



## Planning and Heritage Statement

In respect of

Planning & Listed Building Consent for:

Installation of two windows within  
existing rear extension at ground floor  
level

at

50 Doughty Street  
London  
WC1N 2JS

On behalf of

Sarah De Ste Croix and Ed Gander

USP1247

February 2025

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# 1 INTRODUCTION

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- 1.1 This Planning and Heritage Statement has been prepared in support of a planning and listed building application for the proposed installation of two windows within the modern rear extension of the property at ground floor level at 50 Doughty Street, London, WC1N 2JS.
- 1.2 The proposal is for two windows to be installed at ground floor level within the existing side flank of the extension to the rear of the property. The windows will look into an existing enclosed courtyard at the rear of the house. The proposed windows will match the colour, material and style of existing windows in this extended part of the house. The proposed windows will improve the provision of natural daylight and ventilation within this part of the dwelling to improve the quality of the living accommodation for its residents.
- 1.3 This statement sets out details of the site and surrounding area, the planning history of the site, the key planning and heritage policies which the proposed development needs to be considered against and the principal planning and heritage considerations of the application.

## 2 SITE AND SURROUNDING AREA

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- 2.1 50 Doughty Street is located on the eastern side of Doughty Street. The building is located at the centre of Doughty Street, accessed from Guilford Street to the north and Roger Street to the South.
- 2.2 50 Doughty Street is situated in the Bloomsbury Conservation Area and is Grade II listed. The property is a 5-storey terrace property with attic floor and lower ground level. The original property is believed to have been built in the period of 1800-1807 and is constructed from London Stock bricks, with timber sash windows and a top floor slate mansard, with dormer windows. The front boundary is traditional cast iron railings with urn finials, and a gate to form access to the cast iron staircase leading down to the basement.
- 2.3 The property has had numerous rear alterations, including modern extensions and adaptations. Whilst the property was previously utilised as offices the property is now back in residential use as a single family residence following conversion from offices in 2006 (Application Ref: 2006/5207/L).
- 2.4 Extensions to the rear undertaken when the property was in use as offices, as well as since 2006 as part of its conversion and use back to residential, have created a courtyard/lightwell area to the rear which is enclosed by the original dwelling, extensions on two sides and party wall. The courtyard/lightwell serves windows to the rear elevation of the original dwelling and the side and rear elevations of the extensions. The courtyard is enclosed on all sides up to first floor level.
- 2.5 50 Doughty Street forms part of a wider terrace of listed buildings that were first designated in 1974, with the list entry updated in 1999. Historic England' list description is as follows:

*Terrace of 23 houses, excluding No.48 which is listed separately (qv). Nos 39-46 c1792; Nos 47-62 c1807-9; terrace completed by 1820. No.62 rebuilt in facsimile since 1974. Built by J Wigg, G Slaton and J Wilson. Multi-coloured stock brick most with evidence of tuck pointing; No.45 painted. Plain stucco first-floor sill band. Slate mansard roofs with dormers except Nos 53-55 and 62. Nos 39-47, 49- 52 and 56-61: three storeys, attics and dormers. Three windows each; No.39 with four windows (one blind) and three-window return to Guilford Street. Round-arched doorways with panelled or recessed pilaster-jambs, cornice-heads, most with patterned fanlights and panelled doors. Nos 44-47, 49, 51 and 52 have doorways with stuccoed surrounds; Nos 57-61, doorways with Greek Doric engaged columns carrying cornice heads with guttae. Gauged brick flat arches to recessed, mostly 2-pane sashes. Nos 49, 52, 56, 57 and 60 with cast-iron balconies to first-floor windows. Stucco cornices and blocking courses, except No.39. Most houses with original lead rainwater heads and pipes.*

