

Design, access, heritage and planning statement in relation to an application for full planning permission and listed building consent providing for the:

removal of an uninsulated lean-to single-glazed roof and replacement of the same with an insulated lean-to lead roof with double-glazed rooflight and ancillary work.

at:

48 Cartwright Gardens

London

WC1H 9EL

("the Property")

3rd July 2023

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1. Executive summary

- 1.1. This statement is submitted in support of an application for full planning permission and an associated application for listed building consent on behalf of the 48 Cartwright Gardens Freehold Limited of 48 Cartwright Gardens, Bloomsbury WC1H 9EL for the *removal of an uninsulated lean-to single-glazed roof and replacement of the same with an insulated lean-to lead roof with double-glazed rooflight* “the development”.
- 1.2. The application seeks to remove an existing lean-to, which was installed in 2004 and is not an original feature of the Property.
- 1.3. The principle of the development is acceptable because the lean-to is not original and in 2012¹, consent was given for its removal and replacement, although this was not implemented.
- 1.4. The proposed design is compatible with the character of the local area and will make a positive contribution to the appearance of the listed building and Conservation Area.
- 1.5. The development will not impact upon the amenity of any neighbouring land and there are no technical impediments to the grant of planning permission.
- 1.6. The development will achieve a sustainable development by insulating a previously uninsulated roof.
- 1.7. The development is compliant with all levels of planning policy.

¹ Under planning application and listed building application references 2012/0406/P and 2012/0409/L respectively.

2. Supporting documents

1. The application is accompanied by the following documents:
2. Application form (online submission);
3. This statement;
4. Site location plan; and
5. Existing and proposed drawings.

3. Description of the proposal

- 3.1. The applicant wishes to replace the existing uninsulated single glazed roof and dilapidated softwood frame with an insulated “warm roof” weathered in lead, together with a Velux conservation roof light.
- 3.2. The existing roof is at the end of its economic life. The softwood frame suffers from wet rot in places and elements of the glazing are cracked. The single glazing provides thermal performance of a very poor standard. Internally there is evidence of sustained water ingress owing to the generally dilapidated nature of the roof.



Images above show the existing glazed roof

- 3.3. The proposal is to improve the thermal performance of the roof by replacing it with a “warm roof”, together with ancillary brickwork and amendment to the soil stack. The proposal shall meet current standards set out within Approved Document L of the Building Regulations 2010.

- 3.4. The replacement lean-to roof will be weathered in lead, which is both a traditional material used widely in listed buildings dated from the eighteenth century and also durable, thus providing for the long-term future of a heritage asset.
- 3.5. To maintain availability of natural lighting within the internal accommodation a conservation Velux roof window measuring 1340mm x 980mm is proposed to be incorporated within the new roof structure.

4. Site context

- 4.1. 48 Cartwright Gardens was constructed as a single dwelling house between 1809-11 together with the rest of Cartwright Gardens, all of which were developed by the prolific developer of Georgian London, Lt. Col. James Burton.
- 4.2. The Property is situated within the Bloomsbury Conservation Area and is Grade II listed (placed on the list in 1974). The listing description is as follows:

GV II

Terrace of 18 houses forming the southern half of a crescent. Now occupied mostly as hotels as follows: Nos 46 & 47 Avalon Hotel, Nos 49 & 50 Crescent Hotel, No.53 Euro Hotel, Nos 54 & 55 Mentone Hotel, No.56 Devon Hotel, No.57 Avonmore Hotel, Nos 58-60 George Hotel, Nos 61-63 Harlingford Hotel. c1809-11. Designed and built by James Burton. Darkened stock brick (evidence of tuck pointing) with rusticated stucco ground floors (some gloss painted) and stucco cornice at 3rd floor level. EXTERIOR: 4 storeys and basements. 2 and 3 windows. Centre 4 and end 3 houses projecting. Round-arched doorways, (where unaltered) with reeded jambs, cornice-heads, fanlights (some patterned) and panelled doors. Nos 46 & 63 doorways on returns to Burton Place and Marchmont Street; No.46 (4 windows, 3 blind) with prostyle Doric portico; No.63, 1 window above rusticated stucco porch with subsidiary doorway to the right. Ground floor windows round-arched, those on the projecting bays in shallow, round-arched recesses. Gauged brick flat arches (mostly reddened) to recessed sash windows. 1st floor on central projecting bay, casements, one with geometrically patterned glazing to top light. All 1st floor windows, with continuous cast-iron

balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with baluster finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 89).

