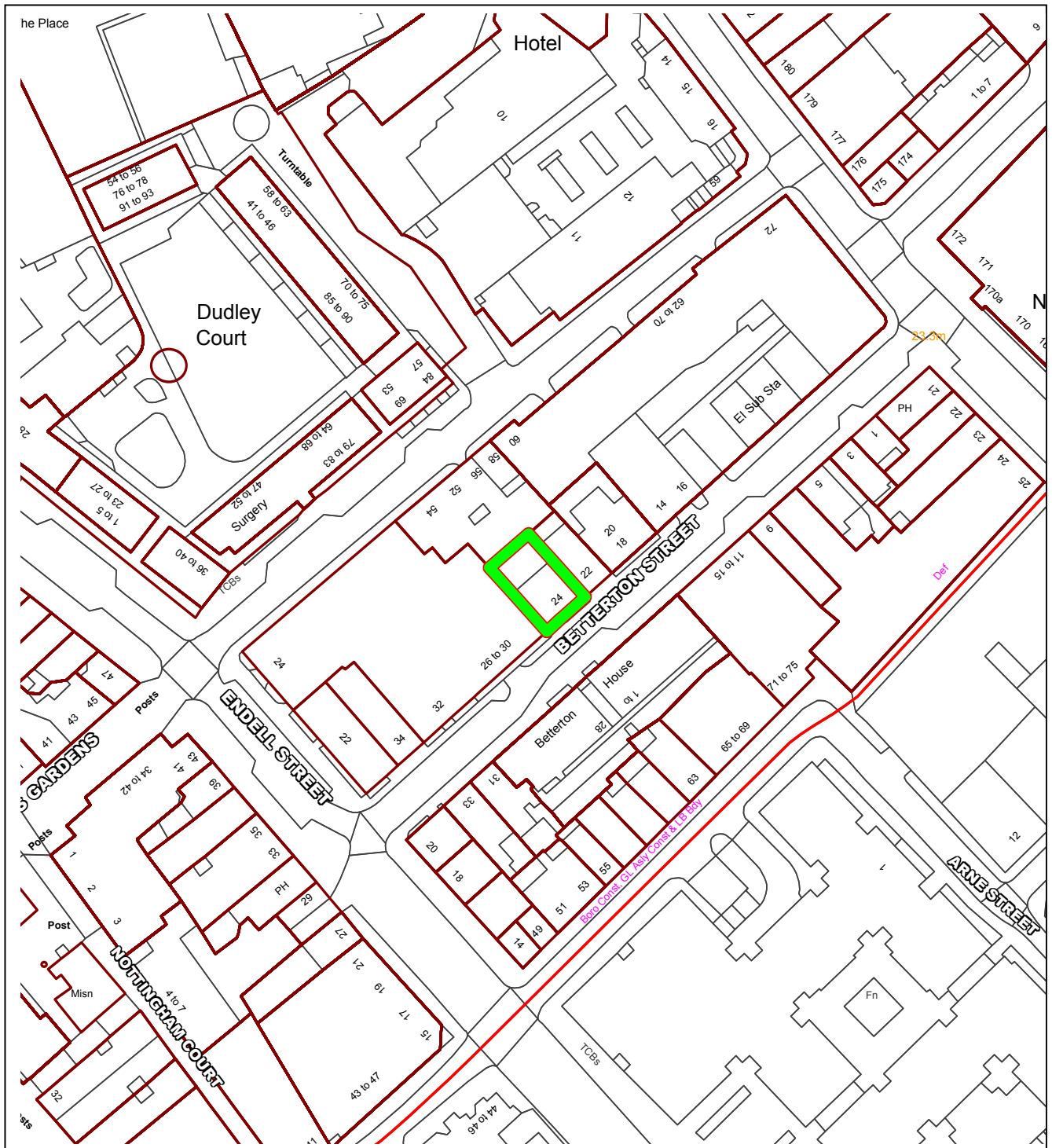


# 24 Betterton Street 2015/0594/L



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Picture 1: the façade



Picture 2: the entrance hall. Note blocked door to be reopened. The non-historic pocket door to right will be replaced to match this door in style. Non-historic storm porch will move to fit better with panelling.



