

JMS Planning & Development

Planning, Design, Access & Heritage Statement In Support of Proposals For Rear Extensions, External Staircase, Terrace And Associated Works

47 Marchmont Street

London

WC1N 1AP

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SECTION 1: INTRODUCTION

- 1.1 This planning, design, access and heritage statement has been prepared by JMS Planning & Development Ltd on behalf of Marc Abomnes to accompany an application for full planning permission and an associated listed building consent (LBC) application to the London Borough of Camden (LB Camden) in respect of a proposal for a lower ground and ground floor rear extension, new rear external staircase, rear first floor terrace, amendments to front stairs and other associated works at 47 Marchmont Street, London WC1N 1AP. These works are principally to facilitate the refurbishment of the lower ground floor for employment use (Use class B1).
- 1.2 The ground floor is currently occupied by Burger & Shake (Use Class A3) which has also converted part of the lower ground floor for use as a storeroom and plant room associated with the restaurant. The remainder of the lower ground floor has not been fully converted and has been vacant for more than seven years. The lower ground floor has been accepted previously by planning officers LB Camden to have no internal features of historical merit.
- 1.3 The existing use of the remainder of lower ground floor is office (Class B1), as confirmed by planning permission ref. 2010/0847/P for the change of use of the basement from office (Class B1) to two bedroom flat (Class C3) and alterations to roof of rear basement extension. As such, no actual change of use of the premises is proposed or required.
- 1.4 It is considered that the application is of considerable benefit to LB Camden, representing sustainable development and providing a more efficient and better use of the application site in particular through the re-use of vacant space at the lower ground floor to office use.

- 1.5 The submission of this application follows an earlier application and associated application for LBC (LPA ref: 2015/2757/P and 2015/3423/L associated with the use of the lower ground floor as a pizza restaurant. These applications remain undetermined. However, concerns have been raised by officers due to the loss of B1 floorspace. However, no objection on heritage grounds was made to the applications.
- 1.6 Whilst a rear extension is proposed at lower ground level, no excavation or lowering of the ground level is proposed. As such, no subterranean works are proposed.

SECTION 2: SITE AND SURROUNDING AREA

- 2.1 The application site comprises 47 Marchmont Street. The ground floor of the unit is occupied by Burger & Shake (Use Class A3), a successful 'American style' barbecue restaurant which also occupies part of the lower ground floor for storage purposes. The upper floors of 47 Marchmont Street are in residential use. The application site is located on the west side of Marchmont Street and is within the defined Marchmont Street Neighbourhood Centre.
- 2.2 The application site forms part of a terrace within the Marchmont Street Neighbourhood Centre, all of which principally comprise commercial uses at ground floor. To the rear of the site is a large six storey block of residential flats which forms part of the Herbrand Estate.
- 2.3 The site is included in the listing of the west side of Marchmont Street, from numbers 39-73. The application site was first listed on 14th May 1974 (list entry number 1113112: 39-73 Marchmont Street). The listing is based on the external features of the buildings, detailing their origins as an early 19th Century terrace of housing, with later 19th Century and 20th Century modifications to accommodate shopfronts. The listing notice states

"Terrace of 18 houses with the later shops. C1801-6. Yellow stock brick; numbers 45, 61 and 63 stucco storeys and cellars, 2 windows each. Mostly altered later C19 and C20 shopfronts. Gauged brick, (mostly reddened) flat arches to recessed sash windows, some with original glazing bars. Parapets.

No.43: original wooden shopfront with pilasters and brackets carrying projected cornice. Shop window altered. Round—arched house doorway with fluted jambs, lionhead stops, cornice—head, and light panelled door. Shop doorway with fanlight and panelled door.

No. 45: architrave, recessed sash windows. Stucco cornice and blocking course.

Nos. 57 & 59 mid C19 wooden shopfronts with pilasters carrying entablature with dentil cornice flanked by enriched consoles. Shop window on No. 59 with segmental—arched lights.

Square—headed house doorways with overlights and panelled doors (No. 57 C20). No. 57 with wrought — iron sign (at 1st floor level).
Nos. 61 & 63: recessed sash windows with architraves and cornices. Bracketed stucco cornices at 3rd floor.
Nos. 65 — 73: with enriched fascia consoles.
No. 69: with plaque 'ST.G.B 1817'.
No. 71: with plaque 'S PP 1791'.
INTERIORS: not inspected.”

- 2.4 In addition to being listed, the application site is also located within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area incorporates the area between Euston Road to the north; Gray’s Inn Road, High Holborn to the south and Tottenham Court Road to the west and covers Marchmont Street. The development of the area began in the late 17th Century with Bloomsbury Square. Subsequent development was undertaken on a speculative basis, with plots of land surrounding the square being sold off for terraced housing and developed in line with the classical brief of the Opera House. According to the Bloomsbury Conservation Area Statement, the area is characterised by three or four storey terraces, constructed in a rectangular street pattern and incorporating open squares.
- 2.5 An assessment of the building confirms that there is nothing of the special interest of building which remains at either ground or lower ground floor level. This has been accepted by officers in respect to previous applications for the site.
- 2.6 The rear yard of the application site comprises hardstanding and does not provide any aesthetic benefit to the Bloomsbury Conservation Area. The rear yards of surrounding properties on the west side of Marchmont Street are also generally similar with some further to the north containing large, double height outbuildings.

2.7 The Brunswick Centre is located to the east of the site, and constitutes a separate neighbourhood centre. The centre was renovated and re-opened in late 2006. It is occupied almost exclusively by shop and restaurant national multiples, including a large Waitrose.

