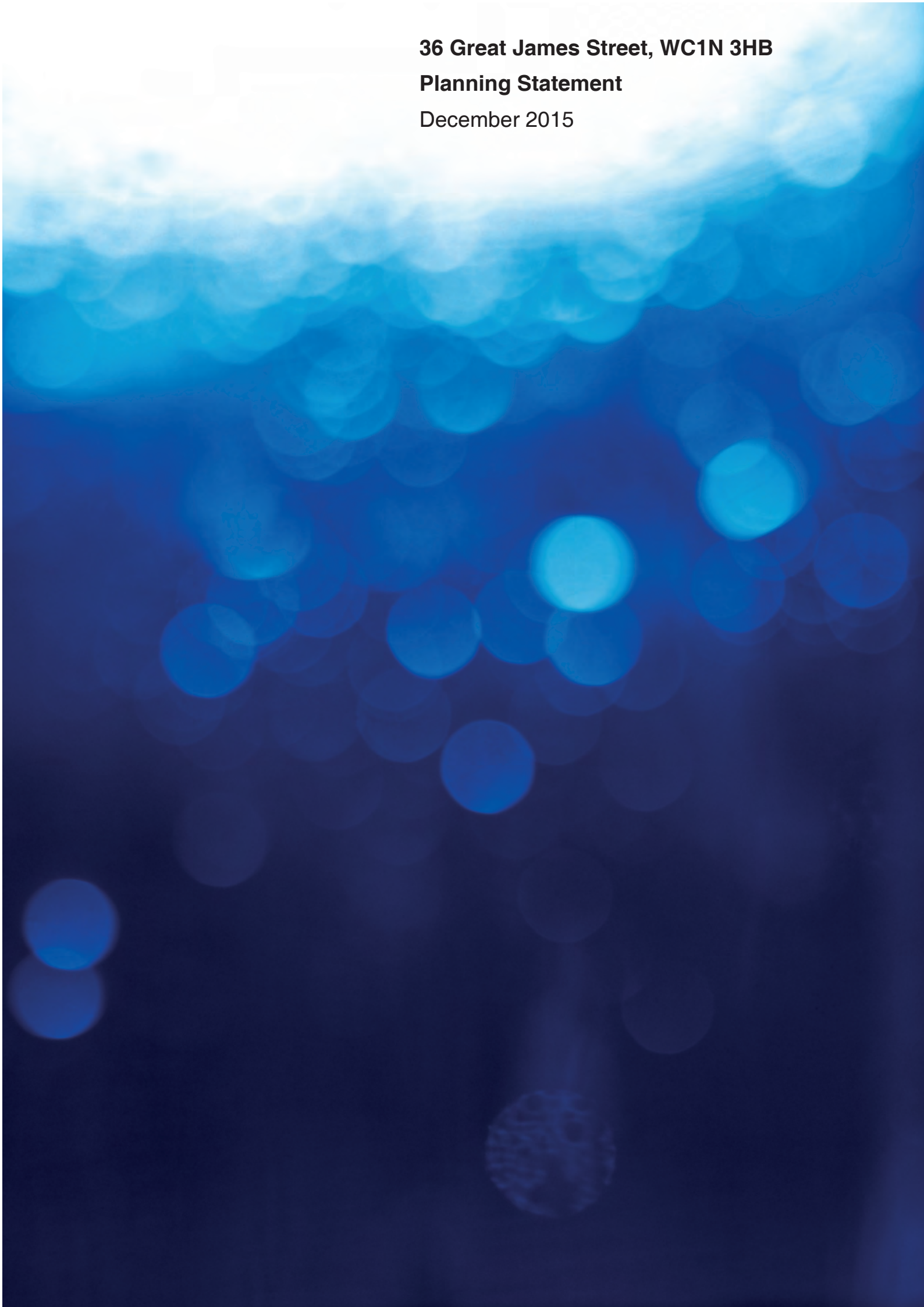


36 Great James Street, WC1N 3HB

Planning Statement

December 2015



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Appendices

Appendix 1

Site Location Plan

1. Executive Summary

- 1.1. On behalf of our client, we seek full planning and listed building consent for demolition and construction of replacement modern annexe and link corridor to the rear of 36 Great James Street, Bloomsbury. The application also seeks consent for internal alterations to the property to refurbish the premises. Further details have been provided within a full Heritage Statement.
- 1.2. The building is Grade II* listed and is part of the Bloomsbury Conservation Area.
- 1.3. Planning permission and listed building consent was granted in 2005 for the conversion of the property from legal chambers with residential flat above to a single family dwelling. The scheme also included for a two storey rear annexe with link corridor which was built out. The property was then occupied as a single family home.
- 1.4. Our client bought the property earlier in 2015 and seeks consent to upgrade the property through a sensitive refurbishment and alteration to the rear annexe extension. Equally, this application seeks consent to make internal alterations to the property to allow for refurbishment and upgrade of facilities.
- 1.5. A full listed building consent application has been submitted to address the alterations to the listed building. Full planning consent is sought for alterations to the annexe and link corridor to the property.