*INTERIORS: not inspected. Nos 53-55 and 62: four storeys and basements. Three windows each, No.62 with 3-window return to Roger Street, plus three-storey three-window extension. Nos 53-54, round-arched doorways with moulded jambs and lion-head stops, cornice-heads and patterned radial fanlights. No.55 has projecting round-arched, rusticated stucco portico with cornice and later C19 doorway. Patterned, half-glazed door and overlight. No.62 has return with*

*projecting Doric porch, partglazed doors and patterned fanlight. Gauged brick flat arches to recessed sash windows; first-floor with cast-iron balconies. Cornice, continuing from other houses in terrace, at third-floor level.*

*INTERIORS: not inspected but Nos 53-55 noted to have stick baluster stairs. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras, IV: London: -1952: 50-54).*

- 2.6 The property has been the subject of a number of modern alterations and extensions to the rear, which are served by metal framed windows and doors within these extended elements.



Image showing timber sash windows at rear of historic original part of building at ground floor looking into the courtyard

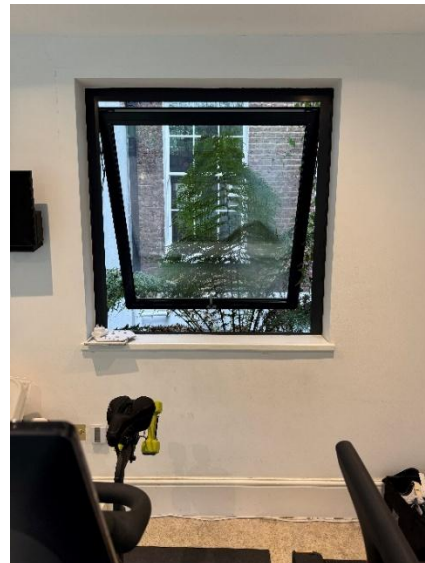


Image of existing metal window at ground floor looking into courtyard within rear extension to the building



Image showing existing metal bi-fold doors at lower ground floor level of the rear extension looking into the courtyard

### 3 PLANNING HISTORY

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- 3.1 The property itself has been the subject of various planning and listed building applications for amendments and extensions, and amendments to previous extensions. The following applications relate to works which have affected the external areas of the property:
- 3.2 Planning applications were approved in 1972 for the erection of rear extensions for office use at ground floor and first floor levels at No. 50, Doughty Street (CTP/M15/11/24/11073) and the erection of a single storey rear extension at ground floor level rebuilding of existing rear additions at 1st and 2nd floor level with extension at 1st floor level (M15/11/24/HB300/R).
- 3.3 In 2006 application ref: 2006/5086/P was granted for *"Change of use from office (Class B1) to a single family dwelling house (Class C3) involving removal of part of ground floor extension to form a courtyard. At the same time application ref:2006/5207/L was granted for Internal and external alterations including removal of part of modern rear extension at ground floor level to form a courtyard in connection with the change of use from office (Class B1) to a single family dwelling house (Class C3)".*
- 3.4 In 2012 planning permission ref: 2010/1064/P and listed building consent ref: 2010/1068/L were granted for *"Erection of a rear extension at first floor level and associated internal alterations to existing dwelling house".*
- 3.5 In 2014 planning permission ref: 2014/3082/P and listed buildings consent ref: 2014/3080/L were granted for *"Alterations in connection with replacement of part roof to rear extension with retractable canopy, replacement of window with door to rear extension, installation of rear planter shelves, and replacement of rear side wooden fence with iron railings".*
- 3.6 In 2014 application ref: 2014/7568/L was granted for *"Alterations in connection with replacement of part roof to rear extension with retractable canopy, replacement of window with door to rear extension, installation of rear planter shelves, and replacement of rear side wooden fence with iron railings (as approved under Listed Building Consent ref 2014/3080/L) and the alteration to a side boundary wall at the rear".*
- 3.7 In 2015 permission was granted ref: 2015/0846/P for *"Variation of condition 3 of planning permission ref 2014/3082/P dated 09/07/14 (for alterations in connection with replacement of part roof to rear extension with retractable canopy, replacement of window with door to rear extension, installation of rear planter shelves, and replacement of rear side wooden fence with iron railings), namely to change the iron railings on one short section of the rear boundary to a brick wall".*
- 3.8 The below image identifies the principle elements of the site associated with this application.







