

Grounds of Appeal

26 Medburn Street  
London, NW1 1RH

Following the refusal of planning application and listed building consent (planning reference 2024/1213/P) Atelier Como have been appointed to submit the Grounds of Appeal for the proposed extension and alterations to 26 Medburn Street, London NW1 1RH.

This statement should be read in conjunction with the submitted planning information, including the heritage appeal statement prepared by Revive & Tailor.



Fig. 1: External view of the property

26 Medburn Street, London, NW1 1RH

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1. PROPERTY, SITE & SURROUNDINGS

26 Medburn Street, located at the junction of Medburn Street and Penryn Street. It is located within the Kings Cross St Pancras Conservation Area, Sub Area 1: St Pancras Gardens.

The property is a Grade II listed, three-storey end-of-terrace house. It is part of a terrace of 4 houses (26-29), constructed 1849 - 52, and restored circa 1972 by London Borough of Camden as a rehabilitation scheme. Both 26 & 29 - the end of terrace houses have single storey extensions which partially infill the rear garden area.

The property was first listed on 13-May-1974

The full-width rear element was extended in 1982 with a partial width extension. The property is constructed from London stock brick with rusticated stucco at ground floor level. The ground floor street-side elevation is set behind a rusticated stucco wall.

National Heritage List for England description of the listing details are as follows:

*Terrace of 4 houses. 1849-52, restored c1972 by LB Camden as a rehabilitation scheme. Yellow stock brick (with later patching) and rusticated stucco ground floors. No.26 slightly taller. 3 storeys and cellars. 2 windows each, No.26 with 1 window return to Penryn Street. Round-arched doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. No.26 with prostyle portico on return. Gauged brick flat arches to recessed sashes except No.26 with architraved sashes. All with continuous cast-iron balconies to 1st floor windows. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 126).*

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Date  
25 09 2024

## 2. RELEVANT PLANNING HISTORY

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The ground floor single storey extension was granted permission on 04/11/1982.

Application ref. 2024/1213/P was refused on 4th July 2024.

The reasons for refusal as follows:

*The proposed infill rear extension, by reason of its siting, form and scale would be harmful to the special architectural and historic significance of the Grade II listed host building and its setting, the significance of the adjacent Grade II listed terrace through its setting and the character and appearance of the King's Cross Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.*

## 3. PLANNING POLICY FRAMEWORK

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In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies, which comprise:

National Planning Policy Framework 2021

The London Plan, March 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Supplementary Planning Documents:

Camden Planning Guidance (CPG) -Design, January 2021

Camden Planning Guidance (CPG) -Amenity, January 2021

Camden Planning Guidance (CPG) -Home Improvements, January 2021

Conservation Area Appraisal and Management Strategy: King's Cross St. Pancras (2003)

## 4. EXISTING BUILDING APPRAISAL

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The property listing records its butterfly roof lines, brick and stucco-facade, balcony and fenestration details. These elements are all in keeping with the group of properties that enhances the character of the Conservation Area. The proposal makes no alterations to these details.

There is no mention of the subject property's internal elements in the listing. In fact the interior of the property does not have any details of any historical design merit. This was acknowledged by the conservation officer during planning application 2024/1213/P. The Refusal Report notes that the proposed internal alterations were acceptable.

Item (5.11) in the Refusal Report confirms the reduction in the size of the rooflight, and the installation of a new roof light is acceptable.

Currently the ground floor extension spaces are of poor quality and are in need of renovation. The proposal enhances the 1980's extension to enable better living standards for the applicant. The exterior small courtyard is in a state of disrepair with cracking

to the non-historic exterior garden brick wall.

The kitchen, installed in the 1980's with the extension, is not fit for purpose and requires a complete refurbishment.

Both current bathrooms were installed in the 1980's. They are of low quality and both are in need of renovation.

5. HERITAGE

An Heritage Appeal Statement has been prepared by Revive and Taylor Heritage Consultants. It describes the historical significance of the property and the impact of the proposals on the listed property.

The Conservation Area guidelines highlight that the key feature of the group of listed properties on Medburn Street is the view of unaltered rear elevations and butterfly roof lines along these terraces. The proposed extension will not alter this view. The proposed extension is set behind the existing permitted 1982 extension and is does not obstruct any views through the to communal garden from the pathway accessed from Penryn Street.

The proposed extension and redecoration improves the appearance and character of the Conservation Area and is therefore in accordance with policies D1 and D2 of the Camden Local Plan, the London Plan, and the King's Cross Conservation Area guidelines.

The proposal responds positively to its context and integrates well with the existing character of the building and its surroundings, in keeping with CPG Design.

