

TD/P09001
07/12/2023

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/ Madam

61-63 Monmouth Street, WC2H 9EY – Application for Planning Permission and Listed Building Consent for external alterations to replace a section of roof above two existing dormer windows (part retrospective)

Planning Portal reference: PP-12662241

This Covering Letter has been prepared by Rolfe Judd Planning ('the Agent') on behalf of Shaftesbury Covent Garden Ltd ('the Applicant') to accompany an application for Planning Permission and Listed Building Consent to the London Borough of Camden ('LBC') for replacement of the lead roof above the existing dormer windows (part retrospective) at the site address 61-63 Monmouth Street, WC2H 9EY ('the Application Site' or 'the Site').

For the purpose of the Planning Application, the description of development is as follows:

'Application for Listed Building Consent and Planning Permission relating to external alterations to replace a section of roof above two existing dormer windows (part retrospective).'

This Covering Letter should be read in conjunction with the following additional documents which accompany the application:

- / Application Forms;
- / Design and Access Statement (this covering letter) – *prepared by Rolfe Judd Planning;*
- / Site Location Plan (drawing no. A-001-P1) – *prepared by Fresson and Tee;*
- / Existing and Proposed drawings - *prepared by Fresson and Tee Architects;*
 - o Third Floor Plan, Roof Plan & Elevation As Pre-Existing (drawing no. A-100-P3);
 - o Third Floor Plan, Roof Plan & Elevation As Proposed (drawing no. A-200-P1);

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- Photographic Schedule As Existing (drawing no. A-110-P1);
- Elevations As Existing (drawing no. A-120-P1);
- Elevations As Proposed (drawing no. A-220-P1);

/ Community Infrastructure Levy Form.

The requisite application fee of £293.00 (excl. VAT) has been submitted online via the Planning Portal.

Site Description & Location

The application site is an existing Grade II Listed terraced building located within Ching Court, a historic private space positioned within the Seven Dials area of Covent Garden, bordering Monmouth Street. The site lies within the authoritative bounds of the London Borough of Camden.



The application site consists of 4 storeys in Class E use; commercial uses are located at ground floor level, while the remaining building consists of office spaces. Dormer windows are located on the western side of the building facing Monmouth Street. The lead roof of the dormer relating to No. 61 has already been replaced through emergency repair works due to water damage and leaks within the building. This application seeks to regularise this work and undertake similar roof replacement to the dormer of No. 63.

The surrounding area is categorised by a variety of residential and commercial uses, including Seven Dials market to the north, located less than 50m away from the application site. Monmouth Street, a cobbled pedestrian and cycle only street leading towards the historical Seven Dials scenic point, hosts a range of eateries and public houses to the west. To the east lies the Cambridge Theatre and an array of prominent commercial shops along Shelton Street; to the south a similar urban form prevails, with further commercial and residential spaces, as well as the discernible 13-storey Orion House business centre approximately 80m from the site.

Covent Garden, the most proximal underground station to the site, lies approximately 200m east. The area has a highly accessible PTAL rating of 6b.

In addition to the above, the application site pertains to the following environmental considerations:

- / Flood Zone 1
- / Central London Area (Local Plan Centres)
- / Archaeological Priority Area

Heritage Statement

The site lies within the historic Seven Dials Conservation Area. The buildings are Grade II Listed (list entry 1322126 and 1322127), surrounded by a large concentration of similarly categorised buildings. Historic England listed the buildings in 1973, and describes them as follows:

Terraced house, now shop and offices, 1699, built by S Chase, altered early C19, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

The following buildings located within Ching Court, are also listed and form part of the site's heritage context:

- / 11 and 13 Shelton Street, Grade II Listed (LEN: 1378652)
- / 15, 17 and 19 Shelton Street, Grade II Listed (LEN: 1378653)
- / 19 Mercer Street and 21 Shelton Street, Grade II Listed (LEN: 1436448)
- / 21 Mercer Street, Grade II Listed (LEN: 1113134)
- / 23 Mercer Street, Grade II Listed (LEN: 1113135)
- / 25 and 27 Mercer Street, Grade II Listed (LEN: 1322111)
- / 45-51 Monmouth Street and 29-31 Mercer Street, Grade II Listed (LEN: 1434006)