## 4 PROPOSED DEVELOPMENT

- 4.1 The proposal is to insert two windows at ground floor level within the side elevation of the 1972 rear extension, facing into the courtyard/lightwell. The proposed windows will match the colour, material and style of existing windows in this modern part of the property.
- 4.2 The proposed windows are to be located within the side elevation of the existing rear extension to improve natural light and ventilation within this part of the home. The windows are to be placed below the parapet line of the rear extensions and party wall, and as such sit fully within the enclosed courtyard/lightwell and will only be visible within the enclosed courtyard/lightwell and from other windows facing into it related to the application property.
- 4.3 The proposals do not affect any historic fabric or result in any changes to the original dwelling to the front of the site.
- 4.4 The proposals do not make any changes to the access to and from the property.
- 4.5 The windows will be positioned to the side elevation of the modern rear extension. The images below show the location of the windows:



## 5 DEVELOPMENT PLAN

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- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be considered in accordance with the statutory Development Plan and other material considerations.
- 5.2 The National Planning Policy Framework (NPPF), updated in 2024, forms the national planning policy guidance document, and is supported by the National Planning Practice Guidance, which is an online resource and are also material considerations.
- 5.3 The Development Plan for this site consists of the London Plan 2021 and Camden Local Plan, which was adopted in 2017.

### **National Planning Policy Framework (2024)**

- 5.4 The Government's policies are set out within the National Planning Policy Framework (the Framework) revised December 2024, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. Section 16 of the Framework gives specific advice in favour of conserving and enhancing the historic environment.
- 5.5 The NPPF includes a requirement on local planning authorities to plan positively for growth and identifies the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out three overarching objectives related to economic, social and environment objectives.
- 5.6 Paragraph 124 states that planning policies and decision making should promote an effective use of land.
- 5.7 Paragraph 131 supports the creation of high quality, beautiful and sustainable buildings and place.
- 5.8 Paragraph 212 states that great weight should be given to the asset's conservation. Paragraph 213 requires any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

### **London Plan (2021)**

- 5.9 Policy D4 of the London Plan states the importance of good design.
- 5.10 Policy HC1 of the London Plan, supports the importance of considering design and planning within a site of heritage significance. Policy HC1 C states development proposals affecting heritage assets and their surroundings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings.

### **Local Plan (2017)**

- 5.11 The relevant policies of the Local Plan and supplementary planning guidance are set out below:

- Policy D1 – Design
- Policy D2 – Heritage
- Policy A1 – Amenity

Supplementary planning guidance:

- The Bloomsbury Conservation Area Appraisal and Management Strategy (2011)
- Amenity CPG (January 2021)
- Design CPG (January 2021)

## 6 PLANNING & HERITAGE APPRAISAL

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6.1 In this section, consideration is given to the key planning considerations associated with the installation of two windows within a modern extension of the property at ground floor level at 50 Doughty Street, London, WC1N 2JS. The main planning considerations are:

- Design and Heritage;
- Amenity.

### **Design and Heritage**

6.2 The NPPF stipulates that the creation of high-quality buildings is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development.

6.3 **Policy D2** of the Camden Local Plan highlights that the Council will not permit the loss of or substantial harm to a designated heritage asset, it goes on to state that the council require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. This is supported by **Paragraph 3.36** of the Design CPG (2021) which confirms the Council will not permit development that results in harm to a heritage asset.

6.4 **Policy D1** of the Camden Local Plan highlights that development should respect local context and character, comprising details and materials that are of high quality. The policy states all developments including alterations to existing buildings are expected to be of the highest standard of design. **Paragraph 7.10** states schemes should incorporate materials of a high quality, alterations should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building.

