

25 April 2024

Planning (Development Management)
London Borough of Camden

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London
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Dear Sir or Madam

Re: 6A Handel Street, WC1N 1PB
Applications for Planning Permission and Listed Building Consent

We write in relation to applications by Mr Alex Morris owner/occupier of 6A (lower ground floor flat) Handel Street for Planning Permission and Listed Building Consent, for:

Replacement of non-original single-pane door to lower ground floor rear elevation with a window to match original, demolition of non-original internal fabric and creation of new lower ground floor WC.

Procedural matter

In our opinion the demolition of the non-original internal fabric (cupboards) and replacement with WC at lower ground floor level do not require Listed Building Consent because these works would not affect the character of the listed building as a building of special architectural or historic interest and therefore. Accordingly, we could apply for a Notice under s26H (Certificate of lawfulness of proposed works) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended in 2013). However it is more expedient to include those works in this application rather than submit a separate application.

Background and planning history

The Applicant has owned and occupied the lower ground floor flat at 6A Handel Street since August 2005. The rear door which he now seeks to replace with a window to match the original window was already in place when he bought the property; it is not clear to us when the original window was removed and a door was installed but drawings submitted in relation to planning and Listed Building Consent applications in 2005 (refs below) indicate a door was present before then.

Other relevant planning permissions / Listed Building Consents at the property include:

LBC Ref	Description of Development	Decision
2023/0415/P	Retrospective application for erection of an outbuilding	Granted 26/06/2023



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2023/1359/L	Retrospective application for erection of an outbuilding	Granted 26/06/2023
2005/1117/P	Replacement of front entrance door to basement flat and erection of single storey conservatory extension at rear basement level.	Granted 11/05/2005
2005/1121/L	Refurbishment of 5 existing flats including internal alterations at all floor levels, replacement of front entrance door to basement flat and erection of single storey conservatory extension at rear basement level.	Granted 11/05/2005

Proposals

The proposed works are to replace the modern glazed door with a window to match the likely original window at the rear elevation of the lower ground floor flat. This will enable the Application to make better use of the rear bedroom.

The proposed window would be a white-painted double-glazed timber sash. Brickwork below the window would match existing. More details of the proposed works can be found on the accompany drawings by Eveleigh Designs.

The Applicant also seeks to remove some non-original cabinetry at lower ground floor level, and replace with an en-suite WC for the bedroom.

There is existing available water supply and drainage for the WC.

All works would be made good to match existing.

The Site

The Site for the purposes of the application is the lower ground floor flat at 6A Handel Street. The host property is a four-storey plus lower ground (semi-basement) level mid-terrace former house situated on the south side of Handel Street.

The former house has been divided into 5no. flats. The application property is the lower ground floor flat which occupies the entire lower ground floor and is accessed via steps down from street level into a lightwell.

The Site is within the Bloomsbury Conservation Area. The host building (and neighbouring properties nos. 4 to 7 consecutive and their attached railings) is listed (Grade II).

The terrace dates from c.1800. In our assessment, and in accordance with paragraph 200 of the National Planning Policy Framework ('the NPPF') the building's heritage significance arises from the architectural interest of its front and to a degree rear elevations which are typical of the period, albeit have been altered; the Historic England listing description attests to C20 alterations (re-facing) to the front elevation which has diminished its significance to a minor degree. Overall though the terrace retains its proportions and front-facing appearance.

The building's historic and architectural significance has been diminished by its conversion into flats meaning much of its internal layout and fabric has been lost.

In our assessment the door to be replaced was almost certainly originally a window. Evidence to support this includes a photograph of the rear elevation of no. 7 Handel Street which is part of the same terrace and has its original rear window still in place. Other photographs show the rear elevations of other buildings in the terrace showing a variety of window styles have been installed over time.

The accompanying drawings indicate the position, scale and appearance of the outbuilding in relation to the garden. It is situated at the extreme end of the garden as close as practicable to the high (c. three-storey) rear wall. To the rear of that wall is a large (c. eight storeys) block of flats from late C20.

Development Plan

The Development Plan for Camden is the adopted Camden Local Plan (2017) and the London Plan 2021. Given the Local Plan is consistent with the London Plan in terms of design, heritage and amenity matters London Plan policies are not discussed here. Camden also has adopted Supplementary Planning Guidance (Camden Planning Guidance, 'CPG') relevant to the proposals.

Policy D1 (Design) of the Local Plan states the Council will seek to secure high quality design in development. The Council will require that development (*inter alia*): a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; d. is of sustainable and durable construction and adaptable to different activities and land uses; e. comprises details and materials that are of high quality and complement the local character; f. integrates well with the surrounding streets and open spaces, j. responds to natural features and preserves gardens and other open space; k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping, l. incorporates outdoor amenity space.

Policy D2 (Heritage) states the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The Council will not permit the loss or harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the harm or loss is necessary to achieve public benefits that outweigh that harm or loss.

The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

To preserve or enhance the borough's listed buildings, the Council will resist development that would cause harm to significance of a listed building through an effect on its setting.

Assessment

The proposed works would enhance the special architectural and historic significance of the Listed Building by removing a non-original glazed door with a window as original. Planning permission and Listed Building Consent should therefore be granted.

The replacement window would be of a traditional form and style to match the likely original window. Materials would match existing/original. Conditions could be imposed to ensure the materials match.

No harm would be caused to designated heritage assets; i.e. the Bloomsbury Conservation Area nor the listed building; indeed both would be enhanced by the proposed exterior works.

The interior works (i.e. removal of recent, non-original fabric and installation of a WC) would not affect the significance of the designated heritage asset (Listed Building) and thus do not require Listed Building Consent. They are included in this application for completeness.

Local Plan Policies D1 and D2 are therefore complied with.

Please contact me if you have any questions about the application.

Yours sincerely



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