
8 Great Ormond Street

Heritage and Planning Statement

Project Address

8 Great Ormond Street
London
WC1N 3RB

Project reference

1316

Document date

March 2015

Document status

For Statutory Consent
Revision A



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1.0 Introduction



Fig 1 Location plan of 8 Great Ormond Street on LB Camden's online Planning Policy Map

- 1.1 This report is in support of an application for Listed Building Consent for works to No. 8 Great Ormond Street, WC1N 3RB. It introduces design proposals which aim to update the property to better suit the needs of the owner.
- 1.2 We propose to alter a connecting door between the kitchen and living room on the ground floor. This was included in a previous application (2014/3664/L) but was removed prior to approval of other elements to allow works to begin on schedule.
- 1.3 This application is solely concerned with the widening of the existing opening between the 2 rooms at ground floor.
- 1.4 This report presents the manner in which we propose to achieve the above aims in relation to Listed Building and Planning Applications.
- 1.5 The proposals have been developed following non invasive opening up works and investigations into the existing building. This was done in collaboration with Sinclair Johnston & Partners Limited, structural engineers specialising in historic buildings.

Building Description

- 1.6 The existing appearance of the building is as follows:
- 1.7 Front Elevation
The property has a front facade of yellow stock brick with red brick dressing around the windows, and projecting brick strips between the terraces either side, and between the floor levels. Three white painted sash windows per level at first, second and third floors. Ground floor has a white wooden doorcase with fluted pilasters carrying projecting cornice; rectangular fanlight and black door, with two white painted sash windows to the side. The lower ground floor light well is white painted with two windows and black painted cast-iron railings to the street.
- 1.8 Rear Elevation
The main rear facade is white plaster with white painted sash windows. The full height outrigger is also white plaster with white painted sash windows. Rainwater pipes are painted black, as are the cast iron railings to the rear lightwell.

2.0 Building history

- 2.1
- The existing property is located in the Holborn and Covent Garden Ward of Camden council, in the Bloomsbury Conservation Area.
- 2.2
- The terrace of properties in which No. 8 sits have Grade II* listing (ref: 798-1-66691) which is predominantly concerned with the heritage value of the street facing façade. The listing is for Nos. 4-16, the property at no. 8 was built in c1720 by J Ragdall.
- 2.3
- No alterations are proposed to the front façade in the design proposals. All changes require Listed Building Consent.
- 2.4
- The property has historical planning and Listed Building consent for a number of alterations as listed, in 2.6 - 2.10.

2.5 Listing Details

Location: (North side)
Nos.4-16 (Even) and attached railings
Street: Great Ormond Street
*Grade: II**
Reference No: 798-1-66691
Date of listing: Oct 24 1951

7 terraced houses. c1720-1, No.4 built by J Cooper; No.6, E Chapman; Nos 8-16 by J Ragdall. Nos 6 & 8 refronted c1860.
Nos 4, 10 & 12 restored c1980-1 by Donald Insall & Associates for Rugby Estates and LB Camden.

Brown brick with red brick dressings; Nos 6 & 8 yellow stock brick with red brick dressings. Projecting brick strips between the houses.

EXTERIOR:

4 storeys and basements. 3 windows each; No.10 with blind half window. No.12, 4 windows. Parapets.
No.4: wooden Doric doorcase with fluted pilasters carrying entablature with enriched frieze, patterned radial fanlight and panelled door. Gauged red brick dressings to recessed sashes; 1st and 2nd floors with red brick fielded panel aprons.

No.6: wooden doorcase with fluted Ionic half columns carrying entablature with mutule pediment; rectangular fanlight, door currently boarded up. Gauged brick segmental arches to 2-pane sash windows with keystones and bracketed sills. Moulded brick bands at floor levels and enriched brick band at parapet level.

No.8: similar to No.6 but doorcase with fluted pilasters carrying projecting cornice; rectangular fanlight and door currently boarded up. *No.10: wooden doorcase with fluted pilasters carrying projecting cornice; rectangular fanlight and panelled door. Gauged brick flat arches to recess sash windows.*

No.12: wooden doorcase with fluted pilasters carrying a frieze with central small female head flanked by triglyphs with guttae and paterae. Foliated console brackets support a dentil cornice forming a hood with panelled soffit. Radial patterned fanlight and panelled door. Gauged brick flat arches to flush frame sashes with exposed boxing on ground and 1st floor; recessed sashes, 2nd and 3rd floors.

