



Planning and Heritage Statement

Regarding an application for listed building consent for internal works to:

Flat 13E, Great Ormond Street,
London, WC1N 3RA

May 2023



1.0 INTRODUCTION



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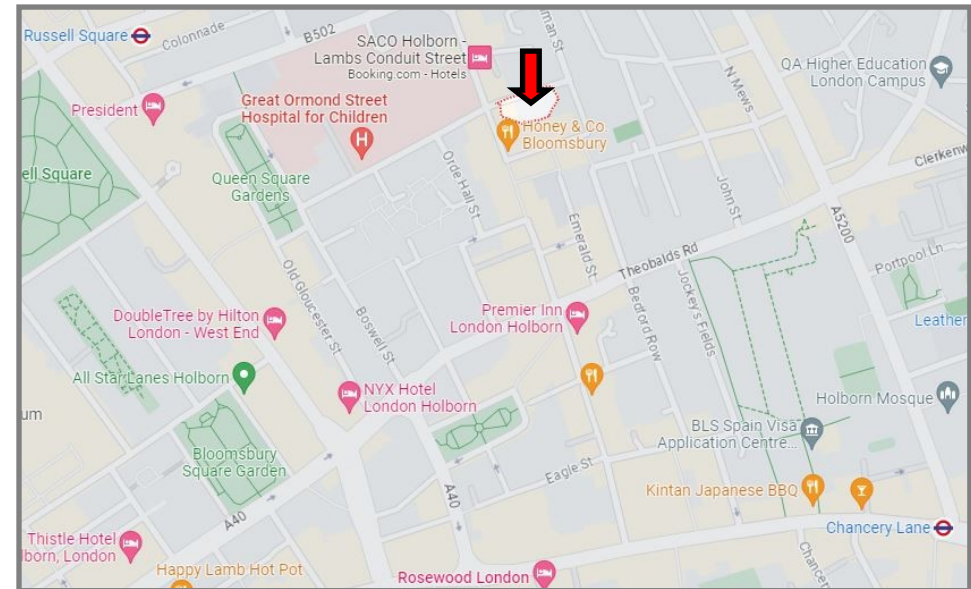


- 1.1 Drawing and Planning have been instructed by Mr Chiu Yin On Michael to submit an application for retrospective listed building consent for internal works carried out to Flat 13E, Great Ormond Street, London, WC1N 3RA.
- 1.2 The primary objectives of this Planning and Heritage Statement are to demonstrate that:
 - The works to the flat were relatively minor in nature;
 - The proposed works are sympathetic to the internal fabric of the building and do not affect its external appearance thereby preserving the visual integrity of this Grade II Listed building;
 - This application is supported by and should be read in conjunction with the submitted plans and elevations to establish further detail for the works carried out;
 - The works are compliant with the key heritage themes contained within the National Planning Policy Framework (NPPF), the Mayor's London Plan 2021 and at a local level, The Camden Local Plan (adopted July 2017)
 - This application was dictated by Section 72 and 73 of the Listed Building and Conservation Area Act 1990;
 - In submission of this application for retrospective listed building consent the applicant is informed of the Council's requirements to address works to a Grade II Listed property.
- 1.3 In relation to Existing Features, this application is for internal alterations to Flat E of which none will change the property's external appearance.

