



London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

86 Calbourne Road
London
SW12 8LR
Tel 020 7585 1793
jonathan@drewplanning.com

For the attention of Ms Kate Phillips

23 February 2016

Dear Sir / Madam

**Town & Country Planning Act 1990
47 Doughty Street, London WC1N 2LW**

On behalf of our client Mr Yifan He, please find attached Planning and Listed Building Application for the internal and external changes to 47 Doughty Street, London WC1N 2LW. This application contains the following documents:

- Completed Planning and Listed Building application form;
- Architectural Drawings by TG Studios;
- Design & Access Statement by TG Studios;
- Heritage Statement by the Heritage Collective;
- Archaeological Desk Study by the Archaeology Collective;
- Basement Impact Assessment by Eastwood & Partners;
- Construction Management Plan by Kias Services Ltd;
- Completed CIL Form.

The planning fee of £172 is being paid directly by our client.

The application is for the lowering of the floor to the front vaults, a ground floor extension, basement below the rear garden, demolition and rebuilding of the closet wing, and internal refurbishment.

Background

The property is a Grade II listed terrace house located within the Bloomsbury Conservation Area. The property has been subject of a number of planning applications with the most recent approval in 2014. The 2014 permission has not been implemented but it was effectively a renewal of a 2010 permission which has been partially implemented.

The Heritage Statement notes that the property has seen a number of alterations prior to the modern planning system which includes the entire rebuilding of the closet wing around 1935.

The building has lost some of its historic fabric over time. This application seeks to refurbish the street facing aspect of the property while seeking to preserve and refurbish what is left internally as well as introducing some contemporary features to the rear where the original fabric has been completely lost.

Proposed Development

The proposed development is described in detail in the Design & Access Statement. The proposal has been developed working closely with heritage and listed building advisors from The Heritage Collective. The Heritage Statement therefore considers these issues in full.

The proposal also includes the development of a basement and the rebuilding of the closet wing. The design team has carefully considered these additions recognising the importance of the host building.

A pre-application submission has been made to the Borough (ref 2015/5344/PRE). The reply from officers Kate Philips and Catherine Bond, dated 30 December 2015 provided a detailed response. This has shaped the contents on the application with the recommendations and suggests offered incorporated in this application.

Proposed Basement

As the building is listed it is not proposed to develop a basement below any part of the original building as this would impact on the hierarchy of spaces. The basement is therefore proposed below the patio garden and accessed from the redeveloped and non-original closet wing.

The patio garden area at the rear of the property is small and as such its full width and length is to be used for the basement utilising the existing lightwell adjacent to the existing basement area of the rear of the building.

The proposed basement area is proposed to have a reduced floor to ceiling height so as not to conflict with the hierarchy of the host building. Although it is necessary to introduce steps down to the proposed basement area the relationship of the floor levels of the existing lower ground level are kept as close as possible.

The proposed basement will not include one metre of topsoil above it. Including this would make the proposed basement deeper, will require more steps and impact on the hierarchy of the host building. The one metre of topsoil is normally required for planting but the existing and proposed

garden area will be patio / hard surfaced as existing. It is considered that given the heritage and existing conditions that this is a optimal solution.

A detailed Basement Impact Assessment is provided with this planning application.

Closet Wing

The proposed closet wing replaces a non-original and much altered closet wing. The opportunity is being taken to match the proportions of the neighbouring Grade I listed building of the Charles Dickens museum.

The proposed closet wing would be slightly bigger than the existing but the use of brick to match the main rear wall and the incorporation of fenestration that is more sympathetic to the host building will enhance the heritage asset more so than the existing configuration.

Conclusions

The proposal contains a wide range of minor and more significant works to a listed building. Our client has recognised from the outset that such works are extremely sensitive and has employed an architect that has previously worked on listed buildings in the Borough. The architect has also been working very closely with the Heritage Collective to ensure that the proposals are designed taking the heritage assets into consideration.

The resultant proposals have taken on board the advice of officers and combine a sensitive refurbishment with subtle but modern additions that clearly respect the original host building.

We can arrange access to the property at reasonably short notice as it is not currently occupied. We look forward to discussing these proposals with you in due course.

Yours faithfully



Jonathan Drew

Director | Drew Planning & Development Ltd

Direct 020 7585 1793 | **Mobile** 07545 574 967

Email Jonathan@drewplanning.com | **Web** www.drewplanning.com