No.14: wooden doorcase with pilasters carrying entablature with projecting cornice; rectangular fanlight and panelled door. Gauged brick flat arches to flush framed sashes with exposed boxing.

No.16: wooden doorcase with reeded pilasters supporting console brackets carrying a projecting cornice. Panelled reveals. Patterned rectangular fanlight and panelled door. Gauged brick flat arches to flush framed sashes with exposed boxing.

INTERIORS:

Not inspected but noted to retain some original staircases with spiral balusters and carved tread ends and some panelled rooms, No.10 is noted to be especially good.

SUBSIDIARY FEATURES:

Attached cast-iron railings, mostly with urn or torch flambe finials to areas.

2.0 Building Planning history

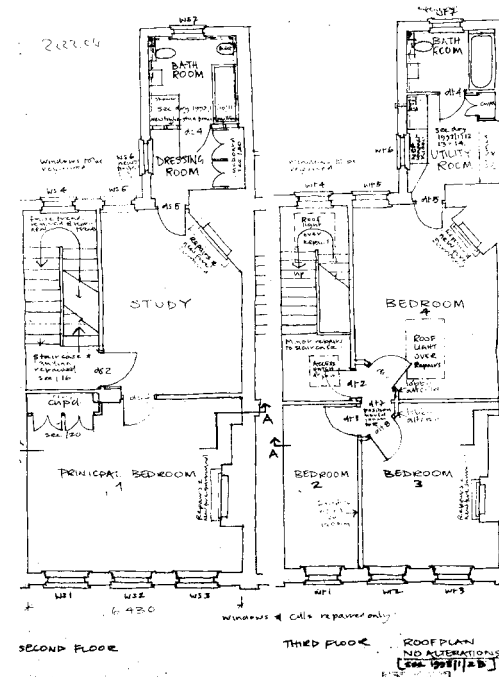


Fig 2 - Proposed 2nd & 3rd Plans Application PSX0304159

2.6 PSX0304159

Conversion from two self-contained units to a single dwelling house with associated minor internal alterations, as shown by drawing numbers: 2003.001/01/A, 002.01/A, 003, 004/A, 005/A and 006/A. Letter dated 27th Feb 2003 with 2 photos.

Decision: Grant approval
Date: April 2003

2.7 9570100

Approval of details of front area stairs pursuant to additional condition 02(b) of listed building consent (Reg. no.HB/9370049) dated 11 May 1993

Decision: Grant Approval
Date: May 1995

2.8 2003/0770/P & 2003/0773/L

The installation of a French door in an existing window opening to the rear ground floor elevation and a new glazed roof hatch with a protective rail and a metal rail across the width of the roof in association with the residential use of the building.

Decision: Grant approval
Date: November 2003

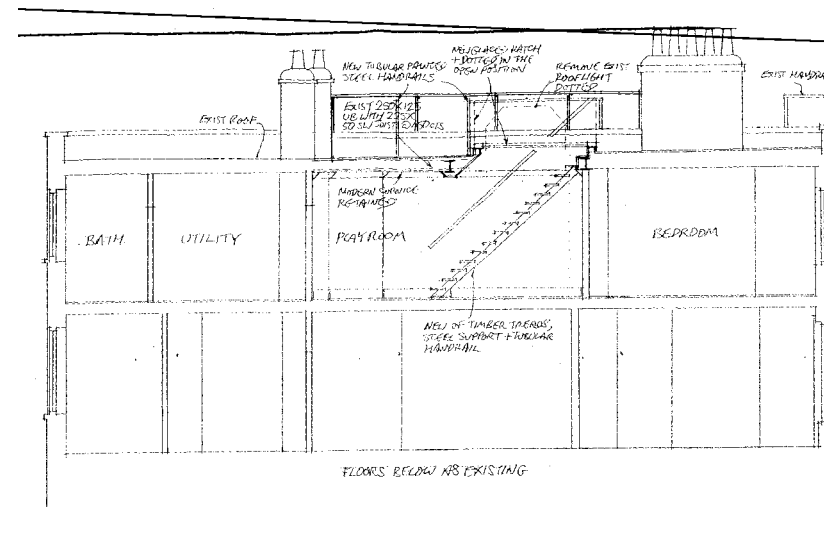


Fig 3 - Proposed Sections Application 2004/3805/P

2.9 2004/3805/P & 2004/3417/L

Retrospective application for the installation of railings and other minor alterations at roof level as a variation to planning permission dated 6th November 2003 (ref. 2003/0773/L & 2003/0770/P).