/ 65-71 Monmouth Street and attached rear drum forming the southern point of Ching Court, Grade II Listed (LEN: 1322128)

It is not considered that the proposals will impact the host buildings Listed status, nor the outlined designations applicable to the site. Further consideration regarding the site's heritage is included in the Planning Considerations section below.

Relevant Planning History

Relevant planning history for the application site has been accessed via the Camden Council planning application search.

APPLICATION REFERENCE	DESCRIPTION OF DEVELOPMENT	APPLICATION TYPE	DECISION	DECISION DATE
L9602833	Erection of rear extension at ground floor level, enclosing rear lightwell, as shown in A3 Document Ref. MC-001.	Listed Building Consent	Refused	21/11/1996
P9601325	Erection of rear extension at ground floor level, enclosing rear lightwell, as shown in A3 Document Ref. MC-001.	Full Planning Permission	Refused	21/11/1996
LS9704222	Internal alterations to ground and basement floors involving the part removal of the internal ground floor wall and the relocation of the staircase; MC/001, 002, 003, 004, 005, 006 and 007.	Listed Building Consent	Granted	27/08/1997
2017/2573/L	Addition of 2no hanging signs above fascia level.	Listed Building Consent	Granted	27/06/2017
2017/2570/A	Display of 2 x non-illuminated hanging signs.	Advertisement Consent	Granted	27/06/2017

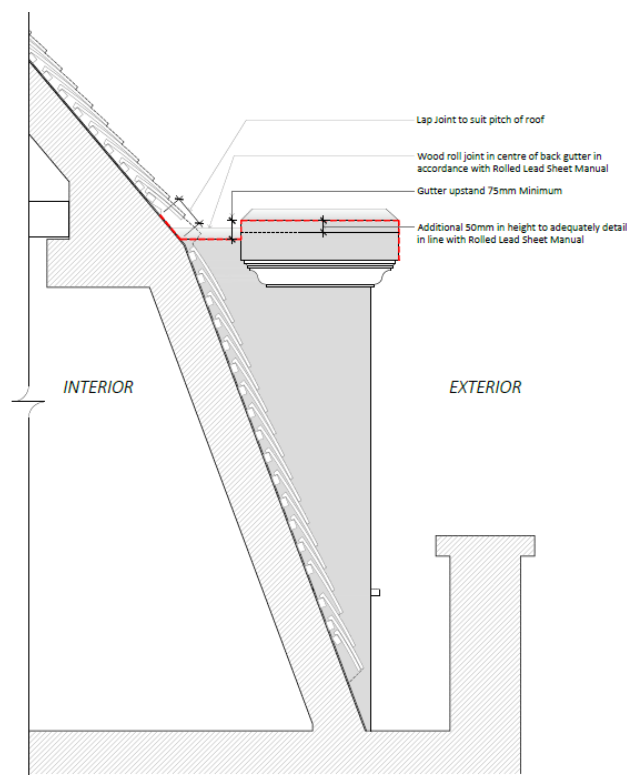
As noted, the site has previously been subject to external alterations. It is considered that the proposals contained herein are of a similarly minor nature.

Description of Proposal

Dormer Roof Replacement

The proposals will include the replacement of the lead roof located on the southern dormer of No.63, resulting in an 50mm height increase. The minor addition in height is required to provide adequate back gutter detail at the junction between the main roof slope and front dormer. These works will match the new roof on the dormer of No. 61 (which this application seek retrospective consent for) to prevent any future water damage.

Visually, the design of the proposed replacement roof will ensure that the proportions of both dormer windows are consistent. The new roof is solely intended to replace the existing damaged section considered necessary for the safeguarding of the building, with no further amendments to the materiality of the roof proposed.