SECTION 3: PLANNING HISTORY

- 3.1 Planning permission was originally granted on 17 July 1968 for the change of use of the premises to a betting office. Planning permission was granted on 28th October 1977 for alteration and extension to the rear of the ground floor and basement (LPA Ref: M14/10/5/HP/1728). The change of use of the basement from storage purposes to use as office and craft workshop and the construction of a basement and ground floor extension at the rear was also granted on 28th October 1977 (LPA Ref: M14/10/B/25030).
- 3.2 A planning application for the change of use of the lower ground floor from office (Use Class B1) to two bedroom flat (Class C3) and alterations to the roof of the existing rear basement extension (LPA Ref: 2010/0847/P) was granted by decision dated 29 June 2010. An associated application for listed building consent (LPA Ref: 2010/0849/L) for internal alterations and replacement of roof to existing rear extension in connection with the change of use of the basement from office (Class B1) to a two bedroom flat (Class C3) was also granted by decision dated 29 June 2010. Notably, the Officer's Report states "*few historic or architectural features survive and the internal character of the spaces has been so altered that there is little of special interest remaining.*"
- 3.3 The ground floor of the premises previously traded as Panino D'Oro (Use Class A3) as a restaurant for some 27 years. An application (LPA Ref: 2011/1437/P) for a Certificate of Lawfulness of an Existing Use or Development (CLEUD) confirming the lawful use of the ground floor as a restaurant was granted on 22 July 2011.
- 3.4 A planning application for full planning permission and an associated application for listed building consent was submitted on 28th November 2011 (LPA Ref: 2011/6098/P and 2011/6142/L respectively). These applications proposed a rear extension at ground and lower ground floor levels extending the full depth of the rear garden and included the change of use of the whole of the lower ground floor

to a restaurant (Use Class A3). Following detailed discussions with the Council's Conservation Officer these applications were withdrawn.

- 3.5 Subsequently, two further applications were submitted to facilitate the erection of a two-storey rear extension at lower ground and ground floor levels, installation of plant and flue to rear elevation on first to third floor level, and alterations to shopfront all in connection with the existing use of the lower ground floors and office (Use Class B1) and ground floor as a restaurant (Use Class A3). The relevant planning application was referenced LPA Ref: 2012/1526/P, whilst the associated listed building application was referenced LPA Ref: 2012/1581/L. Both applications were subsequently granted by decision dated 8 June 2012.
- 3.6 Most recently an application for full planning permission (LPA Ref: 2015/2757/P) and an associated application for listed building consent (LPA ref 2015/3428/L) to facilitate the use of the vacant ground floorspace as a pizza restaurant were registered on 17 June 2015. These applications proposed a similar ground and lower ground floor rear extension as currently proposed. These applications remain undetermined as a result of concerns over the loss of employment floorspace on the site. No objection in respect to listed building matters or the physical works proposed has been raised. Consequently, the applicant has now decided to progress the proposals which are the basis of the current application.

SECTION 4: THE PROPOSAL

- 3.7 The lower ground floor is predominantly vacant and has not been in meaningful use for a considerable period of time. The internal condition of the lower ground floor is principally stripped back to brick with bare floors.
- 3.8 All new building works will be in materials to match the existing and proposed high quality windows using an appropriate style and materials.
- 3.9 A rear extension constructed of new external insulated cavity walls with an outer skin of old stock brickwork to match the existing external walls is proposed. In addition, a rear extension at first floor level is proposed to facilitate an additional toilet for Burger & Shake to include the insertion of one new rear window to match the adjacent existing.
- 3.10 To facilitate access to the lower ground floor store room for Burger & Shake, a traditionally detailed, Victorian style, black painted wrought iron staircase is proposed to provide access from the restaurant kitchen to the restaurant plant storage room. An external refuse area for the restaurant is proposed in the rear yard which is to comprise a 1.8 metre high storage building constructed of flat felt roof and white painted timber and with white painted louvered timber doors.
- 3.11 At the front of the building fronting Marchmont Street, the existing external staircase is to be replaced with a new external staircase constructed of black painted, steel chequer plate treads with black painted handrail. In order to facilitate this. The existing gate is to be removed with the railings reinstated and a new black painted steel gate to match existing to be moved to the new location. At first floor an existing window is to be replaced with two white painted clear glazed, traditionally detailed hardwood French doors with an open bore fanlight window above to provide access to the roof terrace. This will comprise mid-grey coloured grip (glass reinforced plastic) flat roof terrace with grip box gutter and

brick and coping stone parapet wall, along with a traditional black wrought iron balustrade.

- 3.12 Internally, additional toilets (male and female) with lobby are proposed as well as a small kitchenette area. This will facilitate the use of the lower ground floor as office space.

SECTION 5: PLANNING POLICY

- 5.1 This section of the supporting statement sets out relevant national and local planning policy relevant to the proposed planning application.

National Planning Guidance

National Planning Policy Framework (March 2012)

- 5.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and now constitutes guidance for local planning authorities and decision takers.
- 5.3 The ministerial foreword by Greg Clark confirms that *“The purpose of planning is to help achieve sustainable development”* and that *“development that is sustainable should go ahead, without delay—a presumption in favour of sustainable development that is the basis for every plan, and every decision”*. In addition, the ministerial foreword confirms that *“in order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives”*.
- 5.4 The purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).
- 5.5 Paragraph 7 confirms there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality, built environment with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, using natural resources prudently, and minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.6 Paragraph 8 confirms that these roles should not be undertaken in isolation because they are mutually dependant. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It is confirmed the planning system should play an active role in guiding development to sustainable solutions.