Decision: Grant approval
Date: September 2004

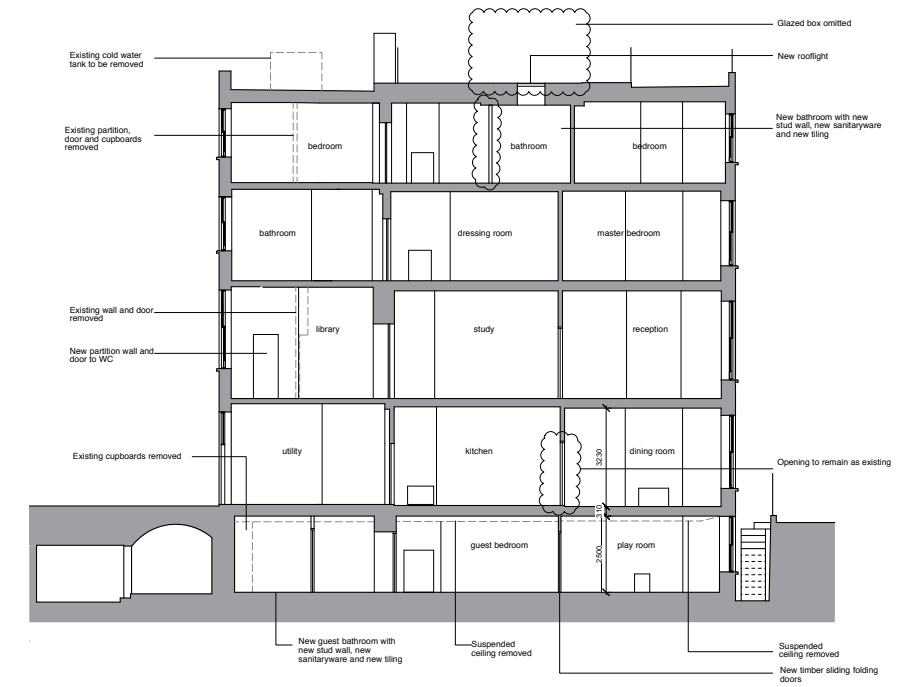


Fig 4 - Proposed Sections Application 2014/3664/L

2.10 2014/3523/P & 2014/3664/L

Application for amendments to interiors on all levels except second floor. 2no. new rooflights to be installed on existing flat roof.

Decision: Grant approval
Date: July 2014

3.0 Heritage Statement



Fig 5 - Front elevation



Fig 6 - Entrance hall



Fig 7 - Ground floor front room (dining room)



Fig 8 - Non original partition between kitchen & dining room



Fig 9 - Non original partition between kitchen & dining room

- 3.1 This Statement has been compiled using Camden Council's online guidance on the compilation of heritage statements.

Historical and Architectural Significance

- 3.2 No. 8 is historically significant as it is a good example of an early Georgian, terraced town house, completed around 1720 by J Ragdall.
- 3.3 The listing details of the terrace in which No. 8 sits make particular note of the Great Ormond Street elevation, particularly the materials and detailing typical of this period. Although refronted c1860, the front facade of No. 8 is of high significance, contributing to the character and appearance of the local conservation area. (Fig 5)
- 3.4 The rear elevation of No. 8 is not mentioned in the listing details. Although this facade is still of importance, it has been subject to some modifications and alterations over time and is therefore less significant than the front.

- 3.5 The listing details make no comment of the interior of no. 8 specifically, however it does mention that some of the properties in the terrace have original staircases and panelled rooms.
- 3.6 The ground, first and second floor front rooms are of high significance, preserving the proportions and grandeur typical of the early Georgian period (Fig 6). However, partial opening up of the partition between kitchen and dining room at ground floor revealed no sign of lath, plaster or original timbers. (Figs 8-9). This is confirmed in the report prepared by Sinclair Johnston and included with this application.
- 3.7 The rear rooms in the outrigger of the property are less significant historically having been added at a later date to the original terrace.

