

LB Camden
Planning and Building Development
5 Pancras Square, London
N1C 4AG

2nd September 2024

CP2023/41
BY PLANNING PORTAL

Dear Sirs,

FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION

LOWER GROUND AND GROUND FLOORS, 39 MARCHMONT STREET, LONDON, WC1N 1AP

I am instructed by my client, Fortune Green Capital Ltd (“**the Applicant**”) to submit a full planning and listed building consent applications in relation to 39 Marchmont Street (“**the Site**”) for the following development (“**the Proposed Development**”):

“Repairs of the main roof and replacement of the rear dormers, reinstatement of missing chimney pot, replacement of the door to the roof terrace, installation of balustrading to the roof terrace and removal of all services and boxing on the rear elevation, along with associated internal repairs and refurbishment of the upper floor flats, including replacement of the non-original stair floor and landing finishes, replacement of non-original ceiling lining at second and third floors, replacement of non-original partitions in all flats, replacement of non-original sanitary-ware and kitchen units in all flats and relocation of all servicing internally.”

Accordingly, I enclose the following information:

- Completed full planning and listed building application forms with completed Certificate A;
- CIL Questions Form;
- Structural Report (“**SR**”) prepared by Banfield Wood LLP;
- Heritage Statement (“**HS**”) prepared by John Lowe Heritage;
- Design and Access Statement (“**DAS**”) prepared by MDLR Architects;
- Existing and proposed drawings prepared by MDLR Architects:
 - Existing Location and Block Plans – 24002-MA-PL2-XX-DR-A-001 P01;
 - Existing Basement and Ground Floor Plans – 24002-MA-PL2-ZZ-DR-A-010 P02;
 - Existing First and Second Floor Plans – 24002-MA-PL2-ZZ-DR-A-011 P01;
 - Existing Third and Roof Plans – 24002-MA-PL2-ZZ-DR-A-012 P02;
 - Existing Front & Rear Elevations – 24002-MA-PL2-XX-DR-A-070 P02;
 - Existing Section A-A – 24002-MA-PL2-XX-DR-A-040 P02;
 - Existing Section B-B – 24002-MA-PL2-XX-DR-A-041 P02;
 - Demolition Basement and Ground Floor Plans – 24002-MA-PL2-ZZ-DR-A-020 P02;
 - Demolition First and Second Floor Plans – 24002-MA-PL2-ZZ-DR-A-021 P01;
 - Demolition Third and Roof Plans – 24002-MA-PL2-ZZ-DR-A-022 P02;

- Demolition Front & Rear Elevations – 24002-MA-PL2-XX-DR-A-080 P02;
- Demolition Section A-A – 24002-MA-PL2-XX-DR-A-050 P02;
- Demolition Section B-B – 24002-MA-PL2-XX-DR-A-051 P02;
- Proposed Block Plan – 24002-MA-PL2-XX-DR-A-005 P01;
- Proposed Basement and Ground Floor Plans – 24002-MA-PL2-XX-DR-A-110 P01;
- Proposed First and Second Floor Plans – 24002-MA-PL2-ZZ-DR-A-111 P01;
- Proposed Third and Roof Plans – 24002-MA-PL2-ZZ-DR-A-112 P02;
- Proposed Front & Rear Elevation – 24002-MA-PL2-XX-DR-A-170 P01;
- Proposed Section A-A – 24002-MA-PL2-XX-DR-A-140 P02;
- Proposed Section B-B – 24002-MA-PL2-XX-DR-A-141 P01;
- Proposed First Floor Roof Terrace Door Detail Drawing – 24002-MA-PL2-ZZ-DR-A-400-P01;
- Proposed 3rd Floor Rear Dormer Windows Detail Drawing – 24002-MA-PL2-ZZ-DR-A-401-P01;
- Detail Wall Build-ups – 24002-MA-PL2-XX-DR-A-300-P01;
- Detail Partition Build-ups – 24002-MA-PL2-ZZ-DR-A-305-P01;
- Detail Floor Build-ups – 24002-MA-PL2-ZZ-DR-A-306-P01; and
- Main Roof Detail Build-ups – 24002-MA-PL2-ZZ-DR-A-310-P01.

I can also confirm that a fee for processing these applications in the amount of £293 will be paid via Planning Portal.

a. Site and Surrounding Area

The Site is located on the western side of Marchmont Street, opposite Brunswick Centre and just north of the junction with Coram Street. It consists of a Grade II listed mid-terrace early 19th century five storey building with a mansard roof. The lower ground and ground floors are commercial with residential above. For clarification, this application relates to the upper floors only.

