
32 and 33 Doughty Street

Heritage & Planning Statement

Project Address

32 & 33 Doughty Street
London
WC1N 2AA

Project reference

1230

Document date

19th March 2015

Document status

FINAL



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1.0 Introduction

Site plan

- 1.1

This document is in support of an application for Full Planning Permission with Listed Building Consent to two adjacent listed buildings in the same ownership and occupation, namely the properties at no. 32 and 33 Doughty Street, WC1N 2AA.
- 1.2

This application follows on from the previously approved Full Planning Permission with Listed Building Consent at no.32 and 33 Doughty Street (Ref: 2014/1678/P). The previous application proposed to link the family house at no. 32 with the basement and ground floor maisonette at no. 33 with some internal alterations and a new rear extension.
- 1.3

This application comprises of:

• Two new roof lights above the proposed outrigger extension at no. 32 Doughty Street.

• New roof light above the existing outrigger extension at no. 33 Doughty Street

• Alteration to existing outrigger at no.33 Doughty Street with new door and window.

The proposal seeks to provide a better kitchen layout at the existing outrigger extension at no. 33 and increase the amount of daylight into both properties for the occupants.

1.4

This report presents the manner in which we propose to achieve the above aims in relation to Listed Building and Planning Applications.
- ## Building Description
- The existing appearance of the building is as follows:
- Front Elevation:
- Both no. 32 and no. 33 have a front façade of London stock brick, with a simple plaster moulded band between ground and first floor levels and white-painted timber sash windows. Each has a slated mansard at third floor level, although at no. 33, this is not part of the property to which work is proposed. The basement light well façades to each are white painted, with arched windows. Each has traditional black-painted spear head ironwork around the light wells. No. 32 has traditional ironwork around the windows at first floor level, and also has an ornate plaster moulding around the main door.
- Rear elevation:
- Each main rear façade is in London stock brick, with a mixture of arched and flat lintoled windows and a variety of single and two-storey outriggers. The party wall is in brick.
- No. 32 has a double height outrigger immediately adjacent to the rear of the building, and further single storey constructions along the party wall line with no. 33, all in London stock with additional timber clad elements. No. 33 has outriggers extending on the left and right-hand sides of the facade, single and two-storey on the left, and two-storey on the right. The ground floor outrigger on the right is rendered and currently painted in a cream colour, while the outrigger on the left is in London stock. Adjacent to this, there is a conservatory dating from the 1990s.
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- Fig. 1 Location plan of 32 and 33 Doughty Street on LB Camden's' Proposals Map
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2.0 Building History

2.1	Both properties are located within the Bloomsbury Conservation Area in the LB of Camden.	erection of a conservatory at the rear of the ground floor of each building.
2.2	Both properties were given a Grade II listing in 1974 (ref: TQ3082SE, 798-1/96/310). The listing description (see 2.7) is predominantly concerned with their heritage value as components of the street facing façade. The listing is for No. 29-38 and attached railings, dated 1794 -1810, built by G Slaton and G Golden.	1992 - Retention of conservatory at rear ground floor level (ref: 9200694)
2.3	No alterations are proposed to the front façade, however internal alterations and changes to the configuration of the rear façade require Listed Building Consent. Both properties have been internally reconfigured since construction.	2.6 Listing Details <i>TQ3082SE DOUGHTY STREET 798-1/96/310 (East side) 14/05/74 Nos.29-38 (Consecutive) and attached railings</i> <i>GV II</i> <i>Terrace of 10 houses. 1794-1810. Built by G Slaton and G Golden. Darkened multi-coloured stock brick with later patching. Plain stucco band at 1st floor sill level. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Nos 29-34, round-arched doorways with reeded surrounds, cornice-heads, fanlights (Nos 29-31 and 33 & 34 patterned) and paneled doors. No.32 with reeded stucco surround and keystone. Nos 35-38, square-headed doorways with stucco surrounds with pilasters and modified cornices, fanlights (Nos 35 & 38 radial) and paneled doors. Gauged brick flat arches to recessed sash windows, Nos 29-34 with glazing bars. Nos 32-38 with cast-iron balconies to 1st floor windows. Stucco cornices and blocking courses.</i> <i>INTERIORS: not inspected.</i> <i>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).</i>
2.4	32 Doughty Street 1979 – Building used as a residence for Sisters of Christ, a residence in multiple occupation 2003 - Retention of the change of use from residential institution (use class C2) to a single family dwelling house (use class C3). (ref: 2003/1179/P) 2003 - Demolition of a rear extension and internal works, including secondary glazing (ref: LSX0304048)	
2.5	Ground and Lower Ground floor maisonette 33 Doughty Street 1987 - Restoration of property from partially vandalised bed-sitters to provide two maisonettes and one 1-bedroom flat (ref: 8700501) 1987 – 33 and 34 together Change of use and works of conversion to provide 4 x 3-bedroom maisonettes and 1 x 2-bedroom flat and the	