Justification for the Development

- 3.8 The works are proposed in order to update the property to better suit the needs of the owner. As a family of five, the owners currently use the kitchen as a kitchen/diner, as this has suited the needs of a young family. As the family grows, the owners would like to make better use of the dining room for this function, with access between the rooms of a generous scale to suit the proportions of the rest of the property.
- 3.9 There is a non-original fan light, which upon inspection is clearly a relatively recent installation, which matches the original fanlight in the kitchen (fig. 9). Our proposals would see a new fanlight created over the adjoining door to match the pattern of the original.
- 3.10 It is evident that neighbouring properties do not following the same plan form as 8 Great Ormond Street. Opening up works have shown that the material we propose to remove is non-original, which is consistent with neighbouring properties.

3.0 Heritage Statement

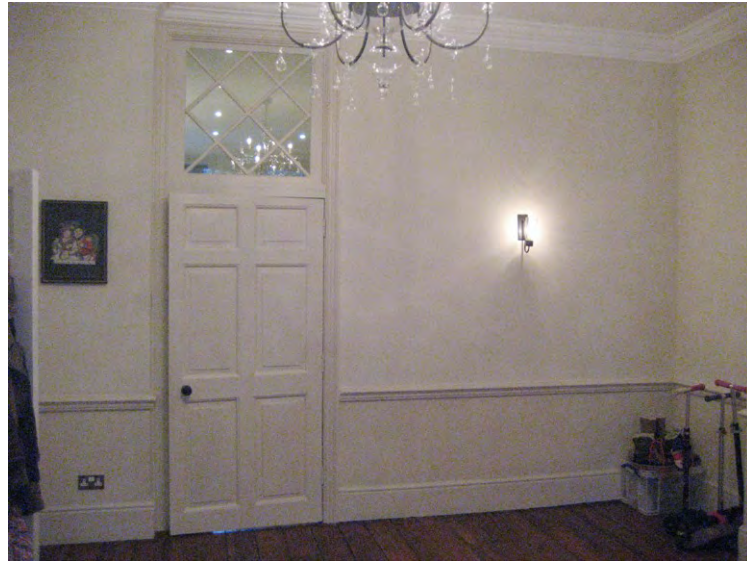


Fig 10 - Partition between kitchen & dining room



Fig 11 - Existing difference in dado height



Fig 12 - Existing architrave, dado and skirting junctions in dining room



Fig 13 - Existing door with non-original fanlight in kitchen

Impact of the proposals

- 3.11 The proposals have been designed to avoid or minimise harm to the heritage asset. No changes are proposed which will effect the front elevation of No. 8 and will not therefore have any impact on the character or appearance of the conservation area.
- 3.12 The proposals will see only non-original fabric removed in the adjoining wall between the kitchen and dining room on the ground floor. Non-invasive opening up has been carried out under guidance and with inspection from Sinclair Johnston (report enclosed with this application). This has confirmed that the section of wall to be removed is non-original.
- 3.13 The fanlight over this door is also non-original but was installed to match the light over the existing door from the kitchen to the utility room. The new light over will be the same width as the door, in a pattern to match the proportions of the existing.
- 3.14 The proposals will see no loss of original fabric.

Sources

- 3.15 We have consulted the Bloomsbury Conservation Area Appraisal and Management Strategy by Camden Council, the planning history of the site, and the English Heritage Listing.

4.0 Local Precedent



Fig 14 - Existing and Proposed Plan 2010/4664/P & 2010/4670/L

14 Great Ormond Street 2010/4664/P & 2010/4670/L

Retrospective application for approval for lobby to existing ground floor flat and external works. The drawings indicate that the opening between front and rear rooms is wide and is in the centre of the room. Whether original or a modification, it shows precedent exists for a wider opening between the front and rear rooms of a neighbouring property.