Picture 3: ground-floor front room. Non-original fireplace to be replaced with suitable, smaller surround to be in proportion with room. Non-original bookshelf/alcove to become doorway. Original architrave indicates original presence of doorway to be reinstated to balance doorway on left.



Picture 4: ground floor front room, reverse of blocked hall door to be reopened.



Picture 5: ground-floor western front room, non-original disproportionate fireplace to be removed and replaced with suitable model, bookshelves to be removed. Room will be simple panelled in MDF, as it is not currently panelled.



Picture 6: first-floor east front room. Note brand-new cooking stove in fireplace – clearly not an original feature of the piano nobile of a grand townhouse. To be replaced with suitable fireplace. Panelling to be repaired and matched where missing.



Picture 7: first-floor rear west room, currently configured as kitchen. Kitchen to be removed and existing panelling to be revealed. Surviving historic two-panel door to be used as pattern for rest of house, replacing Victorian six-panel doors.



Picture 8: stairs have been heavily modified to level treads. Reinstatement in oak to be arranged by condition.



Picture 9: evidence of original shape of rear window. Non-original casement to be reinstated to sliding sash.



Picture 10: second-floor rear west, modern bathroom off master bedroom; modern partition (with three switches) to be removed to reinstate original plan form of room.



Picture 11: second-floor west front room, non-original fireplace in partially panelled second-floor room. Modest opening to be made through to master bathroom to right (out of shot) through modern plasterboard wall. Absent panelling to be supplied in differentiated MDF.



Picture 12: second-floor west front room



Picture 13: second-floor east front room, alcove to be reinstated as doorway – partition is made of modern plasterboard and stud partition.



Picture 14: no alterations are proposed to roof but it has been coated in fibreglass. Applicant wishes to reinstate original pantiles like for like, salvaging any tiles that can be salvaged.

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	23/03/2015
		N/A / attached		Consultation Expiry Date:	19/3/15
Officer			Application Number(s)		
Nick Baxter			2015/0594/L		
Application Address			Drawing Numbers		
24 Betterton Street London WC2H 9BU			Heritage statement, design & access statement, P01 location plan, P350 photo sheets, P400 proposed shutter and secondary glazing, P600 proposed panelling locations, section A floor plans, section B lower ground floor, section C ground floor, section D first floor, section E second floor, section F third floor		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b> Proposed restoration of 24 Betterton Street. Repairs to be carried out to the external envelope of the building. Internal alterations of spaces and reinstatement of original features.  In the basement minor partition changes are proposed to the north west room. On the ground floor, there are alterations to a non-original pocket door and storm porch. Existing secondary glazing will be replaced with new. On the first floor, a large doorway from front to back is to be filled in and replaced with a conventional doorway and an alcove to the east is to be filled in. At this level, the secondary glazing is to be removed and the shutters restored. A lightweight reversible kitchen is to be installed in the front room, and the kitchen in the rear room removed. On the second floor minor partition alterations are proposed. On the third floor, there are to be minor partition alterations, including the creation of a doorway between the two front rooms. On the roof, a fibreglass roof covering will be removed and the roof recovered with tiles and given full repairs. The only changes to the exterior will be repairs, apart from the removal of a non-original transom light.					
<b>Recommendation(s):</b>		Grant listed building consent			
Application Type:		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	The proposal was advertised in the Ham & High from 26/2/15 to 19/3/15 and on a site notice from 25/2/15 to 18/3/15. No consultation responses were received.					
CAAC/Local groups* comments: *Please Specify	<p>The Georgian Group was consulted and made no comment.</p> <p>Historic England sent an authority to determine dated 19/3/15, stamped by the secretary of state on 5/10/15.</p> <p>The Covent Garden Community Association was not formally consulted, but sent in a letter of objection. This stated that there was insufficient information supplied to determine the case, and objected to a number of individual alterations. Because of the detailed nature of the many comments, this letter is discussed in detail below.</p>					

### Site Description

The house is a grade-II\*-listed terraced townhouse dating from c1682. It stands in the Seven Dials Conservation Area.

### Relevant History

There is no relevant history.

### Relevant policies

#### **LDF Core Strategy and Development Policies**

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

## Assessment

1.1 In the basement, which is largely free of historic detail, minor partition changes are proposed to the north west room.

1.2 On the ground floor, there are alterations to a non-original pocket door and storm porch. For security and noise reasons, existing secondary glazing will be replaced with new.