- 4.3. Many of the properties within Cartwright Gardens have been converted into hotels and this is true of both buildings either side of the Property. (46-47 and 49-50 Cartwright Gardens: The Judd Hotel and Crescent Hotels respectively), however 48 Cartwright Gardens is entirely residential. Both hotels either side of the Property have extensive basement extensions.
- 4.4. The existing glazed roof was constructed pursuant to listed building permission 2004/2639/L and planning permission 2004/2638/P. It is therefore not original to the Property and indeed permission was granted for its demolition in 2012 under planning application and listed building application references 2012/0406/P and 2012/0409/L respectively.

5. Planning History

- 5.1. The planning history of the site can be summarised as follows:

Reference	Description	Decision
2012/0409/L	Internal and external works of alteration in association with the erection a two storey rear extension at basement and ground floor levels as replacement for existing single-storey extension at ground floor level rear, enlargement of rear window at ground floor level rear and installation of new window within front light well at lower ground level self-contained flat (Class C3).	Granted 2012
2012/0406/P	Erection a two storey rear extension at basement and ground floor levels as replacement for existing single-storey extension at ground floor level, enlargement of rear window at ground floor level rear and installation of new window within front light well at lower ground level self-contained flat (Class C3).	Granted 2012
2004/3487/L	Internal alterations involving the formation of new openings and internal partitions to existing residential units.	Granted 2004

2004/2639/L	Alterations to residential flats including window openings, together with the installation of a new door and roof to a conservatory extension.	Granted 2004
2004/2638/P	Alterations to residential flats including window openings together with the installation of a new doorway and roof to a conservatory extension.	Granted 2004
PS9804239R1	Internal alterations and change of use of the basement and ground floor from office use to a self contained residential maisonette, as shown by drawing numbers 27694/L(20)01, 27694/L(20)02 (received 25/06/98), 27694/L(20)03 & 27694/L(20)04.	Grant 1998
LS9804258R1	Internal alterations and change of use of the basement and ground floor from office use to a self contained residential maisonette, as shown by drawing numbers 27694/L(20)01, 27694/L(20)02 (received 25/6/98), 27694/L(20)03 & 27694/L(20)04.	Grant 1998
PS9804239	Change of use of the ground floor and basement from office use into a self contained residential maisonette, (Plans submitted)	Withdrawn 1998
LS9804258	Change of use of the ground floor and basement from office use into a self contained residential maisonette, (Plans submitted)	Withdrawn 1998
8992041	Removal of Sycamore from rear garden.	Granted 1989

6. Planning policy context and material considerations

- 6.1. National Planning Policy Framework (NPPF) was published in July 2021 and provides planning policy guidance at a national level and is a material consideration in the determination of applications. A presumption in favour of sustainable development is at the heart of the NPPF.
- 6.2. The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of a heritage asset when considering the impact of proposed development.

6.3. The proposal provides for a sensitive alternation to an already altered element of the heritage asset. The existing glazed lean-to roof is not original and its replacement with a lead surfaced lean-to roof is of a very similar design, shape and form.

6.4. Paragraph 154 b of the NPPF states that development should be planned in ways that:

“Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”

6.5. As the proposal seeks to bring remove a thermally inadequate single glazed roof and replace it with a “warm roof” meeting the requirements of the Building Regulations 2010, it is considered that the proposal is compliant with this element of the NPPF.

7. The development plan

7.1. The Development Plan documents are as follows:

- i. London Plan (March 2021)
- ii. Camden Local Plan (July 2017)

8. Site designations and allocations

8.1. A review of the London Borough of Camden Policy Map has shown that there are no site allocations specific to the Property.

8.2. The Property has the following adopted planning designations:

- Bloomsbury Conservation Area
- Partially within view of 4A.1 London View Management Framework (“LVMF”) (Primrose Hill to St Paul’s Cathedral).
- Partially within view of 6A.1 of LVMF (Blackheath Point to St Paul’s Cathedral)
- Located within a Central London Area

8.3. The adopted Camden Planning Guidance document “Design” dated January 2021 is also considered to be a material consideration to the determination of this proposal.