2.7	Conservation Area Doughty Street falls within Sub-Area 10 of the Bloomsbury Conservation Area. The character of this particular part of the Bloomsbury Conservation Area is set out in the Camden Council document <i>Bloomsbury Conservation Area Appraisal and Management Strategy</i> . One particular point of the listing relevant to this proposal refers to the building's significance as part of the streetscape of Doughty Street: ‘The townhouses along John Street, Doughty Street and Guilford Street are of significance as they are almost complete Georgian streets, lined with terraces. John Street dates from the mid 18th century, whilst Doughty Street and Guilford Street span the late 18th century to the early 19th century. Although later in date, the townhouses are similar in plan form to those in Bedford Row, but are of a smaller scale and footprint. They are constructed from yellow stock brick, the earlier examples with red brick trim and the later examples with stucco detail. Various designs of doorcases, fanlights and balconies are evident. Doughty Street comprises a mixture of four-storey terraces with basements and three-storey terraces with basements and mansard roofs. All the buildings within the street are grade II listed, with the exception of Dickens’ House Museum at No 48, which although architecturally almost identical is listed grade I for historical reasons.’ ¹⁶⁷⁷ The proposed works of new roof lights and alteration to the existing rear outrigger at no. 33, combined with the previously approved proposed works (see 1.2), are confined to the rear of the property and internal works. Therefore, this proposal will not affect the listing in relation to the properties’ status as part of the heritage asset.
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3.0 Heritage Statement

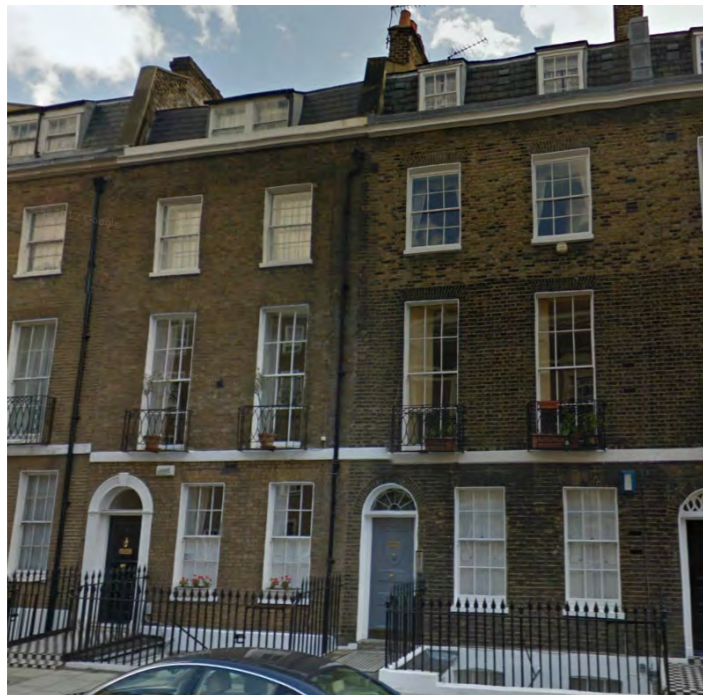


Fig 2 - Front elevation - no. 32 with black door on left and no. 33 on right



Fig 3 - Photograph of existing outrigger at number 33



Fig4 - Photograph of existing windows and roof light at number 33

- 3.1

This Statement has been compiled using Camden Council's online guidance on the compilation of heritage statements.
- 3.2

Historical Significance
The historical significance of the buildings are as typical examples of terraced housing development around 1800 and as a part of a nearly complete Georgian Terrace (nos 29-38 Doughty Street).
- 3.3

Architectural Significance
The architectural significance of the buildings are limited in themselves but their significance lies in the part they play in the terrace along Doughty Street.