Proposed Gutter

The proposed new gutter will aid in the movement of stormwater, preventing water damage to the building. A wood roll joint will be located in the centre of the back gutter, in accordance with the Rolled Lead Sheet Manual, and will have an upstand of a minimum of 75mm.

Retrospective Works

As noted, this application additionally relates to a part retrospective planning application in relation to the northern dormer of No.61. Emergency roof alterations were required following water intrusion into the building through the eroded roof. The works were inclusive of lead replacement roof works to one of the side dormers (north), following the same outlined alterations proposed at the southern dormer. These works are determined to be very minor in nature, similarly applicable to the proposals contained herein.

Access

The proposals pertain to above ground works to replace a roof to an existing dormer window, such that no changes are proposed to the existing access arrangements for the buildings.

Relevant Planning Policies

The proposals have given due consideration to the local Development Plan for Camden. This consists of the following documents:

- / Camden Local Plan (2017)
- / Policies Map Alterations (2017)
- / Site Allocations Plan (2013)
- / North London Waste Plan (2022)
- / The London Plan (March 2021)

Planning Considerations

Policy A1 (Managing the impact of development) outlines how the Council will seek to protect the characteristics of local areas and communities. The proposals are noted to be minor in nature and will not alter the existing historic façade or notable characteristics of building itself, Ching Court, nor the surrounding area beyond.

Policy D1 (Design) recognises that the Council will seek to secure high quality design in development. This includes the requirement for development to consider the following, of relevance to the proposals:

- a. *respects local context and character;*
- b. *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- e. *Comprises details and materials that are of high quality and complement the local character.*

It is further recognised in the Camden Design SPG that materials should '*respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings*'.

The proposals are considered to be in full accordance with the above, having accounted for the local context and historic nature of the application site. The proposed works will not implicate the existing characteristics of the building beyond the necessary alterations outlined. The materials utilised will be of a high quality, durable nature, suitably similar to the existing features of the building (i.e. congruent in style to the current roof). The design is therefore contextual and inclusive to the host building, informed by its existing characteristics and the surrounding streetscape.

Policy D2 (Heritage) identifies that development must preserve and, where appropriate, enhance Camden's heritage assets and their settings. It is noted that the Council will not permit the loss or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings. Policy HC1 (Heritage conservation and growth) of the London Plan outlines how development proposals affecting heritage assets and their settings should conserve their significance by *'being sympathetic to the assets' significance and appreciation within their surroundings'*.

It is not considered that the proposals fall within the (significant) identified works above; the requirement for a replacement roof and new gutter will not cause a detrimental loss to the existing Listed building, nor will the proposals cause harm to the fabric of the host building or its setting. The very minor height increase will be largely imperceivable when viewed from Monmouth Street, such that there will be no impact on the character of the sites surroundings. Indeed, the proposals seek to enhance the safeguarding of the application site, preventing future damage and subsequently improving the longevity of the building.

Conclusion

This application seeks Planning Permission and Listed Building Consent for the replacement of the existing lead dormer roof, including regularisation of the replacement roof works already undertaken at No.61 Monmouth Street. The proposals constitute repair works which are required to help with the movement of stormwater and to protect the building from future water damage.

The proposals are considered necessary for the safeguarding of the building, aiding in the avoidance of further water infiltration. The design of the replacement roof similarly follows the existing building pattern and is considered sensitive and appropriate to the Listed status of the application site. The proposals do not seek to alter the appearance of the building beyond the required works as outlined herein.

The proposed development is deemed appropriate in its adherence to regional and local policy. We trust the information submitted to be sufficiently satisfactory to validate the application and we look forward to a swift and positive response. However, should you require further information or should you have any queries, please do not hesitate to contact us.

Yours faithfully

Tassia de Paula-Yarmohammadi

For and on behalf of
Rolfe Judd Planning Limited
05 December 2023