8.4. The proposal does not impact upon the LVMF as set out above as the roof is to be replaced within a very similar form, which currently does not have any impact upon visibility corridors. However, these designations have been included above for completeness.

9. The principle of development

9.1. The Council has previously granted permission for the existing glazed lean-to roof to be replaced under planning application and listed building application references 2012/0406/P and 2012/0409/L respectively.

9.2. Consideration in respect of design and heritage are therefore the critical considerations as to the merits of the proposal.

10. Impact upon the listed building and the Bloomsbury Conservation Area

10.1. It has been established above that the listing entry does not relate to the aspect of the Property to which this proposal relates.

10.2. Furthermore, it has also been established that the proposed replacement lean-to roof will be similar in pitch, height and massing to the existing glazed lean-to roof.

10.3. It is therefore demonstrated that the proposals do not have an impact upon the significance of the heritage asset.

10.4. The Property is located within Sub Area 13 of the Bloomsbury Conservation Area. Paragraph 5.232 of the Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011) states that:

“The crescent form found in Cartwright Gardens may have been influenced by John Nash at Regent’s Park and marks a change from the rectangular forms of the square. Originally called Burton Crescent, the name was changed to Cartwright Gardens in 1908. The use of the two curved terraces as student and hotel accommodation has had some impact on the facade treatment. The street pattern remains intact and a large number of the buildings (including the entire crescent) are listed reflecting their special

interest. The focal point of the crescent terminates in views west along Burton Place to Douglas Wood's 1950 extension to Sir Edwin Lutyens' British Medical Association building (listed grade II), which was built on the site of Burton's House. Its large-scale red brick facades contrast with surrounding development. The buildings have lower wings which form the frontage to Burton Place (the principal frontage is on Tavistock Square). “*

- 10.5. The proposals will not be visible from the street scene and therefore will not have any impact upon the significance of the Conservation Area or upon the Listed Building.
- 10.6. In compliance with Camden Planning Guidance “Design” (2021), this proposal provides for a significant enhancement of the thermal performance of the lean-to roof. The proposal therefore introduces a highly sustainable measure in the absence of insulation within the existing roof. This is supportive of key principles cited within Camden Planning Guidance including:
 - 10.6.1. The use, viability and function of the Property
 - 10.6.2. The opportunity to promote health and well-being
 - 10.6.3. High quality and sustainable design

11. Design and Access Statement

Design

- 11.1. The existing glazed softwood lean to will be replaced with a lead weathered lean to roof. The roof will include a conservation Velux conservation roof window. All rainwater items shall be manufactured in cast iron and supplied by the Hargreaves Foundry.

Access

- 11.2. The flats are accessed from a communal hall and stairwell which features an attractive original Georgian staircase with timber panelling and sash windows at the half landings.

11.3. Access to the rear patio garden is via an external stair which runs down from the rear, the level of which is at half landing level (3 steps lower than the raised ground floor of the Property). Three bedrooms and two bathrooms and boiler room (in the front vault) are located on the lower ground floor level and access to this floor is provided via an internal stair and via an external metal stair located in the front lightwell access from Cartwright Gardens.

11.4. As the property is listed, the extent of modifications that are possible to allow the Property to be “accessible” on every level are greatly constrained. As the proposals are limited in nature the possibility of incorporating better access arrangements is not practical or even possible in relation to a roof.

12. Conclusion

12.1. Planning and listed building permissions 2012/0406/P and 2012/0409/L respectively establish the principle that the removal and replacement of the existing glazed lean-to roof is acceptable to the Council.

12.2. An assessment of the relevant planning policies within the adopted development plans has confirmed that there is no significant conflict with their provisions and the proposal.

12.3. The proposal has been assessed against the policies contained within the NPPF and it has been confirmed that:

- The principle of the development is acceptable;
- The proposed design will not have any impact on the listed building or Conservation Area;
- The proposed development will not have any impact on the amenity of neighbours; and

12.4. Furthermore, the proposals provide for the thermal performance of this element of the Property to be improved, which is a sustainable measure in keeping with the golden thread of both local and national planning policy.

12.5. It can therefore be demonstrated that the proposal can be supported and receive the grant of planning permission and listed building consent.