLOOMSBURY CONSERVATION AREA**

**6.1** According to the Bloomsbury Conservation Area Appraisal and Management Strategy (2011), the special interest of the conservation area is multi-faceted and includes its historical origins, grand residential districts, planned / hierarchical arrangement of streets and fine architecture.

**6.2** In para. 5.10 of the Appraisal and Management Strategy it is acknowledged the lack of investment and poor standards of maintenance of commercial/shopping areas in Marchmont Street. No. 96 is not included in those buildings considered to make a positive contribution to the area. The rear curtilage to No. 96 is of no heritage or visual merit.

**6.3** *Having regard to the nature of the proposed works in the context of the Bloomsbury Conservation Area Appraisal and Management Strategy, it is considered that there would be no adverse impact to the character and appearance of the Conservation Area. Rear curtilages are not important features contributing to the special character and appearance of the conservation area. Rear curtilage areas nearby vary widely in terms of ground level, use, landscaping etc. (refer to Figure 3 below). The majority of buildings nearby have either built over or have outbuildings in rear curtilages.*



*Figure 3 – Rear curtilages nearby (photo taken from outbuilding in question).*



*Figure 4 – Roof of conservatory to abutting property (photo taken from outbuilding in question).*

## **7.0** CONCLUSION

**7.1** Having regard to the afore mentioned context, policy and guidance, it is considered that the development in question would be in compliance with relevant national and local planning policy, and that there would be no adverse impact on the conservation area. The building would have no visibility to the public realm.

**7.2** Notwithstanding views set out above regarding the acceptability of the outbuilding, should the Planning Authority have concerns it is respectfully requested that a temporary permission be granted for the building, and the applicant is amenable to discussing this further with the Planning Authority.