1.3 On the first floor, a large doorway from front to back is to be filled in and replaced with a conventional doorway and an alcove to the east is to be filled in. At this level, the secondary glazing is to be removed and the shutters restored. A lightweight reversible kitchen is to be installed in the front room, and the kitchen in the rear room removed.

1.4 On the second floor minor partition alterations are proposed. This is a non-principal floor, so the changes are considered acceptable.

1.5 On the third floor, there are to be minor partition alterations, including the creation of a doorway between the two front rooms. Again, this is a non-principal floor, so the changes are considered acceptable.

1.6 On the roof, a fibreglass roof covering will be removed and the roof recovered with tiles and given full repairs.

1.7 The only changes to the exterior will be repairs, apart from the removal of a non-original transom light.

1.8 The panelling is to be treated in different ways, depending on whether it is considered that a room's panelling was part of the original scheme of the room or not, to indicate where work is non-original.

1.9 For necessary structural reasons, a quantity of steel reinforcement is required. However, this will be additive, not destructive, and existing timbers will remain in situ. Various fireplaces and stoves have been shown to be non-original; these will be removed and replaced with more suitable pieces.

1.10 The alterations are considered minor and sympathetic, and do not harm the special interest of the listed building, which is the reason why the case is recommended for approval.

1.11 During the application, at the request of the conservation officer, various alterations were made to the proposal. Inaccuracies and omissions were corrected, the front door was retained, an alcove in the top-floor bathroom was retained, the door to the drawing room was fixed shut, instead of being replaced with panelling, the kitchen layout was altered, the breakfast room door was moved, the service riser was stepped back from the chimney to aid legibility, doors between the dressing room and bedroom one were omitted, the layout of the top floor and opening between dressing room five and bedroom three were altered, the panelling was revised, and supporting steelwork in the floor of the first floor was revised to be within an existing suspended ceiling below the first floor, rather than inside the floor itself.

1.12 The application has been advertised in the press and by means of a site notice, whereby there was one objection (see below).

1.13 The site's planning history has been taken into account in making this decision.

1.14 Special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

1.15 As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

## **2 Letter of objection from the Covent Garden Community Association**

2.1 A long response opposing the proposed alterations was received from the Covent Garden Community Association.

2.2 This letter objected to inadequate drawings, loss of historic fabric and harmful alteration to historic plan form.

2.3 The conservation officer based his opinion on two site visits and information supplied by the applicant's heritage expert, John Robinson (MA, DPhil, DLitt, FSA).

2.4 Because of the large number of detailed objections, it has been deemed simplest to present them adjacent to the relevant response.

**2.5 Objections relating to lack of detail in the proposal and loss of historic fabric:** "First, the application has been validated without the supporting information required for such changes to a listed building. The application gives no indications as to the materials and methods that would be used to make the proposed changes. This information is required for any listed building application. Additionally, the only documents available are floor plans – there are no drawings specific to the proposed changes. The result is that the application is vague and misleading regarding the extent of the proposed changes. For example, the application vaguely discusses reinstating elements of the building, when in fact the proposals do not call for reinstating the original bespoke elements, but rather replacing the existing with modern copies of what would have existed."

### **2.5 Conservation officer's response:**

2.5.1 *The number of drawings submitted with this application was very large – over 250 – and the applicant has drawn every wall of every room, existing and proposed. This is an unusually large number of drawings.*

2.5.2 *It is stated in the design and access statement that the materials to be used will match the existing.*

2.5.3 *As for modern copying, where it is desirable to show that panelling is not original (i.e. in rooms that may not originally have been panelled), the applicant has been required to make the panelling out of MDF, so that it is easily differentiated in the future. Where rooms are partially panelled such that it is reasonable to assume that they were originally fully panelled, the new work will more closely match the historic exemplars.*

2.5.4 *Where original features remain within the property, they are being retained – the stair case, the floorboards, some of the panelling. All of the plaster within the building is modern, and no original lime plaster remains. The top storey is not original to the building and was added in the 19<sup>th</sup> century.*

**2.6 Objections relating to alterations to plan form, loss of historic fabric and lack of detail in the proposal:** "Additionally, the CGCA is also concerned about the proposed new openings between

rooms and blocking off of existing doorways and the removal of the existing fireplaces, which are clearly very old, with nothing to suggest they were added in modern times. The resizing of two rear windows, which along with the panelling are quite old. However, the applicant provides no details of neither what they will be replaced with nor details about the materials to be used. Knowing this is essential before a decision to grant permission can be made. Further, previous owners in the 1960s unearthed the very old alcove in the bathroom. Losing this would be a tragedy.”