2.0 SITE AND AREA ANALYSIS



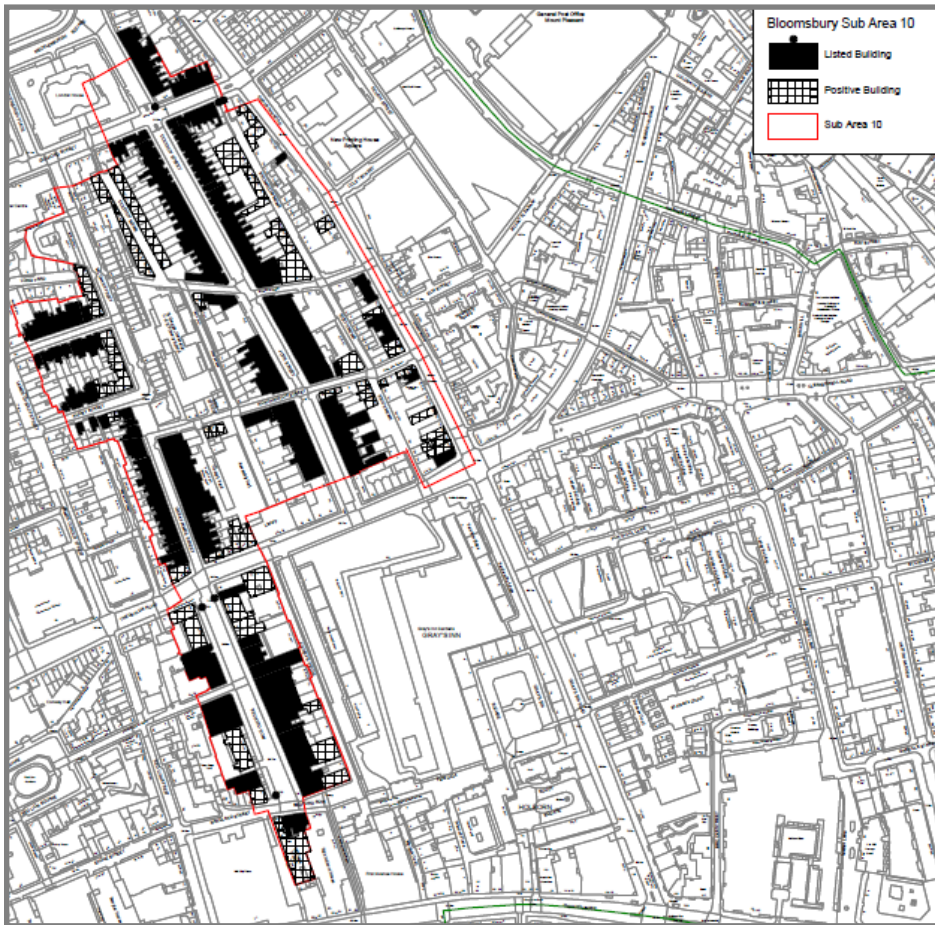
- 2.1 13 Great Ormond Street was built as part of a terrace of 4 houses in c1721. Built by J Richbell and W Paine. Partially rebuilt c1980 by Donald Insall & Associates as part of a Rugby Estate and LB Camden Rehabilitation Scheme.
- 2.2 The subject building was built as a 4 Storey plus basement terraced house constructed in brown London stock brick in a Flemish bond with red brick dressings. The front façade comprises 3 bays of tall sash windows with flat red brick voussoirs set within narrow load bearing brick piers. The house has a wide front area with large basement sash windows and a landing connecting the front door and the street. At ground level the entrance door is timber with original painted cast iron railings.
- 2.3 In its present form, the original 4 storey plus basement terraced house is split into multiple tenures as the property currently supports 7No. Self-contained Residential flats (class C3), presented as flats A to G respectively.
- 2.4 The subject application, relates solely to the second floor flat, known as Flat E, 13 Great Ormond Street. It is noted that there have been historic 20th century alterations to the flats within the building and in particular, to the subject second floor flat (Flat 13E) comprising installation of a modern kitchen, internal alterations to the original plan form and modern 20th Century decoration, such as laminate flooring & panelled doors etc.
- 2.5 Collectively the buildings that make up the terrace fall under a Grade II Listing. Additionally, the site lies within the Bloomsbury Conservation Area. It is noted however, that no works were carried out externally and no works are now proposed to the external appearance of the building.
- 2.6 The proposal does not seek to alter the external appearance of the building. Internally, minor renovation works to the host flat have been carried out, unbeknown to the owners, that Listed Building Consent was required. This application seeks to regularise these works.
- 2.7 An aerial photograph of the application site is shown on page 5 and these are accompanied by photographs of the subject property in its 'as existing' condition, which are shown on page 6 of this statement.
- 2.8 The works covered by this application, for listed building consent, are solely relevant to the listing of the subject property and therefore trigger a requirement solely for a Listed Building Consent application. For the benefit of completeness, the application property is highlighted alongside the policy designations taken from Camden's Policies map as shown on page 8 of this statement.



Extract from Google maps to highlight the general location of the application property.



An image of the subject building taken from Great Ormond Street
Source: Google



- 2.9 The application property is located within the Bloomsbury Conservation Area. The CA covers an area of approx. 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.
- 2.10 Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area. Some patterns of use have changed over time, for example, offices and hotels came to occupy former family dwelling houses as families moved out of central London to the suburbs during the later 19th and 20th centuries. However, other original uses have survived and help to maintain the area's distinctive and culturally rich character (the most notable include hospitals, university and academic uses, cultural institutions such as museums, legal uses, and on a smaller scale, specialist retailers including booksellers and furniture shops).
- 2.11 Bloomsbury is also internationally known as a result of its association with the literary Bloomsbury Group whose main proponents including Virginia Woolf were based in Gordon Square in the early 20th century.