Internally, all floors have been altered over the years from their historic layout, as set out in paragraph 22 of the Heritage Statement. At ground floor level, there is a separate entrance to the upper floors and a commercial unit with its own entrance at the front. At the first floor level, there is a living room at the front with an en-suite bedroom at the rear. The bedroom benefits from access to the roof terrace. On the second floor level, there are two bedrooms at the front, a toilet and shower room in the middle with kitchen at the rear. On the third floor level, there is a kitchen and a bedroom at the front with a bathroom in the middle and another bedroom at the rear. Overall, as described in the accompanying Structural Report, the building is in a very poor state of repair and requires significant refurbishment.

Externally, the original shopfront has also been lost, as confirmed in paragraph 23 of the HS. The upper floors consist of two sash windows each with a blue plaque at the first floor level. At the rear, part of the courtyard is covered by a failing plastic sheeted roof, as shown on page 20 of the DAS. The upper floors have a mismatch of windows and two rear dormers on the roof. As set out in the Structural Report, the main roof is in a very poor state of repair, resulting in ongoing water damage.

In terms of the surrounding area, bordering Site to the north is a similar building at 41 Marchmont Street. Bordering Site to the south is a modern building at 33-37 Marchmont Street. The Site forms part of a Grade II listed terrace of similar properties at 39-73 Marchmont Street (“**the Terrace**”). All properties in the Terrace form part of a designated Marchmont Street/Leigh Street neighbourhood

centre. A number of the properties within the Terrace benefit from roof terraces at the rear, including nos. 41, 47, 57 and 59. This is discussed in further detail in the *Planning History* section of this letter.

The Site together with the wider surrounding area forms part of Bloomsbury Conservation Area (“**the BCA**”). Detailed description and assessment of the significance of the BCA is provided in the accompanying Heritage Statement in paragraphs 11-16 and 38-40 accordingly.

b. Planning History

Having reviewed the London Borough of Camden online planning register, this section first sets out the planning history of the Site, followed by other relevant applications in the borough.

The Site

On 4th April 2024, a listed building consent (LPA ref: 2024/0381/L) was granted for the restoration and repair of 39 Marchmont Street, including the internal configuration of the first floor flat and refurbishment of the second and third floor flats. These approved internal works have now been implemented.

Other relevant applications

On 26th January 2016, full planning and listed building consent (LPA ref: 2015/6619/P and 2015/6802/L) applications were granted at 47 Marchmont Street for the replacement of ground and lower ground floor rear extensions, new French doors at first floor level and installation of balustrade to create first floor terrace and other works (see below). When determining both applications, the Council’s officers concluded that the roof terrace at the first floor level is considered acceptable, as it is not considered to harm the amenity of any adjoining occupiers in terms of outlook or privacy.

Figure 1. The approved rear elevation at 47 Marchmont Street (LBC).



A full planning application (LPA ref: 2014/4738/P) and a listed building consent (LPA ref: 2014/4908/L) were granted on 17th December 2014 and 20th January 2015 (accordingly) at 59 Marchmont Street for the replacement of first floor rear extension with larger full width single storey extension, involving the use of part of the flat roof as a terrace with the installation of balustrade and other alterations. Again, the roof terrace with the associated balustrading was considered acceptable.

With all the above in mind, it is evident that first floor roof terraces along with the associated balustrading have been permitted in this Terrace and BCA.

c. Planning Policy

The development plan for the Site consists of the following documents:

- London Plan (“**LP**”) (2021);
- Camden Local Plan (“**CLP**”) (2017).

Other documents relevant to the determination of this application include:

- Design CPG (2021); and
- Bloomsbury Conservation Area Appraisal and Management Strategy (“**BCAAMS**”) (2011).

The emerging LB Camden Draft Local Plan is in the early stages and therefore, holds very little weight in determining any applications.

d. Proposed Development

This application seeks permission for external and internal repairs and refurbishment of the upper floors of the building and the main roof. The detailed list of works is set out in the accompanying Design & Access Statement and shown on the drawings.

In summary, the works will include repair of the main roof and replacement of the rear dormers, reinstatement of the missing chimney pots and repairs to the parapet walls to match the existing. The existing door to the roof terrace at the first floor level will be replaced with a more traditional, sympathetic design and a black iron railing will be installed to match others in the Terrace. All servicing apart from rainwater goods will be removed and replaced with a single heritage range black aluminium hopper and pipe.