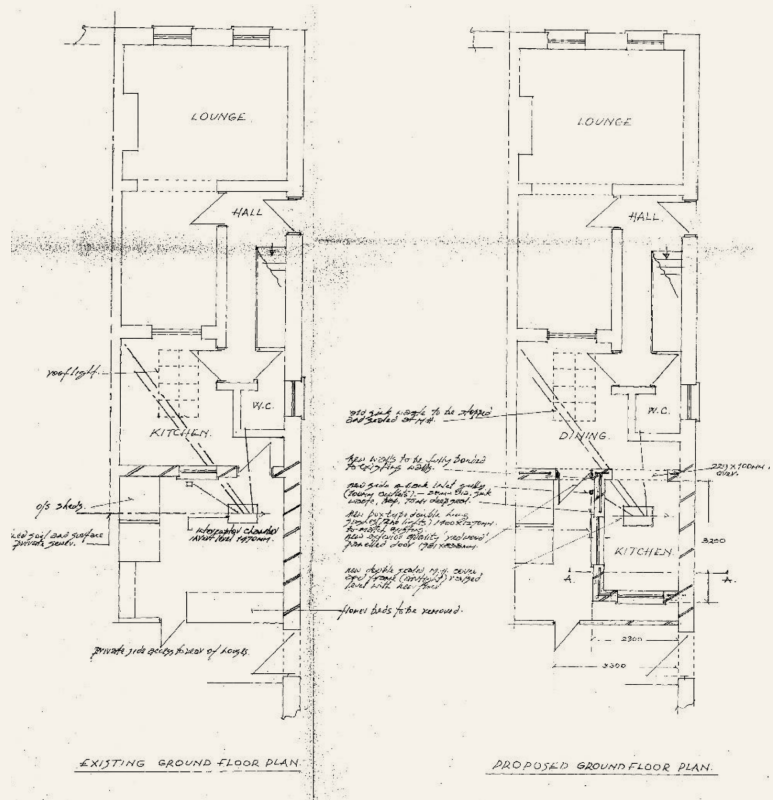


Fig. 2: Extract from 1982 planning approval, showing existing full-width single storey element



Fig. 3: Photo of 1982 existing extension and small amenity with brick-storage

## 6. WASTE AND RECYCLING

There is currently no external bin storage area for the property. Camden Council had previously rejected all applications to use the exterior rear and front patio areas as bin storage as they were deemed inaccessible. They do not meet current space standards for the storage of waste for a 240L wheeled bin.

The applicant currently uses waste sacks and recycling boxes rather than a wheeled bin; placing them on the kerbside for collection on the Council's scheduled dates. This arrangement will continue. Therefore there are no changes in operation for collection crews.

Internal storage is secure and minimises the visual impact of waste storage on the listed building and the conservation area.

Waste and recycling will continue to be located within the kitchen area, which will be well ventilated, well-lit and fully accessible. Therefore the property will provide adequate storage spaces available to meet the required volumes of waste required by Section 8 of CPG - Design.

The proposal removes the existing 1982 external brick storage-enclosures, which currently occupy the small rear external space of the property. They are in a poor state of condition, are not permitted by Camden Council to house waste bins as inaccessible therefore are not fit for waste and/or storage purposes. It also decreases the owner's accessibility to the rear of the property to/from the communal path.

The extension will significantly improve the external appearance and the practical function of the interior, in respect to Local Plan Policies D1 (Design) and (D2 (Heritage)).



Fig.4: Photo of existing external store



Fig.5: Side elevation view of extension and external store.

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25 09 2024

## 7. EXTENSION

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CPG Home Improvements states that rear extensions should be subordinate to the building being extended. The delegated report is incorrect in its assertion (item 5.7) that the proposed rear extension will result with a floorplate the same size as that of the host building.

The rear extension (including the 1982 approved extension) would total 27 sqm. Whereas the host building's floor plate is 50 sqm. Therefore it is approximately half of the host building's floor plate, rendering it subordinate to the property.

This is further exemplified by the fact that the property's rear and side facades are completely obscured by the stucco wall along Penryn Street. The coping of the stucco wall sits above the roof height of the extension.

The internal communal gardens are for private use for the inhabitants of the houses that enclose it. It is not a public pathway and the gate remains locked for visitors.



Figure 6: Photograph of rear view of existing external space and store.

Contrary to the delegated report's argument (item 5.7). The existing view from the side gate on Penryn Street is through to the communal garden, not towards the rear of the terrace - it cannot be seen when standing at the gate in Penryn Street. The proposal will not impact on the view through to the garden and as currently the pattern of development of the back of the terrace cannot be seen from the side gate, the proposed extension will not impact this.

The extension's facade will be finished in white render, sympathetic to the white stucco exterior. Stone coping will be used to tie into the existing extension. Therefore it will respect and preserve the historic pattern and established townscape of the surrounding area, in keeping with CPG - Design.

## 8. AMENITY

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### Property's Amenity

The rear exterior space is very narrow and does not provide adequate amenity space for the property.

The property adjoins private communal gardens, which is a large, pleasant and relaxing amenity space. The use of such shared outside spaces is encouraged in the London Plan.

### Neighbour's Amenity

The neighbour's amenity will not be impacted by the proposed extension. The extension will be in the same location as the existing brick storage wall. There are no new proposed windows to the side of the extension. It presents no loss of privacy, outlook, or light.

## 9. CONCLUSION

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In summary, the proposal will greatly improve the existing building by carefully reviving a worn-down exterior in keeping with its listed status and improving the applicant's quality of life. It will enhance the currently run-down pathway and iron-fencing to the private communal garden. It will enhance the historical character of the host building by vastly improving the existing 1982 extension by improving current defects and constructing to a high quality.

The interiors will be high quality and respectful of the original-historic fabric.

The proposal does not affect the exterior facade along Penryn Street and Medburn Street and therefore would not harm or impact neither the neighbouring properties, the street scene nor the character of the Conservation Area, which accords with Chapter 16 of the NPPF, and policies D1 and D2 of the Local Plan.

Figure 7: Photograph showing the existing stucco wall of 26 Medburn Street along Penryn Road.

The proposed extension is situated behind this wall and will not alter the wall in any way.