Bloomsbury Conservation Area Appraisal and Management Strategy

- 2.12 Great Ormond Street (west of Lamb's Conduit Street) was also begun by Barbon in 1686, on land belonging to the Rugby Estate. The listed Georgian townhouses on its south side are fine surviving examples typical of development in the area at that time, and are notable for their red brick and decorative timber brackets and doorcases. There are a number of later interventions on the south side including the six-storey neo-Tudor nurses' home faced in red brick with stone dressings, dating from the early 20th century. There is a later 19th century terrace of houses on the east side of Orde Hall Street, with bookend buildings marking the junction with Great Ormond Street.

Photographic analysis



Aerial photographs to outline the location of application site and surrounding area

Photographic analysis



1. Communal stairwell, providing access to the 2nd floor flat



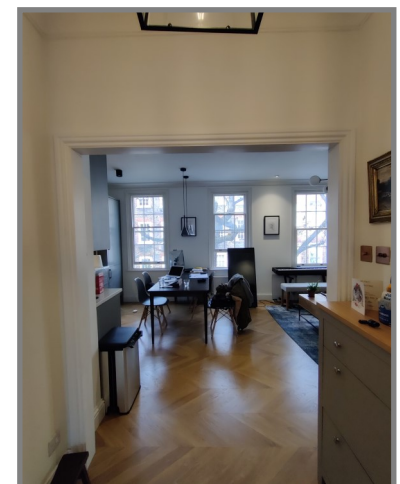
2. Internal hallway / main entrance



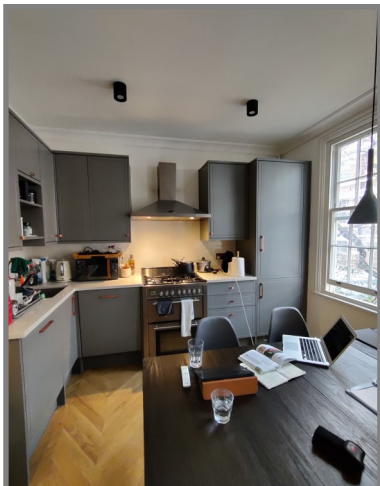
3. Bedroom Doors



4. Bathroom Door



5. Reception room/Kitchen



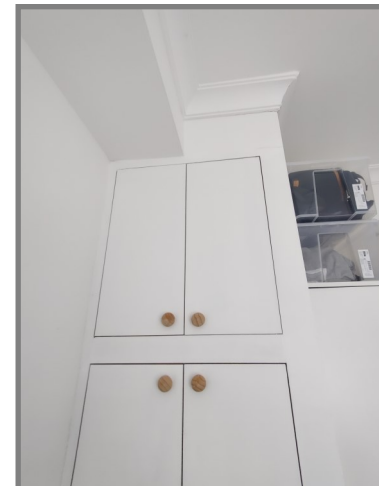
6. Open-Plan Kitchen



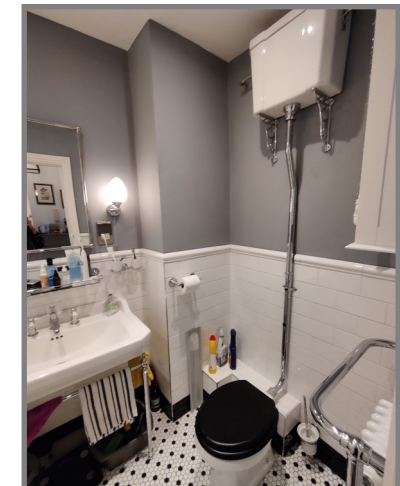
7. Living Room



8. Living Room



9. Water cylinder Cabinetry



10. Bathroom

Historical Records



Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113205

Date first listed: 24-Oct-1951

Date of most recent amendment: 11-Jan-1999

List Entry Name: NUMBERS 9 TO 15 & ATTACHED RAILINGS

Statutory Address 1: NUMBERS 9 TO 15 & ATTACHED RAILINGS
9 TO 15, GREAT ORMOND STREET