Decision: Grant approval

Date: Nov. 2010

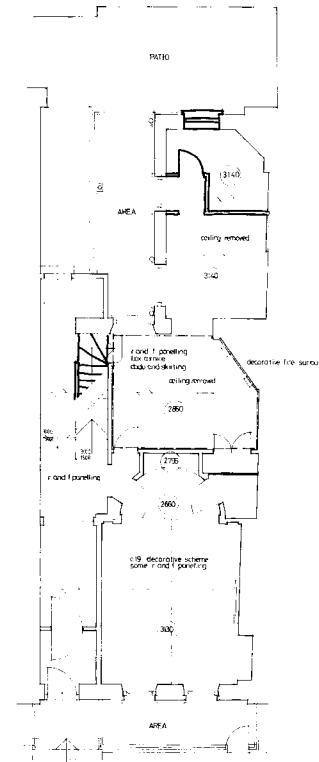


Fig 15 - Existing Plan PL/9300985

6 Great Ormond Street PL/9300985

Application (withdrawn) for internal works to convert ground floor and basement maisonette into 2no. self-contained flats. The ground floor plan shows a curved, decorative wall to the centre of the plan. The separating wall evident in nos. 8 and 7 Great Ormond Street is not in place here.

Decision: Withdrawn

Date: Aug. 1993

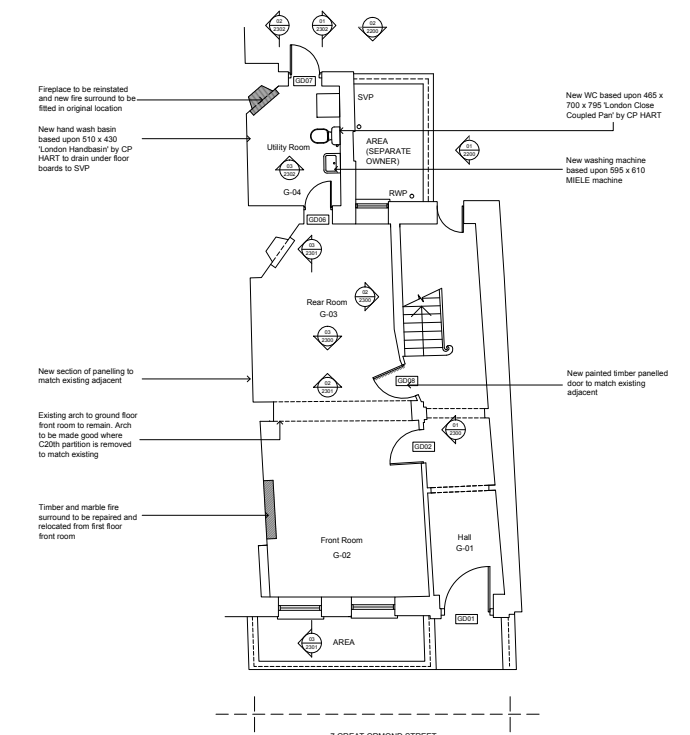


Fig 16 - Approved Plan 2014/5991/L

7 Great Ormond Street 2014/5991/L

Internal alterations to remove WC and internal partitions. The approved plan makes the front and rear rooms into one space which the planner's report notes is a reinstatement of the original layout in this house.

Decision: Approved

Date: Dec. 2014

5.0 Conservation Area

- 5.1 Great Ormond Street falls within Sub-Area 10 of the Bloomsbury Conservation Area as set out in the Camden Council document *Bloomsbury Conservation Area Appraisal and Management Strategy*.
- 5.2 The following relevant extracts are those relating directly to Great Ormond Street or the immediate surroundings.
- 5.3 *The Great James Street and Bedford Row sub area was developed during the Georgian and Regency periods under various ownerships, although part of the street pattern was laid out earlier by Nicholas Barbon. The area has a clear street hierarchy structured on a grid layout. Bedford Row, Doughty Street and John Street are wide thoroughfares characterised by larger properties. There is a progression in scale (and grandeur) from Millman Street, through Great James Street to Bedford Row. There is no planned open space in the sub area, although the more formal streets are characterised by regularly spaced street trees, planted at regular intervals in the pavement. (5.174)*
- 5.4 *Although once primarily residential, the area now has a mixture of uses. The main and secondary thoroughfares (John Street, Doughty Street, Bedford Row, Rugby Street and Great James Street) are dominated by office uses but retain some residential uses (in particular in Millman Street). Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings. The larger properties in Bedford Row are largely occupied by legal firms, due to their proximity to Gray's Inn and Lincoln's Inn. The mews tend to have a mixture of residential uses and small workshops including garages, printers and refuse collectors. Towards the eastern and western edges of the sub area, more retail uses can be found in streets closest to Gray's Inn Road and Lamb's Conduit Street, such as in Rugby Street and Guilford Street. (5.178)*