Internally, new servicing will be laid across all floors and an air source heat pump will be installed internally to improve the energy performance of the building. Non-original stair floor and landing finishes will be replaced on all levels, whilst retaining the original stairs and handrail. In flats, non-original ceiling lining will be replaced on the second and third floors, whilst the original ceiling will be retained and protected at the first floor level. Non-original partitions will be removed and replaced with fire safety compliant partitions in all flats. Finally, all non-original sanitary ware and kitchen units will be replaced in all flats.

e. Planning Considerations

When considering the Proposed Development, the key planning considerations are:

- Design; and
- Impact on the heritage assets.

I have discussed each in turn below.

Design

Policy D1 of the CLP seeks to secure high quality design in development, including respecting the local context and character, improving movement through the site and ensuring accessibility. In response, the Proposed Development has been carefully designed to reflect the period of the building, its character and the surrounding streetscene.

In terms of the roof, the repairs to the roof will be done sympathetically to match the existing. The rear dormers will be replaced with same size dormers with sash windows, which will reflect the design and appearance of the rest of the fenestration in the building and the Terrace. All repairs to the parapet walls will be done to match the existing, as will the new chimney pot.

The replacement door to the roof terrace will have a simplified, traditional design, whilst retaining the fanlight above. The proposed 1.1m black iron railings will match those in the rest of the Terrace and ensure the safety and security of the residents.

With all the above in mind, it is considered that the Proposed Development will ensure high quality design and will accord with Policies D1 and D3 of the Camden Local Plan.

Impact on heritage assets

Policy D2 of the CLP seeks to preserve and, where appropriate, enhance the Borough's heritage assets and their settings. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. In addition, paragraph 7.62 of the CLP states that proposals that reduce the energy consumption of listed buildings (for instance roof insulation, draught proofing, glazing) will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group.

In response, this submission is accompanied by Heritage Assessment. Pages 14-18 of the HS describe the significance of the building. As set out in paragraph 31, non-original changes to the building have introduced partitions to subdivide historic rooms and plan form and fabric are confused by suspended ceilings and new/infilled openings.

Following pages 21-23 of the HS provide an assessment of the impact of the Proposed Development on the building and surrounding Conservation Area. In terms of the external works, the removal of servicing on the rear elevation and replacement with period appropriate rainwater goods and service vents will improve the building's appearance and contribution to the appearance of the BCA. Similarly, as discussed in paragraphs 42-43 of the HS, the replacement of non-original door to the roof terrace will preserve and enhance the rear elevation. The proposed metal railings would have a modest design that is appropriate to the character of the building and the Terrace.

As set out in paragraph 47 of the HS, the proposed repairs to the roof will be sensitive and will be undertaken using traditional techniques and materials, which will ensure like-for-like replacement. The works will ensure the longevity of the building and its continuing contribution to the Terrace and the wider Conservation Area.

Turning to the internal works, the proposed structural repairs to partitions and floors will be undertaken to non-original fabric. As confirmed in paragraph 48, the number of historic floorboards that will be lifted will be retained and returned to their original position after the repairs. The replacement partitions and insulation will be installed in the areas of the building that have been heavily altered and have lost much of their historic fabric and character. As concluded in paragraph 49 of the HS, overall these changes will preserve the special interest of this listed building.

Finally, the rationalisation of mechanical and electrical services in the building will provide a more visually discreet design solution. The new design has been developed in careful collaboration with a heritage consultant to ensure minimal impact on any historic fabric of the listed building and using the existing voids, where possible. Therefore, as concluded in paragraph 57 of the HS, these works will result in considerable improvement over the existing.

With all the above in mind, it is considered that the Proposed Development will not only preserve but significantly enhance the appearance of this listed building and its contribution to the character and appearance of the BCA. Therefore, it will accord with Policy D2 of the CLP.

f. Conclusions

In summary, the Proposed Development seeks to repair and refurbish the existing roof of the building and upper floors to ensure that the structure is safeguarded and the flats are fit for occupation. The majority of the works are minor and all works have been designed with careful consideration to preserve the historic fabric and special interest of the building. The proposed external and internal works would not only preserve the building for the future but improve its fire safety and energy efficiency. As such, the Proposed Development will not only preserve but significantly enhance this listed building and its contribution to the character of the wider Bloomsbury Conservation Area. Therefore, this application should be approved.

I trust this submission provides you with all the necessary information to register and validate the application. If you do require any additional information, then please do not hesitate to contact me.

Yours faithfully,

Viktorija Saveca
Associate

cc. Fortune Green Capital Ltd

Encl.