5.7 The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications (paragraph 13).

5.8 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking, this means:

- Approving development proposals that accord with the Development Plan without delay, and
- Where the Development Plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
 - *Specific policies in the Framework indicate development should be restricted (paragraph 14).*

5.9 Paragraph 17 confirms that, within the overarching roles the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These principles include:

- Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places the country needs.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land of urban and rural areas;
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

- 5.10 The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (paragraph 18).
- 5.11 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (paragraph 19).
- 5.12 To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century (paragraph 20).
- 5.13 Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policy should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing (paragraph 21).
- 5.14 Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up local plans, local planning authorities should, inter alia:
- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
 - Promote competitive town centres that provide customer choice and a diverse retail offer which reflects the individuality of town centres.
 - Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity (paragraph 23).

5.15 Paragraph 35 of the NPPF states that plans should protect and exploit opportunities for the use of sustainable transport nodes for the movement of goods or people. Therefore, development should be located and designed where practical to:

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements, with access to high quality public transport facilities;
- Create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians, avoiding street clutter.

5.16 The Government attaches great importance to the design of the building environment. Good design is a key aspect to sustainable development, it is indivisible from good planning and should contribute positively to making places better for people (paragraph 56). It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes (Paragraph 57).

5.17 Planning policies and decisions should not attempt to impose architectural styles, or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness (Paragraph 60). Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations (Paragraph 61).

5.18 In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (Paragraph 63).

- 5.19 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Paragraphs 64).
- 5.20 Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits) (Paragraph 65).
- 5.21 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 developing this strategy, the local planning authority 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 and 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 (paragraph 126).
- 5.22 Paragraph 128 confirms that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

5.23 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of the heritage asset), taking into account the available evidence and any necessary expertise (paragraph 129). 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 the economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131).

5.24 Paragraph 132 confirms that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss 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 a higher significance should be wholly exceptional.

5.25 Where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply;

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that would enable its conservation; and

- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use (paragraph 133).

5.26 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 (paragraph 134).

5.27 Local planning authorities should not permit loss of the whole or part of the heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (paragraph 136).

5.28 Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the benefits of departing from those policies (paragraph 140).

National Planning Practice Guidance (2014)

5.29 The National Planning Practice Guidance (NPPG) was launched on the 6th March 2014 and provides a web-based resource in support of the NPPF. The NPPG is accompanied by a Ministerial Statement setting out which Planning Practice Guidance documents are cancelled as a result of the NPPG.

The Development Plan

5.30 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless other material considerations indicate otherwise.

- 5.31 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004 the statutory development plan comprises The London Plan (Consolidated with Alterations since 2011) (March 2015) the Camden Core Strategy 2010-2025 (November 2010) and the Camden Development Policies 2010-2025 (November 2010).

The London Plan (Consolidated with Alterations Since 2011) (March 2015)

- 5.32 Policy 1.1 (Delivering the Strategic Vision and Objectives for London) confirms growth will be supported and managed across all parts of London to ensure it takes place in the current boundaries of London without either encroaching on the Green Belt, London's protected open spaces or having unexpected impacts on the environment.
- 5.33 Policy 2.9 (Inner London) states that the Mayor will, and boroughs and other stakeholders should, work to realise the potential of inner London in ways that sustain and enhance its recent economic and demographic growth while also improving its distinct environment, neighbourhoods and public realm, supporting and sustaining existing and new communities, addressing its unique concentrations of deprivation, ensuring the availability of appropriate workspaces for the area's changing economy and improving quality of life and health for those living, working, studying or visiting there.
- 5.34 Policy 4.8 (Supporting a Successful and Diverse Retail Sector and Related Facilities and Services) states that the Mayor will, and boroughs and other stakeholders should, support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need. In particular, Part B states that planning decisions should support convenience retail particularly in District, Neighbourhood and more local centres, to secure a sustainable pattern of provision and strong, lifetime neighbourhoods.

5.35 Policy 7.8 (Heritage Assets And Archaeology) confirms, inter alia, that development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural details.

Camden Core Strategy 2010 (November 2010)

5.36 The vision statement for Camden states, inter alia,

“Camden will be a borough of opportunity – a vibrant and diverse part of inner London that will develop its position as a key part of the capital’s success, whilst improving the quality of life that makes it such a popular place to live, work and visit. A borough with the homes, jobs, shops, community facilities and infrastructure needed to support its growing population, businesses and visitor.”

5.37 The Key Diagram Map 1 confirms the application site lies both within the Central Activity Zone and within the defined Highly Accessible Area.

5.38 Policy CS1 – (Distribution of Growth) confirms that the Council will promote the most efficient use of land and buildings in Camden by, inter alia, seeking development that makes a full use of its site, taking into account quality of its design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site whilst resisting development that makes inefficient use of Camden’s limited land.

5.39 Policy CS3 (Other Highly Accessible Areas) confirms the Council will promote appropriate development in the highly accessible areas of, inter alia, central

London. This is considered to be a suitable location for the provision of homes, shops, food, drink and entertainment uses, office, community facilities and is particularly suitable for uses that are likely to significantly increase the demand for travel.

- 5.40 Policy CS5 (Managing the Impact of Growth and Development) confirms the Council will manage the impact of growth and development in Camden through a variety of means. Including, providing uses that meets the needs of Camden's population and contribute to the Borough's London-wide role and protecting and enhancing the environment and heritage and amenity and quality of life of local communities. In particular, the Council will protect the amenity of Camden's residents through a variety of means, but principally, by ensuring that the impact of their occupiers and neighbours is fully considered and requiring mitigation measures where required.
- 5.41 Policy CS7 (Promoting Camden's Centres and Shops) states that the Council will promote successful and vibrant centres including the Council's neighbourhood centres throughout the borough to serve the needs of residents, workers and visitors. This includes providing for and maintaining, a range of shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice. Associated Map 2: Town Centres confirms Marchmont Street to be a Neighbourhood Centre.
- 5.42 Policy CS8 (Promoting a Successful and Inclusive Camden Economy) confirms the Council will seek to secure a strong economy in Camden and seeks to ensure that no one is excluded from its success. The policy confirms that the Council will support Camden's industry by:

- Safeguarding existing employment sites and premises in the Borough that meets the needs of modern industry and other employees, safeguarding the Boroughs' main industry area; and
- Promoting and protecting the jewellery industry in Hatton Garden.