No part of our proposal will see alterations to the front façade of either property.
- 3.4

The proposed works are to the rear of the properties, with

- 3.5

Justification for Development
The proposed works follows on from the previous approved Full Planning Application with Listed Building Consent (see 1.2). The proposed works aim to create better kitchen layout to the existing outrigger extension at no. 33 and improve daylighting and minimise the reduction in daylight resulting from the development at 155 Gray's Inn Road.
- 3.6

Impact of the proposals
The proposals have been designed to avoid or minimise harm to the Heritage Asset and are restricted to the rear of the properties and to less significant internal elements.

- 3.7

The proposed new works are minimal in comparison to the previously approved planning application works (see 1.2) and will harmonise with the existing building. The proposed works include some internal alterations and external removals. The existing roof of the no. 33 rear outrigger will be restored with the new opening for the new roof light. The new wall infill at no. 33 will be masonry with facing bricks to match the aesthetics of the existing outrigger extension.
- 3.8

In terms of the surrounding properties, the proposals will have minimal impact and will not increase overlooking and loss of privacy to the neighbouring properties.
- 3.9

Sources
We have consulted the *Bloomsbury Conservation Area Appraisal and Management Strategy* by Camden Council, and the planning history of the site.

4.0 Relevant Local Planning Precedents and Planning Summary

4.1 Relevant Local Planning Precedents

The main issue to explore in terms of local planning precedent is alteration and rear extension works and to a Grade II Listed property.

4.2 The precedents address the main issue relating to planning in the following ways:

- 1. No 47 Doughty Street was granted planning permission in 2010 for a rear extension at basement and ground floor level with new roof lights.
- 2. No.32-33 Doughty Street were granted planning permission in 2014 and offers planning precedent for alteration to the existing outrigger at no.33.