## **2.7 Conservation officer’s response:**

2.7.1 *As far as can be ascertained, with the help of the heritage expert, none of the fireplaces is original to the house and all replacements are to be of a more appropriate period.*

2.7.2 *The extent of openings has been reduced at the conservation officer’s request. All of the surviving new openings are either reopenings of previously existing blocked doors, or in the case of the first floor, a small doorway replaces an existing larger knock-through.*

2.7.3 *The alcove on the top floor is in what would formerly have been the roof, so is not an original feature.*

2.7.4 *As stated above, materials will be like for like, as noted in the D&A statement.*

**2.8 Specific objections, floor by floor:** “The CGCA objects to the following proposed changes, none of which are substantiated by the required documentation:

## **2.9 Specific objections relating to the ground floor**

2.9.1 “According to the drawings, the applicant is proposing to install a new fireplace to the side of the existing chimney.”

2.9.2 *(Conservation officer’s response in italics) The installation of a fireplace surround is within the existing chimney where the openings already exist. No new openings are proposed within the chimney stack.*

2.9.3 “The current door from the lobby to hall is being replaced with a non-original half-glazed, making this new door more modern than the door it is replacing (which although nonoriginal, is older).”

2.9.4 *The lobby door is non-original and modern, believed to date from 1980. It is being replaced with a more sympathetic door that will match the adjacent mouldings and panelling.*

2.9.5 “The existing doorway would be blocked.”

2.9.6 *The door is being screwed shut, which is reversible. The original doorway would not have been in this position, but would have led off the hall. That doorway is to be reinstated.*

2.9.7 “The new shutters are not in keeping with the listed-building status.”

2.9.8 *The reinstatement of the missing shutters is to the benefit of the building. Only one original shutter survives at this level. The new shutters are exact copies of this surviving original.*

## **2.10 Specific objections relating to the stairway**

2.10.1 “The application proposes removing the existing cil and replacing it with new and existing panelling. However, the existing dates to pre-listing and is extremely old.”

2.10.2 *It is proposed to replace the rear window so that it matches that below. Evidence in the brickwork supports this component of the proposal i.e. there is a brick recess showing that the window used to be larger.*

## **2.11 Specific objections relating to the first floor**

2.11.1 “In the dining room to TV room, the CGCA objects to the use of a non-original cupboard.”

2.11.2 *The proposed cupboard is appropriately designed and does not harm the special interest of the listed building.*

2.11.3 "The non-original fireplaces have been in place since at least the Victorian era."

2.11.4 *Inspection shows that the fireplaces and stoves are either obviously new, or do not properly fit their chimney breasts, and are therefore not original to the house. The conservation officer is persuaded by the research of the applicant's heritage expert that their period is also inappropriate.*

2.11.5 "Proposed new openings into rooms and blocking of original bespoke doorways are not appropriate changes to this listed building."

2.11.6 *The double-sliding-door opening between the front and back rooms is probably not original. Its replacement with a smaller doorway is an improvement. Some other openings have been negotiated out of the scheme, while all that remain are reopenings of pre-existing apertures, as is shown by modern studwork within.*

2.11.7 "With previous listed-building applications for this site, the Council's Conservation and design department required that the fireplace was retained at the time of the last application to renew, so a unit was made to cover it (ref no: LSX0205284). The applicant's proposal to remove the old fireplace and replace it with new one is in violation of this."

2.11.8 *The fireplace opening, rather than the chimneypiece, is original; a more suitable chimneypiece is proposed.*

## **2.12 Specific objections relating to the second floor**

2.12.1 "The break-through to the bathroom, as well as the break-through from the new dressing room to the adjoining bedroom through an original wall is inappropriate in a listed building."

2.12.2 *The second floor is of decreased hierarchical importance from the principal floors below, and a greater degree of change may be acceptable. Examination of the wall shows it to be made of modern plaster, so significant fabric will not be disturbed.*

2.12.3 "The new doorway to the rear dressing room is inappropriate."

