

48 Mornington Terrace, London, NW1 7RT

Combined Planning, Heritage and Design & Access Statement

Prepared by Crawford and Gray Architects | CGG

Date: March 2024



1.0 Introduction

- 1.1 This Planning Statement has been prepared by Crawford and Gray Architects Ltd on behalf of the current owner of 48 Mornington Terrace to accompany the application for Full Planning Permission and Listed Building Consent in connection with the regularisation of the building works carried out to by Mr Chandresinghe – the previous owner.
- 1.2 This application has been prepared in consultation with Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC - a Heritage Consultant with '*appropriate expertise*' as advised by paragraph 194 of the NPPF - and is based on:
- 1) Planning Permission 20136592P and Listed Building Consent 20136742L dated 8 April 2014
 - 2) the schedule of breaches within the Enforcement Letter dated 13 February 2020, issued by the London Borough of Camden under reference EN15/0212
 - 3) the Appeal Decision APP/X5210/Y/21/3284736 dated 22 September 2022
 - 4) the email from Ms Ryan of Camden Planning Department to Mr Nolan – the current owner's representative - dated 19 May 2023
 - 5) Pre-application Advice issued on 14 August 2023 by Camden Planning Department
 - 6) A previous application for Planning Permission (ref 2023/3720/P) and Listed Building Consent (2023/4743/L) which have been granted on 21 December 2023 for the same scope of works minus basement extension at the rear

2.0 Existing Building and the development site

- 2.1 No.48 Mornington is a Grade II Listed Building located within the Camden Town Conservation Area. It is a mid-terrace town on the eastern side of Mornington terrace.
- 2.2 The property is a single-family dwelling with front and rear garden comprising:
- Basement (residential use to be re-instated)
 - Ground Floor (Dining Room, Kitchen, Study and Lavatory)
 - First Floor (Drawing Room)
 - Second Floor (Bedroom 1 and 2)
 - Attic floor (Bedroom 3 and 4)

- Annex building at the rear of the garden

2.3 At the time of its listing it was described as:

TQ2883NE MORNINGTON TERRACE 798-1/76/1157 (East side) 14/05/74 Nos.26-52 (Consecutive) and attached railings

GV II

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

2.4 The significance of the building is described in full detail in the Heritage Statement and Impact Assessment prepared by Elaine Milton Heritage & Planning Ltd, which is attached to this application.

3.0 Items to be regularised and additional works

2.1 This application is to address each of the planning breaches as per Ms Ryan's email dated 15/05/23:

Lower ground floor

- a) Removal of front sash window and installation of an enlarged sash window*
- b) Removal of original rear wall*
- c) Removal of spine wall (a wall with an opening may be acceptable subject to the scale of the proposed opening)*
- d) Staircase removed*
- e) Re ordering of front garden basement steps*

- f) *All works relating to rear extension and its connection to the main house deviating from the 2014 permissions*

and – as an additional item of work – basement extension at the rear

Ground floor

- g) *Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing*
- h) *Removal and replacement of marble chimneypieces*
- i) *Removal of double doors between principal rooms and the installation of metal frame*
- j) *Glass roof and associated supports (forming the veranda structure) to rear return*

First floor

- k) *Removal of marble chimneypieces*
- l) *Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing*

Second floor

- m) *Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing.*

Third floor

- n) *Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing*
- o) *Removal of the plaster ceilings and wall plaster, resulting in exposed brick*
- p) *Installation of floor boarded ceilings*

Use of Lower Ground Floor

- q) *Change of use from residential to office*

4.0 Consultation and Pre-Application Advice

4.1 On 14 August 2023 it was confirmed by Camden Planning Department that:

“Our Conservation Officer has assessed the drawings that were submitted and has confirmed that the proposals as shown in the attached drawings would satisfy the listed building breaches. Therefore should a further application for listed building consent be submitted for the works, it is likely that the proposal would be looked upon favourably, and would satisfy the requirements contained in appeal decision once the works are implemented/have been completed.”

4.2 On 12 December 2023, the case officer for the for the Planning Permission (ref 2023/3720/P) and Listed Building Consent (2023/4743/L) confirmed the requirement for a Basement Impact Assessment for the extension works at the rear of the Lower Ground Floor, which has now been added to the scope of this application.

5.0 Design: Use, Layout, Scale

5.1 **Use:** the current residential use is to be retained/ re-instated.

5.2 **Layout:** significant alterations to the layout have been proposed at lower ground floor to remedy the planning breaches and reinstate the residential use; minor alteration to the existing layout have been proposed on the upper floors.

5.3 **Scale:** the proposed works would not affect the scale of the building as per Planning Permission 20136592P and Listed Building Consent 20136742L dated 8 April 2014.

5.4 **Appearance:** the detailing on the proposed closet wing extension and infill extension is in keeping with the main building and the wider context of the terrace - matching materials (London stock brickwork; painted timberwork; black painted metalwork, etc..) and detailing (painted timber framed windows and doors, glazed roof, etc..). The closet wing extension roof skylight is to be low profile and hidden behind the line of the parapet wall.

6.0 Living Conditions

6.1 The works will not affect the living conditions of the neighbouring properties as per Planning Permission 20136592P and Listed Building Consent 20136742L dated 8 April 2014.

7.0 Access

- 7.1 The current access from Mornington Terrace at Ground and Lower Ground Floor at are to be maintained.

8.0 Basement Impact Assessment

- 8.1 The proposed development construction of a new single storey rear extension to the lower ground floor in order to accommodate a new shower room (2.5m x 2.5m) under the proposed rear extension.
- 8.2 In accordance with policy A5 on Basement Developments of the Camden Local Plan 2017, SG Structures has been appointed by the Application to prepare a Basement Impact Assessment, which is attached to this application.
- 8.3 SG Structure has confirmed that:

“The proposed basement extension will not disturb the underlying hydrology and will not overstress the local London Clay. Under good workmanship we do not anticipate any significant settlement following the excavation.”

9.0 Finalised scheme and full planning submission

- 9.1 Following the pre-application advice, the scheme has been finalised and additional information provided on behalf of the homeowners - specifically:

- Householder and listed building consent application form
- Planning, Heritage Impact, Design and Access statement
- Heritage Statement
- Location Plan (scale 1:1250) and Site Plan (scale of 1:500)
- As Existing Drawings (scale 1:100 @ A3)
- Drawings from previous Planning Applications
- Photographs of current state and before unauthorised works
- Proposed Drawings (scale 1:100 @ A3)
- Completed CIL Form

all previously submitted as part the Planning Permission (ref 2023/3720/P) and Listed Building Consent (2023/4743/L) plus

- a Basement Impact Assessment for the extension works at the rear of the Lower Ground Floor

10.0 Conclusion

- 10.1 In conclusion - and as assessed at pre-application stage - we believe that the proposed development will regularise of the building works carried out to by the previous owner rectifying the various breaches as required and the additional works will not harm the Listed Building and the neighbouring properties.