5.43 Policy CS9 (Achieving a Successful Central London) confirms the Council recognises the integral character and challenges of Central London and will support Central London as a focus of Camden's future growth in homes, offices and hotels, shops and other uses. Policy CS14 (Promoting High Quality Places And Conserving Our Heritage) confirms, the Council will preserve and enhance 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, as well as requiring development of a high standard of design that respects local context and character.

5.44 Policy CS17 (Making Camden A Safer Place) confirms the Council will aim to make Camden a safer place and will, inter alia, promote safer streets and public areas and require developments to demonstrate they incorporate design principles which contribute to community safety and security.

5.45 Policy CS18 (Dealing With Our Waste and Encouraging Recycling) confirms the Council will ensure that developments include facilities for the storage and collection of waste and recycling.

Camden Development Policies 2010-2025 (November 2010)

5.46 Policy DP1 (Mixed Use Development) confirms the Council will require a mix of uses and development where appropriate in all parts of the borough. It states that in considering whether a mix of uses should be sought, the Council will take into account a number of factors, including the character of the development, the

site and the area; the extent of the additional floorspace; the need for an active street frontage and natural surveillance; and whether an extension to the gross floorspace is needed for an existing user.

5.47 Policy DP13 (Employment Premises and Sites) confirms the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business use unless:

- (a) It can be demonstrated to the Council's satisfaction that the site or building is no longer suitable for its existing business use; and
- (b) There is evidence that the possibility of retaining, reusing or redeveloping the site or building for a similar alternative business use has been fully explored over an appropriate period of time.

5.48 Policy DP17 (Walking, Cycling And Public Transport) confirms, inter alia, that development should make suitable provision for pedestrians and cyclists.

5.49 Policy DP18 (Parking Standards And Limiting The Availability Of Car Parking) states the Council will seek to ensure that developments provide the minimum necessary car parking provision but the Council will expect development to be car free within the Central London area.

5.50 Policy DP22 (Promoting Sustainable Design And Construction) confirms the Council will require development to incorporate sustainable design and construction measures. Subsequent Policy DP23 (Water) confirms the Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by, inter alia, incorporating water efficient features.

- 5.51 Policy DP24 (Securing High Quality Design) requires all developments including alterations and extensions to existing buildings, to be of the highest standard of design and to consider character and setting, proportions of the existing building, quality of materials, and the appropriate location for building services equipment.
- 5.52 Policy DP25 (Conserving Camden's Heritage) advises that in respect to listed buildings, that the Council will preserve and enhance listed buildings and will prevent the total loss or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention; 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 not permit development that it considers would cause harm to the setting of a listed building. The policy also confirms the Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them in their setting, including physical preservation where appropriate and that it will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.
- 5.53 The policy confirms that in order to maintain the character of Camden's conservation areas, the Council will, inter alia, only permit development within conservation areas that preserves and enhances the character and appearance of the area; prevent the total loss or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of the conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and preserve trees and garden spaces which contribute to the character of a conservation area which provide a setting for Camden's architectural heritage. The policy also confirms the Council will take account of conservation area

statements, appraisals and management plans when assessing applications within conservation areas.

5.54 DP26 (Managing The Impact Of Development On Occupiers And Neighbours) confirms the Council will protect the quality of life of occupiers and neighbours by only granting planning permission development does not cause harm to amenity. The policy confirms the factors the Council will consider include:

- (a) Visual privacy and overlooking;
- (b) Overshadowing and outlook;
- (c) Sunlight, daylight and artificial light levels;
- (d) Noise and vibration levels;
- (e) Odour, fumes and dust;
- (f) Microclimate;
- (g) The inclusion of appropriate attenuation measures.

5.55 The policy also states that developments will be required to provide an acceptable standard of accommodation in terms of internal arrangement, dwelling and room sizes and amenity space, facilities for the storage, recycling and disposal of waste; facilities for bicycle storage; and outdoor space of private or communal amenity space wherever practical.

5.56 Policy DP27 (Basement and Lightwells) confirms that determining proposals for basement and other underground development the Council will provide an assessment of the schemes impact on drainage, flooding, ground water conditions and structural stability where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

5.57 Policy DP28 (Noise And Vibration) confirms the Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for development likely to generate noise pollution or development sensitive to noise in locations with noise pollution unless appropriate attenuation measures are provided.

5.58 Policy DP29 (Improving Access) confirms the Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities.

Camden Planning Guidance 1 – Design (2015)

5.59 Para 3.20 highlights that works to listed buildings are assessed on a case by case basis, taking into account the individual features of a building, its historic significance and the cumulative impact of small alterations. Para 3.22 confirms that the Council has 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. The Council will consider the impact of proposals on the historic significance of the building, including its features, such as original and historic materials and architectural features, original layout of rooms, structural integrity and character and appearance.

5.60 Para 3.23 confirms the Council's expectation that original or historic features are 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 changing them.

5.61 Para 3.26 notes that some works that are required in order to comply with the Building Regulations may have an impact on the historic significance of a listed building and will require listed building consent.

5.62 Para 3.29 recognises the role that the historic environment can play in reducing the impact of climate change. For example, reusing existing buildings could avoid the material and energy cost of new development. The Council seeks a balance between achieving higher environmental standards with protecting Camden's unique built environment.