Details

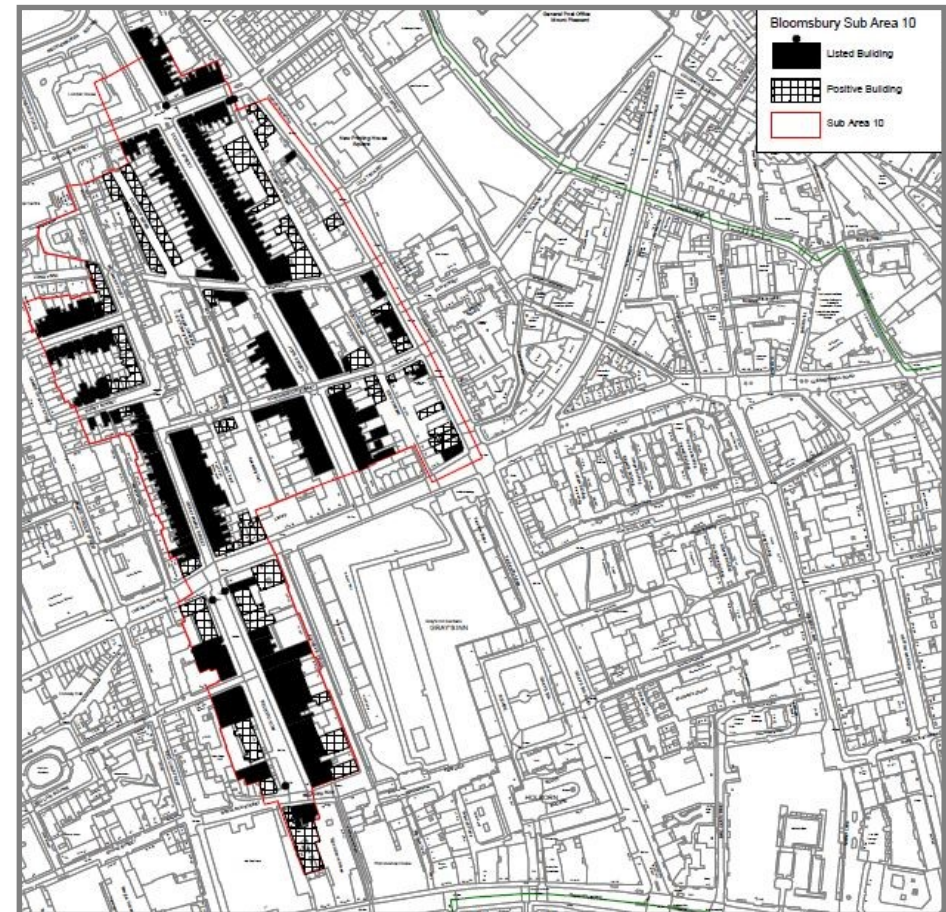
CAMDEN

TQ3082SE GREAT ORMOND STREET 798-1/96/667 (South side)
24/10/51 Nos.9-15 (Odd) and attached railings (Formerly Listed as:
GREAT ORMOND STREET Nos.1-15 (Odd))

GV II

4 terraced houses. c1721. Built by J Richbell and W Paine (No.9, J Richbell and R Williams); altered in C19 century. Partially rebuilt c1980 by Donald Insall & Associates as part of a Rugby Estate and LB Camden Rehabilitation Scheme. Brown brick with red brick dressings. Stucco ground floors with 1st floor sill bands. 4 storeys and basements. 3 windows each. Wooden door cases; No.9 with fluted Doric pilasters carrying entablature; fanlight and half glazed door; No.11, plain pilasters supporting entablature; fanlight and part glazed door with C19 stained glass; No.13, doorway replaced by a window; No.15, with carved brackets and small hood to architraved doorcase, fanlight and paneled door. Gauged red brick flat arches to recessed sashes. Parapets. INTERIORS: not inspected but noted to retain paneling. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

- 2.8 The historical records on this page include the listing details for the host building, which falls within a Grade II classification. In particular the listing details below outline what is most noteworthy about the terraces. The applicant is seeking to preserve these features where possible. The map below illustrates the quantum of Listed Buildings located within this part of the Conservation Area.