- 5.5 **The secondary streets share many of the characteristics of the main streets, but are generally narrower and less grand in nature.** They comprise Great James Street, Millman Street, and the stretches of Rugby Street, **Great Ormond Street** and Sandland Street to the east of Lamb's Conduit Street and Red Lion Street. They also include Nos 45-49 (consec) Bedford Row. These streets were all built in the early 18th century, although the original properties on Millman Street have been replaced by later buildings. (5.183)
- 5.6 The streets were densely developed, comprising four-storey terraces built on small, narrow plots. As with the main thoroughfares, **the widths of roadways, the tall building heights and the continuous frontages form a strong sense of enclosure.** Due to their early construction and fine architectural treatment, there are a large number of listed buildings in the sub area: **all the buildings in Great James Street and in the stretch of Great Ormond Street in the sub-area are listed, with a high number at grade II*.**
- 5.7 The townhouses in Great James Street are particularly well preserved; the only notable alteration is the loss of glazing bars from some sash windows. **Grand, four-storey terraces survive on the south side of Great Ormond Street. The terraces in these streets are constructed from a brown-red brick with red brick dressings, typical of early Georgian building.** Other details of their time include decorative iron boundary railings with lampholders over entrance gates, intricately carved wooden doorcases with brackets supporting leaded hoods, and fanlights over entrance doors of varying designs, all of which are evident in Great James Street.



Fig 17 - Plan showing Sub-Area 10 from the Bloomsbury Conservation Area Appraisal and Management Strategy

5.0 Conservation Area

Summary

- 5.8 The proposals shown in this document will have no effect on the appearance or character of the Bloomsbury Conservation Area. Proposed alterations are internal and will therefore leave the “*continuous frontage*” along Great Ormond Street and the “*strong sense of enclosure*” entirely unaffected.
- 5.9 The proposal will enhance the building’s continued use as a single family dwelling, a home which is unusually large for this area.



Fig 18 - Bloomsbury Conservation Area 1875-1878 (site shown in red)



Fig 19 - Bloomsbury Conservation Area 1894 (site shown in red)

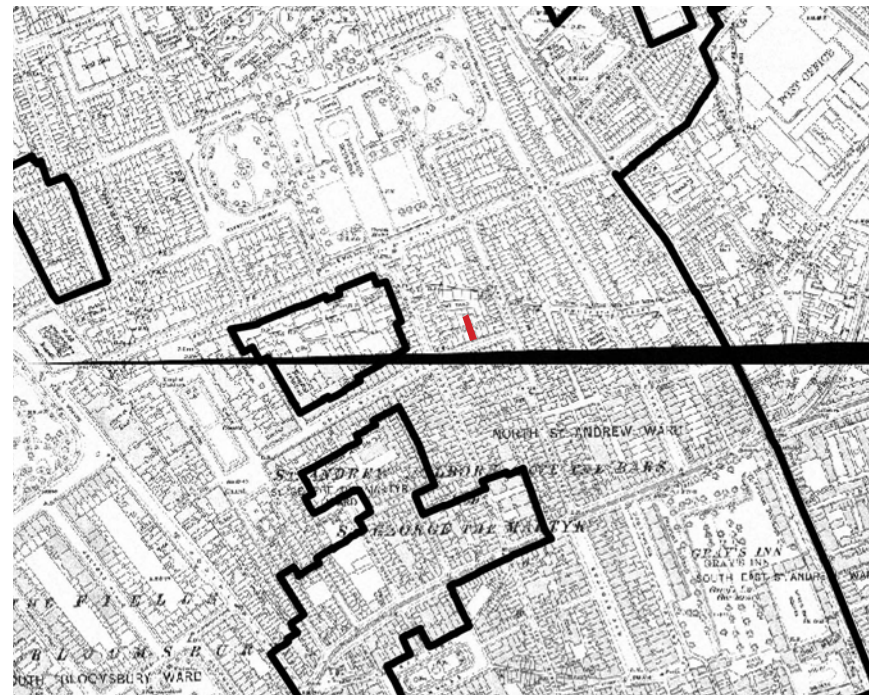


Fig 20 - Bloomsbury Conservation Area 1914 (site shown in red)

