

22 Heritage Statement

for an application for consent to carry out external repairs to 42 and 43 Bedford Row

I understand the policies that would apply to these proposals are:-

- B1 (General Design Principles)
- B6 (Listed Buildings),
- B7 (Conservation Areas),
- PPG15: Planning and the Historic Environment.

B1 - General design principles

'Development should respect its site and setting and seek to improve the attractiveness of an area and not harm its appearance or amenity and in assessing how the design of a development has taken these principles into account, the Council will consider the quality and appropriateness of materials used.'

This application is for consent to carry out repairs in order to preserve the listed buildings whilst, at the same time, incorporating insulation to reduce energy use. It will improve the attractiveness of the area and will not harm its appearance or amenity. With the exception of the roofs to the modern single storey extensions at the rear the external surfaces will be repaired with materials that match existing. For the rear extensions a dark grey polymeric membrane is proposed that resembles lead to replace the existing asphalt and lead coverings as it will provide a consistent traditional look.

B6 - Listed buildings

The Council will only grant listed building consent for alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

The special interest of the building will not be harmed by these repairs, only enhanced.

B7 - Conservation areas

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

The special character and appearance of the area will not be harmed by these repairs, only enhanced.

PPG15: Planning and the Historic Environment

C2. Each historic building has its own characteristics which are usually related to an original or subsequent function. These should as far as possible be respected when proposals for alterations are put forward. Marks of special interest appropriate to a particular type of building are not restricted to external elements, but may include anything from the orientation, the plan or the arrangement of window openings to small internal fittings. Local planning authorities should attempt to retain the characteristics of distinct types of building, especially those that are particular to their area. The use of appropriate local materials is very desirable.

The characteristics of the buildings will be retained by these repairs.