Camden Planning Guidance 4 – Basements and Lightwells (2015)

5.63 Section 2 of this guidance states that the Council will only permit basement and underground development that does not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

5.64 The guidance states that a Basement Impact Assessment will be required in some instances to enable the Council to assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer.

SECTION 6: GENERAL PLANNING ISSUES

6.1 This section of the supporting statement deals with the general planning issues associated with the application proposal. Design, access and heritage matters are dealt with in a latter section.

6.2 Having considered the nature of the application and the relevant planning policy background, it is considered the following issues are most relevant to the application proposal. Namely:

- Does the application represent sustainable development?
- Retention of B1 use;
- Residential amenity;
- Existing precedents;
- Improvements to Burger & Shake;
- Basement impact;
- Construction management plan.

6.3 Each of the above issues is now considered in turn below.

Does The Application Represent Sustainable Development?

6.4 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and now constitutes guidance for local planning authorities and decision takers.

6.5 The ministerial foreword by Greg Clark confirms that *“The purpose of planning is to help achieve sustainable development”* and that *“development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision”*. In addition, the ministerial foreword confirms that *“in order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives”*.

6.6 It is confirmed the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6). Paragraph 7 confirms there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality, built environment with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, using natural resources prudently, and minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.7 Paragraph 8 confirms that these roles should not be undertaken in isolation because they are mutually dependant. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It is confirmed the planning system should play an active role in guiding development to sustainable solutions. It is confirmed that at the heart of the NPPF is a presumption in favour of

sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

6.8 The application site comprises previously developed land and is therefore a brownfield site. As such, the development of the application site represents sustainable development by virtue of the recycling of previously developed land.

6.9 On the basis that the application site represents sustainable development, there is as set out above a presumption in favour of the grant of planning permission. This weighs heavily in favour of the proposal.

Retention of B1 Use

6.10 The previous full planning application submitted on the site (LPA Ref: 2015/2757) remains undetermined. However, concerns have been raised by officers principally due to the proposed loss of B1 floorspace at the lower ground floor.

6.11 It is the applicant's intention now to refurbish the vacant lower ground floor to facilitate its use for office floorspace. However, in order to achieve this, a rear external staircase is required in order to enable staff at Burger & Shake to access the restaurant storeroom at basement level without walking through the proposed office area.

6.12 Accordingly, this application will facilitate the bringing back into beneficial use of the lower ground floor which has not been in use for at least seven years to office use. This therefore complies with Policy DP13 of the Council's Development Management Policies document which confirms the council will seek to retain land and buildings in business use where possible. Should the external staircase not be granted, then the lower ground floor will simply remain vacant so that staff at Burger & Shake can access their storeroom.

- 6.13 Accordingly, this is considered to be a significant material consideration which weighs in favour of the application as it will bring currently vacant improved floorspace back into beneficial use.

Residential Amenity

- 6.14 No change of use of the application site is proposed. The ground lower ground and ground floor extensions proposed are similar to those proposed in the previous most recent applications on the site (LPA Ref: 2015/2757/P and LPA Ref: 2015/3423/L). No objection to the proposed extensions on residential amenity grounds was raised.
- 6.15 No new plant is proposed rather the existing plant is simply to be reused.
- 6.16 In respect to the proposed terrace, a similar arrangement has recently been granted at 59 Marchmont Street; no objection to such a proposal was raised on residential amenity grounds. The principle of a precedent is discussed in more detail below. It is not considered a terrace gives rise to any greater level of overlooking than the existing windows on the site. The applicant is willing to accept a condition relating to balcony screening.
- 6.17 Similarly, in respect to the rear staircase, this is only to be used infrequently to allow staff to access the storeroom and will obviously only be used, in any event, during the operating hours of the restaurant. Overall, it is not considered that the application proposal gives rise to any adverse effects in respect to residential amenity.
- 6.18 Planning application ref. 2012/1526/P was granted in June 2012 for the erection of a similarly sized two-storey rear extension at lower ground and ground floor

levels. The impact on residential amenity was considered to be acceptable in the Officer's Report. The Report had regard to the impact on No. 45 Marchmont Street, stating that *"With regards to daylight, given the location of the window in the rear elevation of No. 45 (on ground level) which is set below an existing first floor projection and enclosed on all sides by existing development, the proposal is not considered to result in a harmful reduction in daylight received by this bedroom. It is considered that the proposal would have a minor impact in this respect."*

- 6.19 In addition, the Report considered the impact on No. 49 Marchmont Street, and established that *"Any impact in terms of sunlight received by the proposed development would therefore be minimal and not significantly harmful to a degree that would justify refusal of the application."*

Existing Precedents

- 6.20 On 17th December 2014 planning permission (LPA Ref: 2014/4738/P) was granted at 59 Marchmont Street, WC1N 1AP for: *"Replacement of first floor rear extension with larger full-width single-storey extension, involving the use of part of flat roof as terrace with the installation of balustrade and obscured glazed screen to all sides, with installation of front and rear roof lights, drainpipe to front and internal alterations across the building."* An associated listed building (LPA ref: 2014/4905/L) was also granted consent on 20th January 2015.

- 6.21 As such, this recent planning permission sets a precedent whereby such a terrace as currently proposed has already previously been granted planning permission locally. Consistency is an important factor in the determination of planning applications and applicants have a right to expect Councils to be consistent in their decision-making. On this basis, it is considered that there is a relevant precedent for the rear terrace proposal which form part of the current application. As stated

above, the applicant is happy to accept a condition relating to balcony screens if this is considered appropriate.