3.0 PLANNING POLICY CONTEXT



National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) was recently adopted in its revised form. This document sets out the Government's most up-to date vision for future growth.
- 3.2 The three objectives consisting of the economic, social and environment impacts of development are at the heart of the document, with these making up the documents own definition of what sustainable development is defined as.
- 3.3 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 3.4 In recognition to the benefit of having engagement with the local planning authority, paragraph 39 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources & improved outcomes for the community.”

- 3.5 Paragraph 124 emphasises that good design is a key aspect of sustainable development as this creates better places in which to live and work and helps make development acceptable to communities.
- 3.6 Paragraph 128 recognises the importance to consider design quality throughout the evolution and assessment of individual proposals.
- 3.7 Paragraph 189 recognises the importance to Conserve and enhance the historic environment. This places the onus on the applicant to describe the significance of any heritage assets affected by development, including any contribution made by their setting.
- 3.8 Paragraph 190 states that in determining applications, local planning should take account of the following criteria:

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

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

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

- 3.9 In recognition to the importance of a heritage asset, paragraph 194 states that where a development proposal will lead to less than substantial harm to the significance of a designed heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its **optimum viable use**. Local planning authorities should look for opportunities for new development in a Conservation Area and the setting of a heritage asset to better reveal their significance.

REGIONAL PLANNING POLICY

The London Plan 2021

- 3.10 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 3.11 Policy D1 is entitled London's form, character and capacity for growth and defines an area's character to understand its capacity for growth.
- 3.12 Policy D3 is entitled Optimising site capacity through the design-led approach. This policy advises that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.
- 3.13 Policy D4 is entitled Delivering good design. This policy advises that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny, based on the principles set out in Part E.



LOCAL PLANNING POLICY

The Camden Local Plan (July 2017)

- 3.14 The Camden Local Plan (adopted July 2017) sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The following policies are considered to have particular relevance to this proposal.
- 3.15 Policy G1 (Delivery and location of growth) indicates that the Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough. The Council will achieve this by securing high quality development and promoting the most efficient use of land and buildings in Camden.
- a. **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;**
 - b. **resisting development that makes inefficient use of Camden's limited land;**
 - c. **expecting the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough, including an element of self-contained housing where possible; and**
 - d. **supporting a mix of uses either on site or across multiple sites as part of an agreed coordinated development approach, where it can be demonstrated that this contributes towards achieving the strategic objectives and delivers the greatest benefit to the key priorities of the Plan."**
- 3.16 Policy C5 is entitled 'Safety and security' with the Council seeking to ensure that development proposals demonstrate that they have incorporated design principles which contribute to community safety and security.
- 3.17 Policy C6 is focused on ensuring that the Council promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities.
- 3.18 Policy A1 is entitled "Managing the impact of development" and states that the Council will seek to protect the quality of life of occupiers and neighbours. They will grant permission for development unless this causes unacceptable harm to amenity. The Council will:
- a. ***seek to ensure that the amenity of communities, occupiers and neighbours is protected;***
 - b. ***seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;***
 - c. ***resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and***
 - d. ***require mitigation measures where necessary."***
- 3.19 Policy A1 goes on to highlight the factors the Council will consider include:
- e. ***visual privacy, outlook;***
 - f. ***sunlight, daylight and overshadowing;***
 - g. ***artificial lighting levels;***
 - h. ***transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;***
 - i. ***impacts of the construction phase, including the use of Construction Management Plans;***
 - j. ***noise and vibration levels;***
 - k. ***odour, fumes and dust;***
 - l. ***microclimate;***
 - m. ***contaminated land; and***
 - n. ***impact upon water and wastewater infrastructure."***
- 3.20 Policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development:
- a. **respects local context and character;**
 - b. **preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;**
 - c. **is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;**
 - d. **is of sustainable and durable construction and adaptable to different activities and land uses;**
 - e. **comprises details and materials that are of high quality and complement the local character;**

Proposals Map



Map Key

13, Great Ormond Street, London, WC1N 3R

Base maps OS Maps Light

Map layers

- CamdenPoliciesMap
- Conservation Area
- Local Plan Frontages
- Local Plan Waste Safeguarding
- Local Plan SINC
- Local Plan Open Space SSSI
- Local Plan Open Space MOL
- Local Plan Open Space
- Local Plan Industry Area
- Local Plan Growth Area

