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27 January 2015

Dear Sir/Madam

Listed Building Consent Application for Replacement Doors, Windows and Other Internal Alterations – 21 Park Square East, London, NW1 4LH

This letter is written in support of an application for Listed Building Consent. The application comprises the following:

- Application forms and ownership certificate duly completed;
- This covering letter, which forms the Planning, Heritage, Design and Access Statement;
- The following plans:
 - 01 Location Plan
 - 97 First Floor Doors
 - 98 First Floor Doors
 - 100 Ground Floor Doors
 - 101 Proposed Sauna Plans
 - 102 Existing Sauna Plans
 - 103 Proposed Sauna Details
 - 104 Replacement Door Schedule
 - 105 Top Floor Replacement Window Schedule
 - 106 Top Floor Replacement Window Detail
 - 112 Basement Doors
 - 113 Second Floor Doors



The application relates to the following proposed works:

1. Replacement of a number of the existing doors in the property, as identified on Plan No. 104;
2. Replacement of the top floor front windows of the building, as identified on Plan No. 105; and
3. Internal alterations to the proposed basement level sauna, which was previously approved under consent reference 2012/6805/L.

In accordance with the NPPF this statement serves as a Heritage Impact Assessment as well as a Planning, Design and Access Statement.

The building was extensively refurbished in the early 1990s when it was returned to use as a single dwelling from having been converted to flats. Some features were reinstated or restored at that time, having been previously removed during the conversion works.

Whilst the building has a coherent character, much of the fabric is modern replacement rather than original features. As a result the replacement fittings and alterations now proposed will not harm the significance of the building as a Heritage Asset. Instead, they will result in an enhancement as part of the overall renovation works.

Policy CS14 of the Camden Core Strategy (November 2010) and Policies DP24 and DP25 of the Camden Development Policies (November 2010) all seek to secure high quality design and conserve Heritage Assets. These proposals fully comply with those requirements, as is set out below.

Replacement Doors

As part of the renovation work underway in the property, the existing doors were removed and put in storage. However, during that process it became clear that the condition of the doors was poor, many of them were poor quality modern replacements already and they would appear inconsistent with the renovated property if reinstalled.

Listed Building Consent has already been granted for a number of new doors to be added in the property under consent reference 2012/6805/L.

This application seeks consent to change all of the existing doors for replacement doors to match the new ones that have already been approved.

They have been designed to reflect the period of the property and the hierarchy of floors. 6 panel doors with mouldings are proposed on the ground and first floor and 4 panel doors with no mouldings are proposed at second, third and basement levels. All doors will be painted timber as the original doors would have been.

This approach will ensure that the renovated property will have a consistent appearance with appropriately detailed high quality features that reflect the period of the building. This has the benefit of enhancing the significance of the heritage asset as part of the renovation work.

Replacement Windows

During the renovation work it has become clear that the top floor windows at the front of the building are beyond economic repair. This can be seen in the photographs below.





It is, therefore, proposed as part of this application to replace these windows. The new windows would be like for like replacements. They would be timber painted, single glazed, sash windows.

This approach would enhance the significance of the building by restoring its appearance both inside and out and protecting the fabric of the building for the long term and the character and appearance of the Conservation Area.

Internal Alterations to Sauna

As the design of the sauna layout has evolved it has become clear that the alterations previously approved under consent reference 2012/6805/L would not accommodate the specification now sought.

It is, therefore, proposed within this application to amend the layout as follows:

- The existing internal wall between the bathroom and the cupboard will still be removed;
- The existing door that current links the cupboard with the staff living room will still be blocked up;
- A new door that was proposed between the sauna and the gym will not be required;
- The new internal wall that was proposed between the sauna and the WC will not be required;
- The sauna will be installed as a freestanding unit within the space;
- There will be a new suspended ceiling at the same height through the space. This will be installed with minimal impact on the brickwork so that it could be easily removed in the future. The arched ceiling above will remain unaffected;
- There will be screen walls between the sauna, shower and WC.

These works are an evolution of the alterations previously approved. They do not have any additional impact on the fabric of the Listed Building. They will serve, as part of the comprehensive renovation work, to enhance the significance of the Heritage Asset.

All of the works proposed within this application full comply with the policies stated above and will benefit the long term protection of the building.



We trust this is in order and that Listed Building Consent can be granted for these proposed works.

If you require any additional information please do not hesitate to contact us.

Yours faithfully
BELL CORNWELL LLP

REBEKAH JUBB
Partner