Improvements to Burger & Shake

- 6.22 Burger & Shake is a successful 'American style' barbeque restaurant (Use Class A3) currently occupying the ground floor of the unit. At ground floor level, a new rear extension is proposed to incorporate an additional toilet.
- 6.23 As such, the planning application provides qualitative improvements to an important restaurant facility within the Marchmont Street Centre. As such, the qualitative improvements to this popular restaurant are a material consideration which weighs in favour of the application.

Basement Impact

- 6.24 Although an extension at lower ground level is proposed, because of the existing ground levels no meaningful excavation is required. As such, a simple rear extension is proposed.
- 6.25 The applicant notes that the Council will expect all basement development applications to provide evidence that the structural stability of adjoining or neighbouring buildings is not put at risk. However, as explained the application principally proposes the change of use and fitting out of the premises with only the removal of the lean-to rear extension at the rear and its replacement with a more solid structure. No excavation works or 'digging down' is proposed. In particular, no subterranean works are proposed.
- 6.26 Accordingly, there is no need for any form of Basement Impact Assessment, and the submission of a Basement Impact Assessment is not considered to be required.

Construction Management Plan

- 6.27 The applicant has previously secured planning permission (LPA ref: 2012/1526/P) and listed building consent (LA ref: 2012/1581/L) for a larger rear extension than currently proposed. This was constructed without a need for a Construction Management Plan (CMP) and without incident or complaint from surrounding neighbours or any interference of the public highway. Similarly, the level of development proposed for this application is minor and no significant construction works are required. Whilst the applicant does not consider a CMP should be required, the applicant is willing to provide a CMP. This can be appropriately conditioned.

SECTION 7 DESIGN PROPOSALS

- 7.1 This section of the supporting Statement sets out details of the design proposals submitted and assesses their appropriateness in terms of scale and layout, appearance, landscaping and accessibility.

Scale and Layout

- 7.2 It should be acknowledged that the lower ground floor and ground floor extensions were both included within the previously submitted planning application (LPA Ref: 2015/2757/P) and associated listed building consent application 2015/3428/L and did not receive objection. The scale and layout of the proposed ground floor and lower ground floor extensions is therefore acceptable to the Council.
- 7.3 As no significant works are proposed, the scale and layout of the proposed application is not dissimilar to that currently existing on site. The rear glass extension at lower ground floor is to be replaced and a new lower ground floor extension proposed whilst a small extension to the rear at ground floor level is proposed to facilitate an additional toilet facility for Burger & Shake.

Appearance

- 7.4 The appearance of the rear extensions will be in materials already existing on site at present. At the ground floor level, the toilet extension for Burger & Shake will be in bricks to match the existing building with two new windows again in a style to match existing and appropriate to the listed building status of the application site. The windows will be timber framed. At ground floor level the rear extension to replace the existing poor quality rear conservatory will be in similar glass

appropriate to the listed building. The proposed staircase at the rear is relatively small in size and will be in black wrought iron to match relevant rainwater goods appropriate to a listed building etc.

- 7.5 In terms of the appearance of the rear extension as seen from the Herbrand Estate at the rear, this will be subservient to the main bulk of the building. As stated the rear extension at ground floor will comprise matching bricks and is of a design appropriate and respectful of the listed building. As such, from an appearance point of view it is considered the scheme is entirely acceptable. In terms of the rear, all of the works are in the rear yard which is already surrounded by existing high walls. As such, the majority of the works will not be as such visually intrusive and visually will not provide significant difference to the situation as it exists at present.

Landscaping

- 7.6 There is no opportunity for landscaping at the front of the site and no landscaping exists in this area at present. However, in addition there is no landscaping at the rear of the site and this application offers the opportunity for a landscaped rear area for the former ground floor office.
- 7.7 The application will thus provide landscaped benefits over and above that which exists on site at present. This is a material consideration in favour of a grant of planning permission.

Other Specific Design Matters

Waste And Refuse

- 7.8 In accordance with the Council's design guidance CPG1, appropriate waste provisions are provided on site, within a safe location in order to minimise

nuisance to occupiers and neighbours and their amenity space. It is proposed that the restaurant would have a new refuse area in the rear yard, in dedicated wooden containers with louvered doors. The refuse from the refuse area will then be taken by restaurant staff and left on Marchmont Street at the appropriate times for the Council's waste collection. This is how the site operates at present without problem. There is therefore an appropriate waste strategy for the site and it's not considered any further details are required.

Secured By Design

- 7.9 The issue of Secured By Design (SBD) has been taken into consideration in the formulation of this development proposal. Accordingly, all doors and windows will wherever possible, comply by Secured By Design accredited products. Door locks and standards will be to the appropriate requirements in conjunction with the requirements of English Heritage conservation principles. Window standards specification will incorporate enhanced security performance of casements. The applicant confirms it is happy to agree to an appropriate SBD condition.

Accessibility

- 7.9.1 This section of the supporting Statement sets out details of the site's accessibility, how access to the site has been arranged and, what considerations have been incorporated to the scheme in respect to the critical issue of inclusive access.
- 7.10 Full consideration has been taken of the Council's relevant policies relating to access matters.
- 7.11 The applicant is committed to a policy of equality, inclusion and accessibility for those who visit the site and has strived to exceed all required standards and achieve a development which promotes inclusion and accessibility for all staff and customers.

7.12 The provision of an accessible and inclusive environment has been an integral theme throughout the design process, from its initial conception to its evolution through to the planning application process. The concept of inclusive design seeks to remove barriers which create undue effort, separation or special treatment which enables everyone to participate equally regardless of gender, disability or age.