Location of the Application Site

Zoom level 14
50 m

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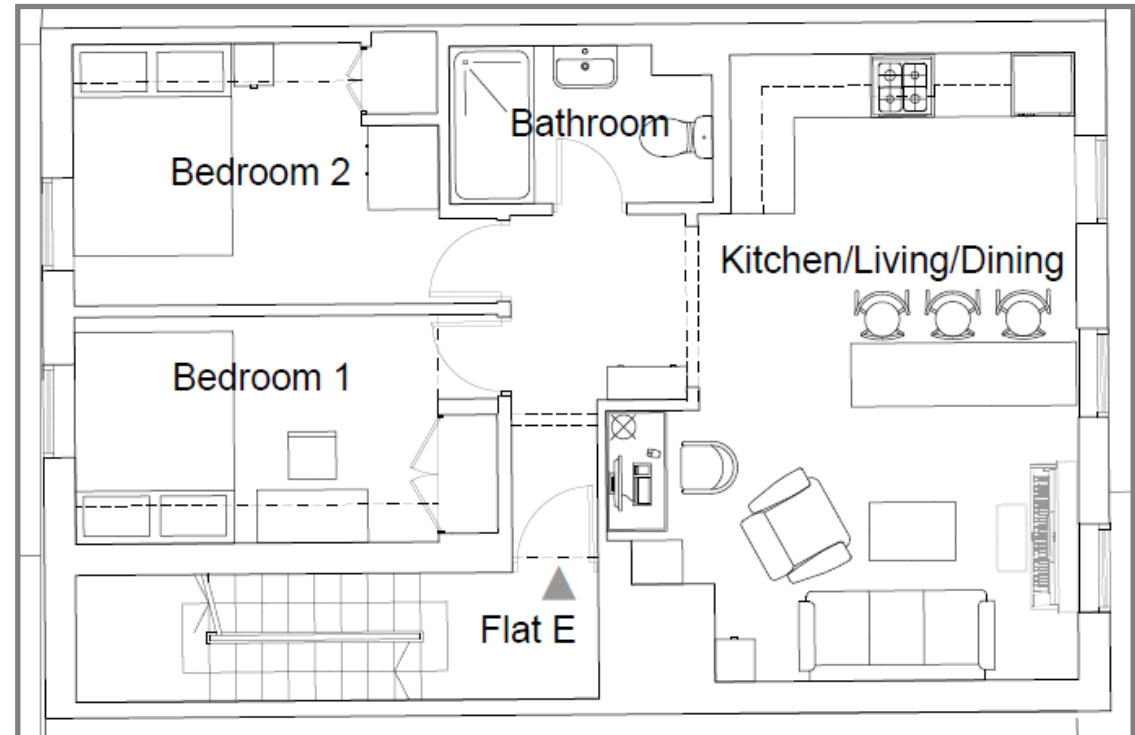
Extract from the Camden Interactive Policies Map

4.0 PLANNING AND HERITAGE



Alterations Carried Out

- 4.1 Whilst the interior of the building had not been inspected as part of the official list entry, our inspection identified little of significance from a heritage perspective other than the existing front and rear window frames. It appears that ad-hoc alterations & changes had been made over the years. The flat was therefore in need of a sympathetic overhaul, as has been carried out.
- 4.2 This application is therefore pursuant of retrospective Listed Building consent for internal works carried out to flat 13E, Great Ormond Street, which is a self-contained residential flat, situated on the 2nd floor of the building. In its current form the flat provides two bedrooms, family bathroom & an open-plan kitchen dining room, fronting Great Ormond Street. The flat is accessed via a communal stairwell, leading onto a central hallway amenity.
- 4.3 At the time the works were carried out, the applicant was unaware that Listed Building Consent would be required. This application is therefore submitted retrospectively and is submitted alongside concurrent applications for Licence for alteration through Camden's Leaseholder Services, plus an application for Regularization under Regulation 18 of Building Control through Camden's Building Control Service.
- 4.4 The most notable feature of the works carried out, involve the refurbishment of the existing top floor flat, to include the removal of a non-loadbearing partition, to form an open plan kitchen dining room, plus the installation of an internal partition to form a second bedroom amenity, plus associated internal detailing.
- 4.5 The applicant sought to enhance the existing flat, whilst maintaining the general layout with bedrooms to the rear, living room/kitchen to the front and the family bathroom accessed from the hallway. This was achieved by utilising the existing layout of the flat and sensitively renovating the property to a high standard.
- 4.6 In addition, the works carried out, included the replacement of the modern laminate flooring with new oak flooring.



