

17 October 2023

Delivered by Planning Portal (ref. 12476807)

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir / Madam,

178A ROYAL COLLEGE STREET, LONDON, NW1 0SP

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – APPLICATION FOR PLANNING PERMISSION

We write on behalf of our client, The Arch Company Properties LP ('the applicant'), to submit an application for planning permission to the London Borough of Camden ('LB Camden' or 'the Council') for external alterations to 178a Royal College Street, London, NW1 0SP ('the site').

Originally built in the late 19th century, 178a Royal College Street is an unlisted end-of-terrace property arranged over three storeys. The ground floor of the property is in retail use (Class E), while the first and second floors have previously been in residential use as a single dwelling (Class C3). The residential dwelling has not been occupied for some time, however, and consequently several external alterations are required to restore it to a liveable and lettable condition.

The proposals involve the replacement of the existing windows with new, double-glazed windows at first- and second-floor level, as well as the replacement of the existing residential access at ground-floor level. The description of development is therefore as follows:

"External alterations including replacement of existing single-glazed windows with double-glazed windows at first and second floor, plus replacement of existing front entrance door at ground floor."

This letter explains the contents of the planning application, which is considered to meet all relevant legislative and planning policy requirements. Accordingly, the following sections cover the submission documents, the site, its planning history, the proposed works, and the relevant planning policy considerations. The letter ends with a concluding summary explaining why planning permission should be granted.

Turley
Brownlow Yard
12 Roger Street
London WC1N 2JU
T 020 7851 4010 turley.co.uk

Submission

In addition to the requisite application fee of £206.00 and this covering letter, the following information is submitted as part of this planning application:

- Application Form, prepared by Turley;
- CIL Form, prepared by Turley;
- Site Location Plan, prepared by Prime Building Consultants;
- Existing and Proposed Elevations, prepared by Prime Building Consultants;
- Existing and Proposed Sections, prepared by Prime Building Consultants; and
- Design and Access Statement, prepared by Prime Building Consultants.

SITE DESCRIPTION

The application site, 178a Royal College Street, is a three-storey end-of-terrace property located on the east side of Royal College Street in the London Borough of Camden.

The site – and wider terrace – is understood to date from the early 19th century, and is of yellow stock brick construction with a shopfront at ground-floor level. While the site has been altered extensively over the years, it retains much of its historic character and appearance. Like the other properties within the terrace, the first-floor windows of the building are set in shallow, recessed round arches, and it retains several other original features, most notably its historic corbels.

The site is located in the Camden Broadway Conservation Area, which was first designated as a Conservation Area in 2005. The character of the conservation area can be divided into two distinct types: the first defined by the busy main traffic routes through the area (Camden Road, Royal College Street and St. Pancras Way) which, on Camden Road and Royal College Street, support commercial uses at ground-floor level; and the second defined by the quieter residential streets which run between these routes (Rousden Street and Randolph Street) and whose heights, materials and plot layouts broadly respect the 19th century development pattern of the area.

Despite its age and conservation area location, the site is neither locally nor statutorily listed. It is, however, identified in the Camden Broadway Conservation Area Appraisal and Management Strategy (2009) as making a positive contribution to the character of the conservation area, with its historic character and appearance noted to be “*typical of the Camden Broadway Conservation Area.*”

The site has a Public Transport Accessibility Level (‘PTAL’) of 6a – the penultimate score – and hence is highly accessible by means of public transport. The site is also located within the Central Activities Zone (‘CAZ’). Commensurate with the site’s central location, the surrounding area is home to a wide variety of uses including, *inter alia*, residential, office, tourism, and retail.

PLANNING HISTORY

The table below sets out the relevant planning history for the site:

LPA Ref.	Description of Development	Decision	Decision Date
2018/1482/A	Display of a fascia sign and one externally illuminated projecting sign at 178A and 178B. Display of panel sign on Randolph Street.	Approved	23/03/2018
2018/0844/P	Installation of new shopfront.	Approved	23/03/2018
PEX0100626	Alterations to part of roof on single storey extensions by raising it by 500mm.	Approved	30/07/2001
PEX0100203	The extension of the existing single storey rear extension to raise the ceiling of the building by 500mm, and the insertion of two windows to the rear elevation.	Approved	02/04/2001
H12/26/9/3 1357	The installation of a new shopfront.	Approved	22/10/1980

As the above suggests, several applications for external alterations to the site have been submitted and approved over the years – the majority of which relate to the ground-floor commercial unit.

PROPOSED WORKS

The proposals seek to install a new set of windows to 178a Royal College Street that are more in keeping with the wider terrace and sympathetic to the setting of the Camden Broadway Conservation Area. The existing single-glazed window panes will be replaced with double glazing to improve the liveability and thermal efficiency of the property, while the window frames will be repaired and painted white or, where necessary, replaced with new white uPVC frames of a sympathetic design.