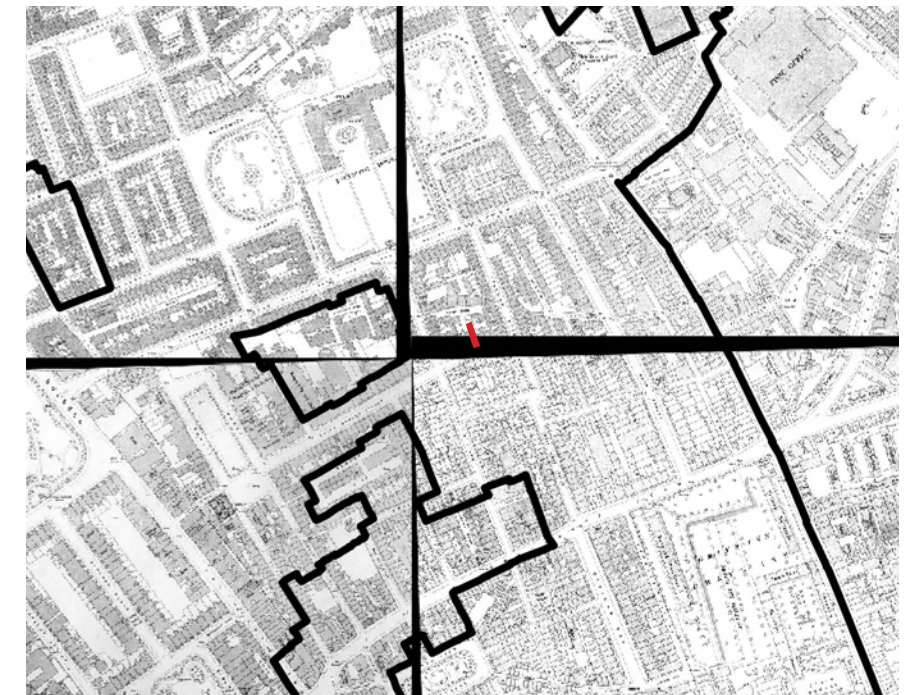


Fig 21 - Bloomsbury Conservation Area 1910-1922 (site shown in red)

6.0 Relevant Planning Policy

National Planning Policy - National Planning Policy Framework (NPPF)

- 6.1 *This sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.*
- 6.2 *131. In determining planning applications, local planning authorities should take account of:*
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - the desirability of new development making a positive contribution to local character and distinctiveness.*
- 6.3 *134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
- 6.4 *126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - the wider social, cultural, economic and environmental*

benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and*
- opportunities to draw on the contribution made by the historic environment to the character of a place*

Summary:

- 6.5 In terms of the NPPF, the proposal will safeguard the prolonged use of the heritage asset in its original use as a family home and help retain the distinctiveness of the local area.
- 6.6 The harm caused to the asset is minor, and the proposals will safeguard the building's most sustainable use as a family dwelling. Indeed, the work will only remove non-original fabric, with all new elements installed to a high quality, sympathetic to the existing building.

Regional Policy - The London Plan

- 6.7 *The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.*
- 6.8 There are no specific policies in the London Plan that are applicable to this application.

6.0 Relevant Planning Policy

Local Policy - Camden’s Local Development Framework

Relevant extracts from Camden’s Local Development Framework: Core Strategy

CS5 - Managing the impact of growth and development

- 6.9 *The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:*
- a) providing uses that meet the needs of Camden’s population and contribute to the borough’s London-wide role;*
 - b) providing the infrastructure and facilities needed to support Camden’s population and those who work in and visit the borough;*
 - c) providing sustainable buildings and spaces of the highest quality; and*
 - d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.*

The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by:

- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;*
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and*
- f) requiring mitigation measures where necessary.*

6.10 Summary:

The works will see the heritage asset protected and in use for the foreseeable future. The works do not constitute substantial harm to the property and will see their long term use assured through material improvements which will protect the building fabric and ensure their comfortable use.