Proposed Floor Plan



Heritage

- 4.7 The subject application, relates solely to the second floor flat known as Flat E 13 Great Ormond Street. It is noted that there have been historic 20th century alterations to the flats within the building and in particular, to the subject second floor flat (Flat 13E) comprising installation of a modern kitchen, internal alterations to the original plan form and modern 20th Century decoration, such as laminate flooring & panelled doors etc.
- 4.8 As the original flat did not support any heritage features, the works carried out, have not removed any heritage features thus maintaining the fabric of the building where necessary. The works carried out, were limited to internal alterations/refurbishment. No alterations were carried out to the external appearance of the building. As such, the existing windows as indicated on plan, have been retained to preserve the original feature of the property. The works carried out, has used a comprehensive approach that consists on applying the same level of finish throughout the property.

Design Work

- 4.9 The aim of the proposed work is to develop the interior of the property to improve its appearance, its utility and flexibility, its thermal performance and reduce its carbon footprint. Heritage features will be retained such as the fireplaces or reinstated wherever possible such as the shutters in the kitchen which are currently painted shut. The choice of materials and sympathetic repair/ refurbishment will enhance the existing heritage features.

Description of Works Carried Out:

- 4.10 Below, is a description of the works carried out to the property:
1. General internal refurbishment works to top floor flat
 2. Formation of a new non-load-bearing internal partition, subdividing the bedroom, to form a second bedroom
 3. Form new door opening between hallway and new bedroom.
 4. Removal of a non-load-bearing internal partition between kitchen and living room to create an open-plan kitchen/dinner
 5. Removal of built-in cabinetry (fitted wardrobes/storage cupboards) to provide a revised internal layout.
 6. Relocation of existing water cylinder from bathroom to corner of bedroom within new cabinetry enclosure
 7. Associated detailing, making good, prepare and decorate in all areas - painting and decorating etc.
 8. Make good and prepare all floors for installation of new oak flooring.

Listed Building Alterations

- 4.11 The removal of the non-loadbearing partition between the front two rooms has not impacted the heritage significance of the building. It was apparent that the partition was a modern 20th C addition and its removal enables the optimization of this space, to form an open plan kitchen dining room. (See Fig. 6. Open-Plan Kitchen on Page 6 - Images of 13E Great Ormond Street). The removal of the wall between the front two rooms to create a single open plan room will increase the usability of the space.

Scale

- 4.12 There is no change to the current scale of the site.

Appearance

- 4.13 The external appearance of the heritage asset has been retained. The internal works have brought together the basic and ad-hoc state of the flat, to create a single cohesive design. No further works are proposed to the internal layout of this property.
- 4.14 The applicant is now well aware of the intricacies when dealing with alterations to listed buildings and hence why this application has been proposed retrospectively, to ensure compliance with the guidelines on protecting heritage assets. The applicant has therefore ensured to use of premium materials to replace the modern finishing, as carried out.
- 4.15 It is important to highlight that the listing identifies no specific internal features which may come into conflict with the works carried out. Notwithstanding this, the works carried out were not invasive and have therefore been sympathetic to this heritage asset. All works carried out, were performed by reputable contractors to ensure that all works are sensitive to the fabric of the host building.
- 4.16 Having regard to the above, it is considered that the core heritage themes contained within the London Plan 2021 and policies G1, A1 & D1 of the Camden Local Plan (adopted July 2017) and the advice contained within the SPG concerning alterations to listed buildings are complied with respectively. It is asked that the Council look upon this application favourably.

5.0 CONCLUSION



- 5.1 This application is submitted for retrospective listed building consent for internal works carried out to Flat 13E, Great Ormond Street, London, WC1N 3RA.
- 5.2 The subject flat lies within a Grade II listed building with this application seeking to regularize the minor internal alterations carried out.
- 5.3 The works carried out have sympathetically modernised the living areas by incorporating premium high quality materials to provide a high quality finish whilst reinforcing the existing period features of the flat.
- 5.4 The proposed works have not altered the external appearance of this Grade II Listed building in any way.
- 5.5 The works are viewed to be fully compliant with the relevant planning policies and the key heritage themes contained within the National Planning Policy Framework, the London Plan 2021 and policies G1, A1 & D1 of the Camden Local Plan (adopted July 2017) and the advice contained within the SPG concerning alterations to listed buildings.
- 5.6 For the reasons outlined within this statement, it is respectfully requested that the Council look upon this application favourably and grant listed building consent.