Access to the Site

7.13 The site is located within the defined Highly Accessible Area within the Camden Core Strategy and has a PTAL rating of 6(b) (excellent). The site is located some five minutes' walk north of Russell Square Underground Station. The site is close to the corner of Tavistock Place which is served by a number of London buses. Nearby public car parking is available at the Brunswick Centre and at Coram Street (which joins Marchmont Street and is located to the south of the application site).

Car Parking

7.14 Policy DP18 (Parking Standards and Limiting the Availability of Car Parking) confirms the Council will seek to ensure that developments provide the minimum necessary car parking provision and that the Council will expect development to be car free within the Central London area. The application site is located within Controlled Parking Zone CAE. Accordingly, the applicant has not provided any car parking spaces as part of the development.

Cycle Parking

7.15 As no meaningful additional floorspace or uses are proposed, there is no requirement to provide any additional cycle parking on-site. However, there is

undervault storage at the front of the site at lower ground level which could be used for cycle parking for the office floorspace as required.

Inclusive Access

- 8.1 Whilst the applicant has sought to fully incorporate inclusive access, this is simply not been feasible, particularly in terms of access for wheelchair users as a result of the listed building status of the property. The entrance to the office space (as is the case in all other lower ground floor units on Marchmont Street) is via steps at the front lightwell entrance. It is not possible to have a lift or otherwise at the front of the property to assist wheelchair access. The applicant has therefore sought to provide a scheme as accessible as possible within the constraints of the listed nature of the building by providing new shallower steps which are Building regulations compliant.

SECTION 8: HERITAGE STATEMENT

- 8.2 In accordance with the requirements of the NPPF this heritage statement describes the significance of the heritage assets affected by the development proposal.
- 8.3 The purpose of this statement is to assist with the determination of the application by informing the decision takers on the effects of the development on the historic built environment. Value judgements on the significance of the heritage assets presented and the effects of the proposals upon that significance are appraised. This statement also sets out how the proposals comply with the guidance and policy of the NPPF and local policy framework. Specifically, this assessment assesses the significance of the relevant designated heritage assets and the effects of the development upon them. Each of these matters is now considered in turn below.

The Significance of the Relevant Heritage Assets

- 8.4 There are two specific heritage assets which need to be considered in this heritage assessment. Firstly, the application site is a listed building whilst secondly it is located within the Bloomsbury Conservation Area.
- 8.5 The site is included in the listing of the west side of Marchmont Street, from numbers 39-73. The application site was first listed on 14th May 1974 (list entry number 1113112—39-73 Marchmont Street). The listing is based on the external features of the buildings, detailing their origins as an early 19th Century terrace of housing, with later 19th Century and 20th Century modifications to accommodate shopfronts. The listing notice states

“Terrace of 18 houses with the later shops. C1801-6. Yellow stock brick; numbers 45, 61 and 63 stucco storeys and cellars, 2 windows each. Mostly altered later C19 and C20 shopfronts. Gauged brick, (mostly reddened) flat arches to recessed sash windows, some with original glazing bars. Parapets.

- No.43: original wooden shopfront with pilasters and brackets carrying projected cornice. Shop window altered. Round—arched house doorway with fluted jambs, lionhead stops, cornice—head, and light panelled door. Shop doorway with fanlight and panelled door.
- No. 45: architrave, recessed sash windows. Stucco cornice and blocking course.
- Nos. 57 & 59 mid C19 wooden shopfronts with pilasters carrying entablature with dentil cornice flanked by enriched consoles.
- Shop window on No. 59 with segmental—arched lights.
- Square—headed house doorways with overlights and panelled doors (No. 57 C20). No. 57 with wrought — iron sign (at 1st floor level).
- Nos. 61 & 63: recessed sash windows with architraves and cornices. Bracketed stucco cornices at 3rd floor.
- Nos. 65 — 73: with enriched fascia consoles.
- No. 69: with plaque ‘ST.G.B 1817’.
- No. 71: with plaque ‘S PP 1791’.

INTERIORS: not inspected.”

- 8.6 An assessment of the building confirms that there is nothing of the special interest of building which remains internally at either ground or lower ground floor level. This has been accepted by officers in respect to previous applications for the site.

- 8.7 In addition to being listed, the application site is also located within the Bloomsbury Conservation Area.
- 8.8 The Bloomsbury Conservation Area incorporates the area between Euston Road to the north, Gray's Inn Road, High Holborn to the south and Tottenham Court Road to the west and covers Marchmont Street. The development of the area began in the late 17th Century with Bloomsbury Square. Subsequent development was undertaken on a speculative basis, with plots of land surrounding the square being sold off for terraced housing and developed in line with the classical brief of the Opera House. According to the Bloomsbury Conservation Area Statement, the area is characterised by three or four storey terraces, constructed in a rectangular street pattern and incorporating open squares.

Impact Assessment of the Application Proposal

- 8.9 Both the application site and the Bloomsbury Conservation Area are designated heritage assets. As such, an assessment of the impact of the application proposal on these designated heritage assets is required. Each of these is now considered in turn below.

Impact on No. 47 Marchmont Street (Application Site)

- 8.10 It is considered that the application proposal results in significant heritage benefits and an enhancement of the existing listed building.
- 8.11 The interior of the existing lower ground floor of the application site provides no meaningful historic contribution to the listed building context. There are no historical elements of note within the lower ground floor.