2. Introduction

- 2.1. This planning statement has been prepared on behalf of the owners of 36 Great James Street, in support of a planning application and listed building consent for to demolish and provide replacement modern annexe and link corridor and the refurbishment of the property.
- 2.2. Further details on the proposed development are set out within this report.
- 2.3. This planning statement sets out the planning justification in support of the proposed development.
- 2.4. The application is also supported by the following additional documents:
- Package of application drawings, produced by Quinn Architects Limited;
 - Design and Access Statement, produced by Quinn Architects Limited; and
 - Schedule of Works, produced by Quinn Architects Limited;
 - Structural Survey, produced by Elliot Wood;
 - Services Statement, produced by Chris Evans Consulting;
 - Heritage Statement prepared by Emma Adams Heritage Planning.

Scope of the report

- 2.5. This Statement comprises the following sections:
- A description of the application site and surroundings and planning history is set out in Section 2
 - A description of the development proposals is provided in Section 3;
 - An outline of relevant planning policy is set out in Section 4;
 - The key planning considerations are set out at Section 5; and
 - Our conclusions are set out in Section 6.

3. Background

Site and surroundings

- 3.1. 36 Great James street is a four storey (with basement) Grade II* listed Georgian town house on the western side of Great James Street, located within the Bloomsbury Conservation Area. The building has a four storey frontage onto Great James Street.
- 3.2. The property benefits from a two storey modern annexe to the rear, linked to the main property by a glazed corridor. This was granted planning consent in 2005. The mews annexe is slightly lower than the adjoining annexe at No. 37. The annexe is not a listed structure, but should be regarded as being located within the curtilage of a listed building.
- 3.3. The site has a very small paved courtyard separating the mews annexe from the main Grade II* listed premises.
- 3.4. Although once primarily residential, the surrounding area has a mix of uses. Properties are predominantly within office use, with some in residential use. Seemingly, there is a trend within this area of Camden for the townhouses to be returned to their original residential use.
- 3.5. The properties adjoining the application site have similar rear mews annexes, although the property immediately next door at 35 Great James Street has a full extension spanning the site.

Relevant planning history

- 3.6. The erection of a 2 storey rear extension; creation of new stairs in front area; and new opening at basement level; alterations to existing front railings; restoration of original features; and internal works associated with the change of use to a single family dwelling was granted in 2005 (Ref:2005/0266/L).
- 3.7. The change of use from office (Class B1) and residential use (Class C3) to a single family dwelling house (Class C3), together with associated works including the erection of a 2 storey rear extension; creation of new stairs in front area and basement opening; and alterations to existing front railings was also granted in 2005 (Ref:2005/0265/P).

4. Proposed Development

- 4.1. The current scheme seeks planning consent for the demolition of the rear annexe and rebuilding of the two storey annexe and link corridor to provide a kitchen and family room in line with modern building standards.
- 4.2. Listed building consent is also sought for internal alterations to the property, which seek to finish the property to a high standard. Equally, previous works to the property have failed to fully resolve underlying issues with the properties structure and listed status.
- 4.3. The rebuilding of the rear annexe will minimise disruption to the main house and allows modern service additions to be kept within the modern addition to the property.
- 4.4. The rebuilt annexe will have a slightly increased height, to bring it in line with the neighbouring properties rear extension height. The proposal also brings the façade line forward 750mm to provide further useable accommodation within the proposed annex kitchen and family room.
- 4.5. The replacement annexe will be finished with hand applied lime render and large double glazed thermally broken steel doors and windows.
- 4.6. The existing courtyard will be stripped of non original poor quality terrace tiles and exposed drains and this will be replaced by suitable Portland stone paving slabs. There will be slight reduction in amenity space through the extension of the annexe, but this should be considered to be negligible.