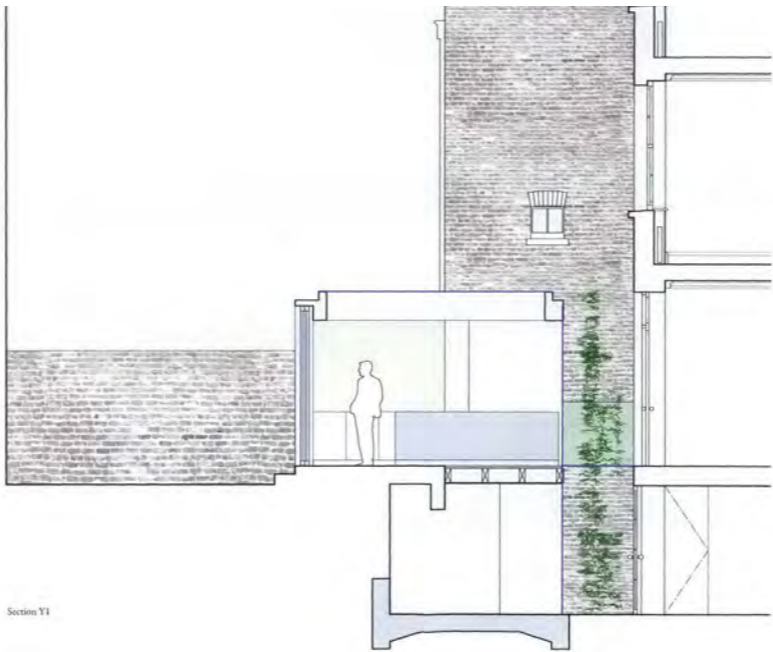


Fig. 11 Section through 47 Doughty Street

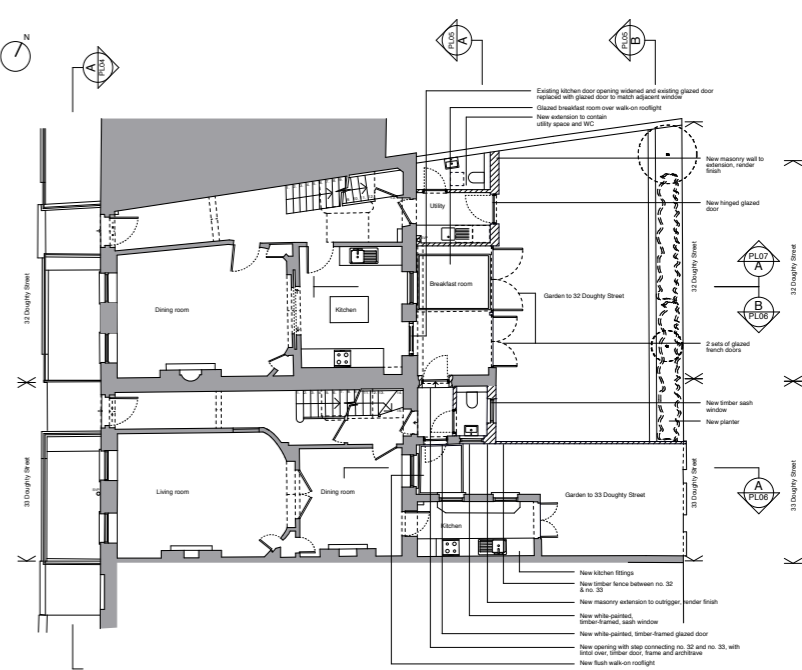


Fig. 12. Ground floor plan of 32 and 33 Doughty Street

4.3 Planning Summary

The outlined planning precedents suggest that the scope of works proposed at Nos 32 and 33 Doughty Street would be acceptable to the Local Authority.

4.4 The local planning precedent shows that there is scope to alter existing rear outrigger of the Listed property, as well as adding extensions and roof lights to the rear of the property.

While each application will be judged on its own merits, the planning history to Doughty Street is sufficient to suggest that works to the rear of the property are likely to be accepted as long as they do not detrimentally impact upon the neighbours or cause harm to the heritage asset (listed building) or wider Conservation Area.

4.5

No. 47 Doughty Street
ref: 2010/0474/P

Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house (Class C3).

Nos. 32-33 Doughty Street
ref: 2014/1678/P

Proposal works aim to reorganise the internal spaces and link the house at no. 32 Doughty Street with the basement and ground floor basement maisonette at no. 33, allowing the maisonette to become a 'granny flat' to the existing house. The connection is to be made through having doors through the party wall and a new glazed rear extension between both of the properties at ground level.

5.0 Relevant planning policy

- 5.1

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

DP25- Conserving Camden’s heritage
- 5.2

*In order to maintain the character of Camden’s conservation areas, the Council will:
b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- 5.3

*To preserve or enhance the borough’s listed buildings, the Council will:
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.*
- 5.5

Summary:

The works will see the character and appearance of the area preserved and enhance the special interest of the building by maintaining the building’s current and most sustainable use as part of a family home.

- 5.6

Policy HE9 - Additional policy principals guiding the consideration of applications for consent relating to designated heritage assets
- 5.7

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.*
- 5.8

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 properties, and will see their long term use assured through material improvements which will protect the building fabric and ensure their comfortable use.

6.0 Conclusion

The proposals have been designed to combine sympathetically with the existing building and the proposed works from the previously approved application (see 1.2). to meet the client’s brief, retain and enhance the special character of the heritage asset. The proposal achieve this by:

a) continuing and enhancing the original residential use of the building;

b) retaining as much original fabric as possible, preserving the significant front elevation and roof form and are, on balance, positive with regard to the less significant rear exterior; and

c) complying with national, regional and local planning policies, as the benefits of the proposals are positive and outweigh any minor harm to the less significant existing rear outrigger extension.