2.12.4 *This door is an existing opening, not a new one.*

2.12.5 "The original bespoke doorway from the rear dressing room to landing would be blocked."

2.12.6 *Here the door is to be screwed shut, which is reversible and not harmful.*

2.12.7 "The entrance to the bathroom via landing will be blocked by a new door."

2.12.8 *This door is to be screwed shut. This is reversible and not harmful.*

## **2.13 Specific objections relating to the third floor**

2.13.1 "The new doorway between new bedroom 3 to the dressing room will not preserve an old alcove in this wall."

2.13.2 *The alcove is a blocked opening which is being reopened.*

2.13.3 "The proposals would remove many of the features that existed at the time of listing and instead replace them with new, modern elements."

2.13.4 *There is no proposal to remove or replace original features. Instead, the non-original bathroom is being removed and replaced with a dressing room.*

**2.14 Objection relating to a lack of detail in the proposal:** "Drawings and details of the new proposed features (doors, fireplaces, panelling), including new secondary glazing, have not been supplied with the application, but must be provided for consultees such as the CGCA to examine, as well as for the Council's conservation officer to accurately advise planning officers. The CGCA requests that these required documents be provided, and that the applicant provide assurance that

they are indeed replacing for improvement of this Grade II\* listed building. Until then, this application should be declared invalid and no decision should be made.”

**2.15 Conservation officer's response:**

*2.15.1 The conservation officer is satisfied that he has seen enough material to determine the case, in addition to what he learned on two site visits, one of which lasted an entire half day, where he scrutinised every drawing, in the relevant room, and then interrogated the applicant's heritage expert.*

*2.15.2 It is usual for elements such as secondary glazing, fireplaces, etc, to be agreed by condition, as will be the case here (see condition four).*

Hill Mitchell Berry  
The Studio  
9 Stratford Road  
London  
W8 6RF

Application Ref: **2015/0594/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

14 October 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**24 Betterton Street**  
**London**  
**WC2H 9BU**

**DECISION**

#### **Proposal:**

Proposed restoration of 24 Betterton Street. Repairs to be carried out to the external envelop of the building. Internal alterations of spaces and reinstatement of original features. Drawing Nos: Heritage statement, design & access statement, P01 location plan, P350 photo sheets, P400 proposed shutter and secondary glazing, P600 proposed panelling locations, section A floor plans, section B lower ground floor, section C ground floor, section D first floor, section E second floor, section F third floor

The Council has considered your application and decided to grant subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) All new fireplaces and stoves at 1:20 scale.
- b) Secondary glazing in plan elevation and section at 1:10 scale.
- c) The new window in plan elevation and section at 1:20 scale.
- d) All new doors at 1:20 scale.
- e) Any works to the staircase at 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This house is grade-II\*-listed so great care has been taken to ensure that the proposals are sympathetic and not harmful.

In the basement, which is largely free of historic detail, minor partition changes are proposed to the north west room. On the ground floor, there are alterations to a

non-original pocket door and storm porch. For security and noise reasons, existing secondary glazing will be replaced with new. On the first floor, a large doorway from front to back is to be filled in and replaced with a conventional doorway and an alcove to the east is to be filled in. At this level, the secondary glazing is to be removed and the shutters restored. A lightweight reversible kitchen is to be installed in the front room, and the kitchen in the rear room removed. On the second floor minor partition alterations are proposed. This is a non-principal floor, so the changes are considered acceptable. On the third floor, there are to be minor partition alterations, including the creation of a doorway between the two front rooms. Again, this is a non-principal floor, so the changes are considered acceptable. A fibreglass roof covering will be removed and the roof recovered with tiles and given full repairs. The only changes to the exterior will be repairs, apart from the removal of a non-original transom light. The panelling is to be treated in different ways, depending on whether it is considered that panelling was part of the original scheme of the room or not, to indicate where work is non-original. For necessary structural reasons, a quantity of steel reinforcement is required. However, this will be additive, not destructive, and existing timbers will remain in situ. Various fireplaces and stoves have been shown to be non-original; these will be removed and replaced with more suitable pieces.

The application has been advertised in the press and by means of a site notice, whereby there was one objection, from the Covent Garden Community Association. This is discussed in the adjacent Members' Briefing report.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**