6.5 The proposed new windows are to be located within a modern rear extension of the original building. The windows will be located within a courtyard/lightwell enclosed on all four sides and will be below the parapet height of the surrounding walls. The extension within which the windows are to be located was constructed in the 1970s and has been the subject to further alteration and amended since. It is of limited architectural merit, does not include any historic fabric and on its own is not of heritage significance.

6.6 The proposed new windows are positioned within an enclosed courtyard/lightwell with no public visibility and which are only visible from within the courtyard and the windows facing into it. The windows will be seen against the backdrop of the existing modern extensions to the dwelling and in the context of the existing modern windows within these extensions. The proposals are in keeping with the existing character and context of this courtyard and the elevations of these extensions.

6.7 The design, scale and materiality of the windows matches those of the windows and doors already in place at the rear of the property within the extended elements of the building and are in keeping with these existing windows, against which they will be viewed. The proposed new

windows therefore will have no additional impact on the setting of the principal heritage asset to the front of the site. The proposed windows will not result in any impact on existing historic fabric and will not result in any harm to the heritage asset.

- 6.8 The design and materials of the proposed windows are in keeping with the current context of the existing extensions and will not cause harm or detract from the heritage asset, therefore complying with the NPPF, London Plan and Local Plan policy.

### **Amenity**

- 6.9 **Policy A1** of Camden Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents.
- 6.10 **Paragraph 6.4** seeks to ensure proposals do not have an impact on visual privacy, outlook and disturbance from artificial light and prevent potential harmful effects of the development on occupiers and neighbours.
- 6.11 **Paragraph 2.2** of the Amenity CPG (2021) states the Council will expect development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree, ensuring new windows are carefully designed to avoid overlooking and extent of overlooking will be assessed on a case-by-case basis.
- 6.12 The proposed new windows face into a rear courtyard/lightwell enclosed on all sides by the application property and the party wall with the neighbouring dwelling. There are no windows within the party wall on the boundary of the site and no windows on the side elevation of the neighbouring dwelling (no. 49) facing towards the application property.
- 6.13 The proposed windows as located will not result in any additional overlooking to the neighbouring property or cause any loss of privacy. This complies with **Policy A1** ensuring there is no harm to neighbouring residents.
- 6.14 The proposed windows will deliver additional natural daylight and sunlight, and provide enhanced opportunity for natural ventilation internally within the accommodation to improve the amenity within the home and improve the wellbeing of its residents, complying with Local Plan **Policy D1**.

## 7 CONCLUSION

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- 7.1 This Planning Statement has been prepared in support of a planning and listed building application for the proposed installation of two windows within the existing rear extension of the property at ground floor level of 50 Doughty Street, London, WC1N 2JS. The extension is of limited architectural merit, does not contain any historic fabric and on its own is of no heritage significance.
- 7.2 The proposal is for two windows to be placed at ground floor level within an existing extension to the rear of the property. The extension was constructed in the 1970s and has been further adapted and amended since. It is of limited architectural merit and does not contain any historic fabric. The windows will look into a courtyard/lightwell at the rear of the property which is enclosed on all sides. The proposed windows will match the colour, material and style of existing windows in the extensions that face into this courtyard/lightwell.
- 7.1 The proposed windows will be positioned within the side elevation of the modern extension, looking into the properties courtyard/lightwell. The windows are placed below the parapet line and will only be visible within the enclosed courtyard/lightwell.
- 7.2 The proposal will not result in any harm to the amenity of surrounding properties by way of overlooking or loss of privacy. The proposal will deliver additional natural light and ventilation into the house, improving the wellbeing of its residents.
- 7.3 The proposal will not result in any harm to the principal historic building to the front of the site, or its setting. The proposals will match the windows existing within the extensions and will improve natural light without causing harm to the amenity of neighbours. As a result, the proposal accords with **Policies A1, D1 and D2** of the Local Plan.