- 8.12 A planning application for the change of use of the lower ground floor from office (Use Class B1) to two bedroom flat (Class C3) and alterations to the roof of the existing rear basement extension (LPA Ref: 2010/0847/P) was granted by decision dated 29 June 2010. An associated application for listed building consent (LPA Ref: 2010/0849/L) for internal alterations and replacement of roof to existing rear extension in connection with the change of use of the basement from office (Class B1) to a two bedroom flat (Class C3) was also granted by decision dated 29 June 2010. Notably, the Officer's Report states "few historic or architectural features survive and the internal character of the spaces has been so altered that there is little of special interest remaining".
- 8.13 These comments were echoed in the Officer's Report on the most recent application for a rear extension on the site (LPA ref: 2012/3559/P and LPA ref: 2012/1581/L). The site is currently vacant with a poor quality rear conservatory addition and has no historical elements of note. The works proposed to the lower ground floor therefore bring this vacant floorspace back into beneficial use which is to be welcomed. There are no changes of note to the property proposed at the front. The poor quality lower ground floor extension is to be replaced by a better quality lower ground extension which should be welcomed. The rear of the premises is currently an untidy rear yard area. The application proposal involves the landscaping of the rear garden area which will provide both visual enhancements to the existing listed building.
- 8.14 In terms of the proposed change at the rear of the premises, the change from an existing window to a door is not considered to be out of keeping with the character of the existing building whilst the new stairs are to be in cast iron a typical material used on listed buildings and to match existing rainwater goods. Cast iron staircases on listed buildings are common particularly in respect to fire escapes etc. and are not an unusual or discordant element to a listed building.

Impact on the Bloomsbury Conservation Area

- 8.15 In terms of any impact on the Bloomsbury Conservation Area, this is related to any impact on the group value of the listed buildings which contribute to the character of this part of the Bloomsbury Conservation Area. It is not considered that the proposed changes will have any adverse impact on the Bloomsbury Conservation Area. Indeed, the changes to the rear of the property in terms of the additional landscaping are considered to be of positive heritage benefit to the Bloomsbury Conservation Area.
- 8.16 The application proposal retains the original building which is the preferred approach to development in the area as stated in the Conservation Area Guidelines. The retention and enhancement of the building contributes to the historic and architectural character and appearance of the area.
- 8.17 It is therefore not considered the application proposal has any impact on the wider Bloomsbury Conservation Area given its relatively minor nature.

Summary

- 8.18 The listing notice illustrates that the properties have been listed principally because of their overall qualities particularly to the front and to the street scene of Marchmont Street. There is no reference within the listing notice to the rear of the property and, the listing notice confirms that the interiors have not been inspected. As such, the key elements of the listing relate to the overall design and front of the property. Accordingly, in respect to the significance of the relevant heritage assets to be affected, this is principally relevant to the front elevation. In addition, it should be noted that No. 47 is not specifically referenced within the listing notice.
- 8.19 The rear of the property and the interior of the property are not mentioned either within the listing notice or within the Bloomsbury Conservation Area Appraisal Statement. The rear of the property is not notably a public viewpoint only being visible from adjacent properties and upper flats of the Herbrand Estate to the rear.
- 8.20 The proposed works including the rear extension is considered to be in keeping with the existing buildings and will match the main building using similar bricks. It is not considered that the new rear staircase is out of keeping with the property and it is not considered that any of the works proposed have any adverse impact on the quality of the listed building.
- 8.21 Overall, it is considered the application proposal has positive benefits to both the listed host building and the wider Bloomsbury Conservation Area.

SECTION 9: SUSTAINABILITY

- 9.1 The application has been considered in respect to the issues of sustainability and, in the construction of the property it is intended to ensure the proposal complies with all relevant sustainability requirements. The re-use of the existing vacant site (albeit with a new extension) effectively represents a “*recycling*” of the existing building and represents a sustainable alternative to entirely new building proposals

SECTION 10: CONCLUSIONS

- 10.1 This statement has been prepared by JMS Planning & Development Ltd on behalf of Marc Abomnes. To accompany an application for full planning permission and an associated listed building consent application in respect to a lower ground and ground floor extension to the above premises, rear external staircase and rear first floor terrace, amendments to front stairs and other associated works at 47 Marchmont Street, London WC1N 1AP. The installation of the rear external staircase will allow staff of Burger & Shake located at the ground floor to access the lower ground floor storeroom, without going through the remainder of the lower ground floor. This will enable the lower ground floor to be brought back into its existing permitted use as office floorspace from its current vacant state. Unless the rear staircase is permitted the lower ground floor cannot be brought back into employment use.
- 10.2 The proposed rear terrace mimics one granted under planning permission (LPA ref: 2014/4738/P) at 59 Marchmont Street; as such an existing precedent for the rear terrace exists.
- 10.3 The ground floor is currently occupied by Burger & Shake (Use Class A3) which has also converted part of the lower ground floor for a storeroom and plant room associated with the restaurant. The remainder of the lower ground floor has not been fully converted.
- 10.4 The application proposals will make a positive contribution to the character, function, vitality and viability of Marchmont Street Neighbourhood Centre.
- 10.5 The application proposal seeks to bring currently vacant floorspace back into beneficial use. The application site is currently vacant and is has been accepted previously by Planning Officers of the London Borough of Camden (LB Camden) to

have no internal features of historical merit. It is considered that the application is of considerable benefit to LB Camden, representing sustainable development and providing a more efficient and better use of the application site.

- 10.6 The applicant has undertaken consideration of the significance of the relevant heritage assets which are considered to be the listed building itself and the Bloomsbury Conservation Area. In respect to the key qualities of the listed buildings this relates to the frontage of the building to Marchmont Street. It is not considered that the new extension to the rear will adversely affect the character of the listed building, rather it will act as a subservient element to the rear. It is not considered that the application proposals will have any adverse impact on the Bloomsbury Conservation Area. Neither is it considered the proposed rear extension will have any adverse effect on neighbouring properties or result in unacceptable living conditions for the proposed occupiers.
- 10.7 Overall, it is considered the application proposal is of significant merit and it is requested that planning permission is forthcoming.