CS14 – Promoting high quality places and conserving our heritage

- 6.11 *The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:*
- a) requiring development of the highest standard of design that respects local context and character;*
 - b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
 - c) promoting high quality landscaping and works to streets and public spaces;*
 - d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
 - e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Summary:

- 6.12 The works will have no impact on the external appearance of the building or its local context. The work will however enhance the internal layout of the property, creating a generous opening between the kitchen and dining room. This reflects the building’s need to adapt to more comfortably accommodate the residents and their needs as a modern family.

Policy DP24 - Securing high quality design

- 6.13 *The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*
- a) character, setting, context and the form and scale of neighbouring buildings;*
 - b) the character and proportions of the existing building, where alterations and extensions are proposed;*
 - c) the quality of materials to be used;*
 - d) the provision of visually interesting frontages at street level;*
 - e) the appropriate location for building services equipment;*
 - f) existing natural features, such as topography and trees;*
 - g) the provision of appropriate hard and soft landscaping including boundary treatments;*
 - h) the provision of appropriate amenity space; and*
 - i) accessibility.*

- 6.14 *24.16 - Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.*

Summary:

- 6.15 The works will see that the new fabric is designed sympathetically to match what is to be removed, which will reflect the architraves, dado rail and skirting profiles. The doors will be new, good quality panel doors to match the profiles of the existing doors within the property.

The work will retain the two room plan form while creating an opening in harmony with the scale of the property.

6.0 Relevant Planning Policy

Policy DP25 - Conserving Camden’s Heritage

- 6.16 *In order to maintain the character of Camden’s conservation areas, the Council will:*
- a) *take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
 - b) *only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
 - c) *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- To preserve or enhance the borough’s listed buildings, the Council will:*
- e) *prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
 - f) *only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
 - g) *not permit development that it considers would cause harm to the setting of a listed building.*
- 6.17 *25.4 - Changes in patterns of use can also erode the character of an area. It is therefore important that, whenever possible, uses which contribute to the character of a conservation area are not displaced by redevelopment.*

Summary:

- 6.18 The proposals will see the building further enhanced to suit its most sustainable use as a family home. This continues the building’s original use while seeing it adapted to meet the needs of a modern family.

Policy HE9 - Additional policy principals guiding the consideration of applications for consent relating to designated heritage assets

- 6.19 *HE9.1: There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, 14 protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.*

Summary:

- 6.20 The works will see the heritage asset protected and in use for the foreseeable future. The works do not constitute substantial harm to the property and will not substantially impact on original fabric. The work will see its long term use assured through material improvements.

CPG1: Design - Heritage: Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- 6.21 a) *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*
b) *Our conservation area statements, appraisals and management plans contain more information on all the conservation areas*
c) *Most works to alter a listed building are likely to require listed building consent*
d) *The significance of ‘Non-Designated Heritage Assets’ (NDHAs) will be taken into account in decision-making.*
e) *Historic buildings can and should address sustainability*
- 6.22 *3.22 - In assessing applications for listed building consent we have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We will consider the impact of proposals on the historic significance of the building, including its features, such as:*
a) *original and historic materials and architectural features;*
b) *original layout of rooms;*
c) *structural integrity; and*
d) *character and appearance.*
- 6.23 *3.23 - We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.*

Summary:

- 6.24 The works will new material installed to match the existing in terms of door type and profile, and profiles of skirting, architraves and dado rails. The intention is to retain as much of the existing decorative fabric as possible, with local repairs and replacements only where required.

7.0 Conclusion

- 7.1 The proposals have been designed to sympathetically upgrade the accommodation to meet the client’s brief and to retain and enhance the special character of the heritage asset. This has been achieved by:
- 7.2 a) The removal of non-original fabric in the creation of a wider opening which does not compromise the special character of the property.
- 7.3 b) Installation of sensitively designed new doors and architrave to match existing, and new fan light to enhance the interior of the heritage asset by improving the accommodation in line with the needs of a modern family.
- 7.4 The proposals comply with national, regional and local planning policies and the benefits to the property outweigh any minor harm caused to the less significant features of the building, and should be welcomed.

