

# 4D PLANNING™

Chartered Town Planners & Architectural Technicians

## DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT

Roof lights to front & rear roof slopes and installation of secondary glazing to windows (revised application).

**Property Address:** 13C Northington Street, WC1N 2NT,  
Camden.

**January 2024**

## **1.0 INTRODUCTION**

**1.1** This Design and Access / Planning / Heritage Statement is submitted on behalf of the applicant in respect of a planning application for roof lights to front & rear roof slopes and installation of secondary glazing to windows. 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 application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

## **2.0 APPLICATION PROPERTY AND SURROUNDING AREA**

**2.1** The planning applications relates to a first floor Flat (13C) in the overall property which is a modest two storey property on the corner of Northington Street and John's Mews.

**2.2** The site is located within a mixed use area. There is variety in architectural form and style in buildings nearby.

**2.3** The site is located within the Bloomsbury Conservation Area. The property is also Grade II listed.



*Figure 1 – Existing property.*



*Figure 2 – Existing roof.*



*Figure 3 – View of property*

### **3.0 PROPOSED DEVELOPMENT**

**3.1** It is proposed to add roof lights to the front & rear roof slopes and installation of secondary glazing to windows.

**3.2** The rooflights would be timber frame and conservation profile. Window details are submitted to accompany the application. The windows are sought to introduce light and ventilation to the attic area which is used for storage.

**3.3** The secondary glazing will be by duration windows and technical details on these are submitted with the planning application. Secondary glazing is sought to improve the thermal / heat retention abilities of the property and as a noise abatement measure to street traffic.

**3.3** The current application is a revised application following the refusal of application ref: 2021/4974/P for “*Insertion of rooflights to front and rear roof slopes and installation of external air conditioning condenser unit at roof level*”. The current application excludes the air conditioning unit element from the proposal.

## 4.0 PLANNING HISTORY

4.1 According to Camden Council's online planning records, there are no recent / relevant planning records for the property apart from a recent application as mentioned in paragraph 3.3 above. Refer to paragraph 7 below for further information.

## 5.0 PLANNING POLICY

### Camden Local Plan (2017)

5.1 Core Strategy Policy C11 seeks to improve the health and well-being of residents in Camden.

*It is considered the proposed development complies with this policy. The proposed works are modest in nature and would not involve any increase in built form or scale. There would be no adverse visual impact from the public realm. The secondary glazing would significantly enhance the quality of living accommodation for the applicant which at present suffers from poor heat retention and street noise.*

5.2 Figure 3 below is an extract from the Camden Proposals Map. The property is not affected by any designations other than being within a conservation area

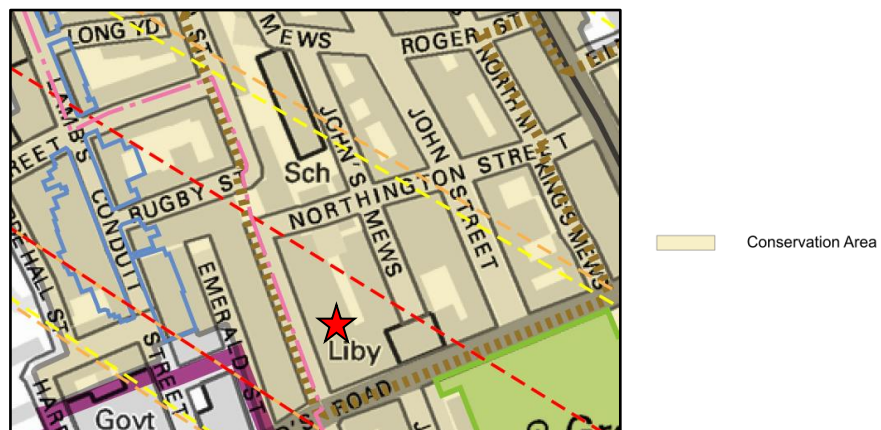


Figure 4 – Extract from Camden Policies Map 2017. Approx. location of site is denoted by red star.

5.3 Policies D1 and D2 of the Local Plan relate to Design and heritage respectively. They require that high quality design is achieved in all development, and that development in conservation areas preserves or enhances the character of the conservation area.

*It is considered the proposed works are in compliance with the above Local Plan Policies as follows:*

- *The works would not result in any increase in building footprint.*
- *The rooflights would be conservation type and with a low profile. Given the property's front parapet, surrounding built form and narrow streets they would scarcely be visible.*
- *The addition of secondary glazing is an acceptable addition to listed properties.*

**5.4** Policy A1 of the Local Plan seeks to ensure that amenity is not compromised through new development. The rooflights would not facilitate direct views into any neighbouring properties.