5. Planning Policy Context

National Planning Policy Framework

- 5.1. The National Planning Policy Framework (NPPF) sets out government planning policy with which development plans must accord. It is a material consideration in decision-taking.
- 5.2. Paragraph 14 of the NPPF states that:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

- 5.3. Essentially, the message from the Government, via the NPPF, is that the first instinct of local planning authorities should be to support new development. Only if there are very strong reasons should permission be refused.
- 5.4. The NPPF sets out 12 core principles running throughout the document. One specific principle in Para 17 sets out to:

“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”.

- 5.5. Para 128 denotes that an assessment of historic significance should be provided with any application relating to a heritage asset.

National Planning Practice Guidance

- 5.6. The Government has published the final version of the National Planning Practice Guidance (NPPG). It is also a material consideration in determining planning applications.
- 5.7. Existing technical guidance including the Practice Guidance has now been cancelled. The NPPG provides an explanation of the government’s interpretation of policy in the Framework. Relevant to this application is the guidance relating to setting of a heritage asset and assessing substantial harm.

The Development Plan

- 5.8. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.9. The current Development Plan for the London Borough of Camden includes the London Plan and draft FALP, the Core Strategy (2012) and Development Management Policies DPD (2012). The relevant policies from each of these documents are identified below.
- 5.10. Key policies relevant to this application are:

LB Camden Core Strategy

- CS5 Managing the impact of growth and development
- CS6 Providing Quality Homes

- CS14 Promoting high quality places and conserving our heritage

LB Camden Development Management Document

- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Other relevant guidance

- London Plan 2015 as amended (relevant policies include – Policy 3.14 Existing Housing; Policy 7.2 An Inclusive Environment; Policy 7.4 Local Character; Policy 7.8 Heritage Assets and Archaeology)
- Camden Planning Guidance - Design 1 2013
- Camden Planning Guidance – Housing 2 2013
- Retrofitting Planning Guidance – 2015
- Bloomsbury Conservation Area character appraisal and management strategy

6. Key Planning Considerations

6.1. The key issues in this case are:

1. Heritage.
2. Design and layout;
3. Impact on neighbouring properties; and

1. Heritage

6.2. The accompanying heritage statement sets out an assessment of the proposed works based on the implications for the listed building and conservation area.

2. Design and layout

6.3. This scheme will meet the high standards of design required by all levels of policy. The fourth Core Principle of the NPPF, at paragraph 17, seeks development that secures high quality design and a good standard of amenity for existing and future occupants. It states at paragraph 58 that policies should, amongst others, ensure developments function well and add to the overall quality of the area, establish a strong sense of place, respond to local character, are visually attractive and optimise the potential of the site for accommodating development. Camden's Development Policies DP24 and DP25 continue this theme, requiring '*development to be of the highest standard of design that respects local context and character and provide a healthy, safe and attractive environment*'.

6.4. Through sympathetic alterations to the design, footprint and architectural composition, the scheme will respect, reinforce and enhance local character, in accordance with local and national policy.

6.5. The proposed annexe has been designed to upgrade and enhance the property at 36 Great James Street. The finish will utilise high quality materials, and glazing to improve the energy efficiency of the property and overall appearance. The glazed floor to ceiling element is appropriate, with a mezzanine to be set back to maintain privacy.

6.6. The existing ground floor terrace space will remain and be upgraded. Whilst there will be a slight loss in courtyard space (2.9sq.m), residents will still have appropriate and high quality amenity space at ground and lower ground level.

3. Impact on neighbouring properties

6.7. Policy DP26 seeks to manage the impact of development on occupiers and neighbours by only permitting development that does not cause harm to amenity. The factors which determine this include visual privacy, overlooking, outlook and sunlight/daylight.

6.8. As the proposed rebuilding of the annexe will bring the mews annexe in line with the adjacent property, there will not be a harmful impact on neighbouring properties. In terms of overlooking, the current position will not be altered. The use of the annexe as a kitchen at ground level is appropriate, with the mezzanine floor set back to provide space as a family

6.9. The effect on surrounding properties and potential development have been taken into consideration in designing the scheme.

7. Summary and Conclusion

- 7.1. The proposal seeks consent for the demolition and rebuilding of the rear mews annexe and link corridor.
- 7.2. The original mews annexe was rebuilt following consent in 2005. Unfortunately, building standards were not as high as would normally be expected and the finish is of poor quality. This application seeks to rebuild the Mews annexe to match the adjoining mews annexe at 37 Great James Street. The annexe will also be slightly extended (by 750mm) to facilitate the installation of a kitchen. The annexe will have a mezzanine floor installed to allow for a family room.
- 7.3. The proposals seek to upgrade and refurbish the property to provide a high quality single residential family home.

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