The proposals also seek to replace the existing residential access with a new painted, single-leaf timber door. Both external alterations are proposed as part of a wider set of works which seek to bring the upper floors of the property back into use as a residential dwelling (Class C3) after a prolonged period of vacancy.

In summary, therefore, planning permission is sought for the following works:

- Repair and replacement of the existing blue-painted, aluminium and timber-framed windows at first- and second-floor level with new white double-glazed windows; and
- Replacement of the existing residential access with new painted single-leaf timber door.

For further details of the proposals, please refer to the submitted plans, drawings and Design and Access Statement, prepared by Prime Building Consultants.

PLANNING POLICY AND ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The adopted Development Plan for the site comprises:

- London Plan (2021);
- Camden Local Plan (2017); and
- Camden Local Plan Policies Map (2017).

The National Planning Policy Framework (NPPF) was most recently updated in September 2023 and provides planning policy guidance at a national level. It is a material consideration in the determination of planning applications.

In addition to the Development Plan, the following planning policy and guidance are important material considerations:

- Camden Broadway Conservation Area Appraisal and Management Strategy (2009); and
- Camden Design Camden Planning Guidance ('CPG') (2021).

London Plan (2021)

Policy HC1 (Heritage Conservation and Growth) states that proposals affecting heritage assets and their settings should seek to conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings.

Policy D3 (Optimising site capacity through the design-led approach) states that development proposals should be of high quality, with architecture that pays attention to detail and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through the use of appropriate construction methods and attractive, robust materials which weather and mature well.

Policy D4 (Delivering good design) similarly requires development proposals to deliver good design.

Camden Local Plan (2017)

Policy D1 (Design) states that the Council will seek to secure high-quality design in development. It adds that proposals for new development will be required to, *inter alia*, respect local context and character; preserve or enhance the historic environment and heritage assets in accordance with Policy D2; and comprise details and materials that are of high quality and complement the local character.

Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, and locally listed heritage assets.

Assessment

The proposals seek permission for the replacement of the existing windows at first- and second-floor level, which are of a variety of ages and designs. The windows at first-floor level are a more recent aluminium casement and feature a larger pane and smaller pane. The windows on the second floor are simple one-over-one, timber-sash windows. Both sets of window frames are painted blue – at odds with the white

window frames found on neighbouring properties – and are showing signs of age, with the chipped paintwork further detracting from the appearance of the site.

The proposals therefore seek to repair and paint white the existing windows or, where necessary, replace them with white UPVC windows similar to those found along the wider terrace and throughout the Camden Broadway Conservation Area. The proposed windows are of a sympathetic, traditional design – incorporating vertical and horizontal glazing bars – as appropriate to the historic character of the property.

The proposals also seek to replace the existing residential access – a single-leaf timber door – which is in a poor condition. The proposed door is of a traditional, single-leaf design and timber construction like those found on neighbouring properties, and will therefore continue the rhythm of the wider street frontage and further help to enhance the character and appearance of the conservation area.

On account of their sympathetic and traditional design, therefore, the proposed changes to the fenestration and residential access are considered to preserve, and to respond positively to, the existing historic and architectural qualities of 178a Royal College Street and its contribution to the Camden Broadway Conservation Area. Accordingly, the proposed works are considered to comply with London Plan Policies HC1, D3 and D4 and Local Plan Policies D1 and D2 with respect to design and heritage.

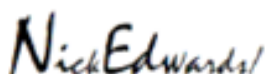
Conclusion

This letter describes an application for planning permission for the installation of replacement windows and front door at 178a Royal College Street, London. It is accompanied by a full suite of plans and drawings, in accordance with regulatory requirements.

The proposals within the application have been assessed in relation to the relevant planning policy requirements and found to be compliant. Overall, the applicant has taken a careful approach to the proposed alterations, which are considered to preserve and enhance the character and appearance of the site, the wider terrace, and the Conservation Area in which it is located. Crucially, the works will enable the upper floors of the property to be brought back into an active residential use after a prolonged period of vacancy, helping to meet housing needs and contributing to the vitality and viability of the area. Pending the requisite procedural steps, therefore, we respectfully request that the Council grants planning permission for the proposed works.

We trust the above is sufficient for your purposes and look forward to receiving confirmation that the details provided in this application are acceptable. However, if you have any queries, please do not hesitate to contact myself or my colleague, Catriona Fraser (catriona.fraser@turley.co.uk), at these offices.

Yours sincerely,



Nick Edwards
Assistant Planner

nick.edwards@turley.co.uk