### **Camden Design CPG (2015)**

**5.5** Para. 5.21 and 5.22 of this Guidance acknowledges deals with roof alterations. With regards rooflights it is stated:

*“Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs where they are raised above the roof slope rather than being flush with the roof profile, or where they are an incompatible introduction into an otherwise uncluttered roofscape, or where they conflict with other architectural roof elements, e.g. gables and turrets.*

*Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.”*

***The proposed rooflights would not be contrary to this guidance. As noted above, given the property's front parapet, surrounding built form and narrow streets the rooflights would scarcely be visible.***

## **6.0 HERITAGE APPRAISAL**

**6.1** The application property is Grade II listed. It is also located within the Bloomsbury Conservation Area.

**6.2** The listing for the property notes:

*“Includes: No.25 JOHN'S MEWS. Brewery stables, now offices and workshop. Dated 1903. Built for Henry Finch; altered internally late C20. Red brick with stone quoins and dressings. 2 storeys. Main facade to Northington Street has 5 windows; 5 window right hand return with vehicle entrance. Ground floor to left has paired elliptical arched vehicle entrances with keystones and cornices to pillars. To right, a flat arched doorway, a vehicle entrance and then 3 segmental-arched windows, that nearest the vehicle entrance being half-size. Projecting moulded brick cornice at 1st floor and parapet level; 1st floor casements set in stone surrounds forming strips. Deep parapet of segmental-headed sections flanked by tall tapering brick chimneys supported by stone consoles to front and sides and having stone cornices. Angles have smaller stone tapering chimneys on dies. INTERIORS retain some original features. SUBSIDIARY FEATURES: quoin to Northington Street*

*inscribed "These premises were erected by Henry Finch Esq., JP in AD 1903"; on the return "and this stone laid by H. Finch Rober August 10th 1903"*

### **Bloomsbury Conservation Area**

**6.3** 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. We are not aware of any specific design guidance in respect of roof lights or secondary glazing from either the Conservation Area Appraisal or otherwise.

**6.4** Policy D2 of the Camden Local Plan is of relevance. It states:

*"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets"*.

### **Impact of Proposal on Designated Heritage Assets**

**6.5** The proposed secondary glazing would be discrete and unobtrusive. So too would the two rooflights which would be conservation profile. It is considered that any potential harm to the listed building has been designed and positioned out as much as possible, and there would be public benefit in the continued efficient and comfortable use and upkeep of the building.

**6.6** Having regard to the afore mentioned guidance and policy, it is not considered that the proposed development would have any adverse impact on the heritage asset or its setting. The secondary glazing and rooflights are discrete in the context of the large building to which they would be installed, and would not materially impact the front / main elevations of the building. Thus there would be negligible impact on the special interest of the listed building and conservation area which derives in a large part from the grand stone buildings in classical style. The fundamental intrinsic character of the property would remain unaltered. The secondary glazing is a non-permanent alteration to the building in the sense that they can be removed at any stage and without any harm to the original building.

**6.7** It is considered that the proposal has a modest positive impact on the character and appearance of the building. Even if one were to take the view that the proposal might marginally fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the

Planning (Listed Buildings and Conservation Areas) Act 1990, then the level of harm would be at the lower end of 'less than substantial'. Paragraph 196 of the NPPF states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use. It is submitted that one public benefit to the proposal is continued efficient and comfortable use and upkeep of the building which will assist in ensuring its future longevity. Thus public benefit would outweigh any minor harm potentially caused by the proposal, and the proposal could be considered acceptable accordingly.

## **7.0 APPLICATION REFERENCE: 2021/4974/P and 2021/5868/L**

**7.1** The previous application included an AC unit and concerns were raised regarding the need for this. The application was refused on grounds of the AC unit alone. The current application excludes the AC unit therefore addressing the reasons of concern.

**7.2** The previous application has no objections from adjoining occupiers. The Bloomsbury CAAC confirmed they had no objection in principle to internal secondary glazing but made comments on the type selected. They also approved the two conservation style rooflights.

**7.3** The officer's feedback in the delegated report confirms: *“the rooflights would not be visible from the public realm and would appear almost flush with the roof. The rooflights are acceptable from a design and heritage perspective, preserving the special character of the building and character of the conservation area... the proposed rooflights are not considered to present any material harm in terms of overlooking or loss of privacy to the surrounding properties. Although the roof is sloped the rooflights will be looking upwards rather than across and are intended to bring in natural light rather than create a view. Overall the proposal is not considered to give rise to any adverse impacts on neighbouring residential amenity”*. The report continues: *“the proposed secondary glazing is considered acceptable, as the proposals seek to improve the energy efficiency of the building while retaining the original windows. The secondary glazing is not considered to be unduly noticeable from the exterior, although the conservation group have expressed concern that the units selected may be more noticeable than ones designed differently that are subsequently slimmer”*.

## **8.0 CONCLUSION**

**8.1** The proposed development is considered to be in compliance with the Local Plan. The works are relatively minor in nature and there would be no material perceivable impact to the public realm. All concerns previously raised by the planners have been addressed.

**8.2** It is concluded that there would be no adverse impacts to the relevant heritage assets arising from the proposed works.