

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

SITE AT 5 DELANCEY PASSAGE, DELANCEY STREET,
LONDON NW1 7NN

PLANNING APPLICATION BY

MR & MRS JOHN GOULD

PLANNING, DESIGN & ACCESS STATEMENT
(INCORPORATING HERITAGE ASSET IMPACT ASSESSMENT)

April 2016

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1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement, incorporating a Heritage Impact Assessment, forms part of the planning application by Mr & Mrs John Gould for the *'replacement of existing windows in south-eastern elevation with aluminium framed windows, and removal of existing rooflight'* at 5 Delancey Passage, London NW1 7NN.
- 1.2 This Statement should be read in conjunction with the existing and proposed application drawing set, and the details of the proposed windows, all as submitted with the planning application.

2. CONTEXT

Physical Context

- 2.1 The application site, which is situated within the Camden Town Conservation Area, occupies a 'backland' location to the rear of frontage properties on Delancey Street and Camden High Street. It is accessed via pedestrian route known as Delancey Passage which runs south-eastwards from Delancey Street. The site is occupied by a part single and part two storey commercial building which is in B1 office and studio use.
- 2.2 The building, which is of mid-twentieth century origin, has an industrial appearance incorporating brick elevations and a mix of flat and pitched roofs. The building's principal south-eastern elevation contains a number of timber-framed windows, each of which is covered by a metal security grille attached to the outside of the building. There are also the remains of a small 'Crittall' window to the right hand side of the entrance to 5b Delancey passage. The north-eastern elevation of the building also contains three 'Crittall' windows which are internally boarded-up.
- 2.3 The application site is located within the Camden Town Conservation Area. The surrounding frontage buildings are generally higher, and are of varying styles and age. They include a mix of retail, business and residential uses.

Relevant Planning History

- 2.4 Planning and conservation area consent were refused on 9th February 2011 under references 2010/3092/P & 2010/3141/C for the *'erection of a part 4-storey part 2-storey building comprising 3 x 2-bedroom flats on 1st, 2nd and 3rd floors (Class C3), and re-provision of new office space (B1 class) on ground and rear 1st floors, following substantial demolition of the building'*.
- 2.5 The officer's report on the above applications noted that *'the current building is a utilitarian brick built structure with no architectural merit that can only be seen from Delancey Passage and the surrounding buildings. There is no objection to its substantial demolition.'*

The Proposals

- 2.6 The applicants propose the replacement of all the existing windows on the building's south-eastern elevation at ground and first floor levels. The application also seeks consent for the removal of the rooflight on the roof of the two storey section of the building. With the exception of the small 'Crittall' window, the existing windows identified for replacement are all timber-framed and painted white. All windows are in a poor state or repair. It is proposed that these would be replaced by aluminium-framed, double-glazed windows with a very similar external profile and appearance. The new windows would be in white powder coat. The existing security grilles would be retained on the outer face of the building. All three existing 'Crittall' windows on the north-eastern end elevation would be retained.
- 2.7 The rooflight on the roof of the two storey section of the building is no longer required, and is also in a poor state of repair. The opening in the roof would be covered over and re-finished to match the rest of the roof.

Planning Policy

The National Planning Policy Framework (NPPF)

- 2.8 The NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should ensure that that developments function well, establish a strong sense of place, optimise the potential of the site, respond to local character while not preventing appropriate innovation, create safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping. Design policies should avoid unnecessary prescription of detail but should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access for new development in relation to the local area. LPAs should not impose architectural styles or tastes.
- 2.9 The NPPF states that, in determining applications, LPAs should require an applicant to describe the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The statutory development plan

- 2.10 The statutory development plan comprises the London Plan 2011 (subject to Revised Early Minor Alterations 2013 and to Further & Minor Alterations 2015/2016), the Camden Core Strategy which was adopted in November 2010, and the Camden Development Policies DPD which was also adopted in November 2010. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that special attention is paid in the exercise of planning functions to the desirability of

preserving or enhancing the character or appearance of a conservation area.

The Core Strategy

2.11 The following policies of the adopted Core Strategy, as summarised, are considered to be relevant to the issues raised by this planning application:-

- Policy CS1 seeks to direct growth in Camden to the most suitable locations. Development should make full use of its site whilst respecting context and taking into account the quality of design;
- Policy CS5 states that the Council will manage the impact of growth and development in Camden including the need to protect and enhance heritage assets; and
- Policy CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development to be of the highest standard of design.

Camden Development Policies DPD

2.12 The following policies of the Camden Development Policies DPD, as summarised, are considered to be relevant to the issues raised by this planning application:-

- Policy DP24 requires all developments, including alterations and extensions, to be of the highest standard of design having regard to character, setting, context, the quality of materials, landscaping and accessibility; and
- Policy DP25 states that, in order to maintain the character of conservation areas, the Council will only permit development that preserves or enhances the character or appearance of the area.

Camden Planning Guidance

- 2.13 Camden Planning Guidance (Design) (CPG1) was adopted in 2014. The guidance states that the Council is committed to excellence in design, and schemes should consider the context of the development and its surrounding area, the design and use of the building itself, and the materials used. Alterations should take account of the character and design of the property and its surroundings. Where the replacement of original windows is required, this should be on a like for like basis wherever possible. Where timber is the traditional window material, replacements should also be in timber frames. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening. Where windows are replaced they should have the lowest 'U-value' feasible. In conservation areas, original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing can be installed in a design that matches the original, for example casements with large individual pane sizes, and in these cases the window frame and glazing bars of the replacement windows should match the existing.

Camden Town Conservation Area Appraisal & Management Strategy (CTCAAMS)

- 2.14 The CTCAAMS, which was adopted in March 2007, identifies the application property as one which makes a neutral contribution to the character and appearance of the conservation area. Delancey Passage is described as being 'intimately scaled' with low-rise buildings. The closest frontage buildings along the south-eastern side of Delancey Street and the south-western side of Camden High Street are identified as making a positive contribution to the character and appearance of the conservation area, and the building at the intersection of these frontages is identified as a focal point of the conservation area. Buildings to the south of the application site are not identified as making a positive contribution.

3. PLANNING & DESIGN ASSESSMENT

Amount of Development

- 3.1 The application proposes the replacement of existing windows and the removal of an existing rooflight. No change in the floor area of the building is proposed.

Layout & Amenity

- 3.2 The proposed alterations would not result in the provision of new window openings, and any material change in the sizes of existing openings. As a result, the proposed replacement windows, and the removal of the existing rooflight, would not give rise to any change in the layout of the premises, or any change in outlook towards neighbouring properties.

Scale & Appearance (Impact on Heritage Assets)

- 3.3 The application premises are situated within the Camden Town Conservation Area. The relevant heritage assets, for the purposes of this assessment, are therefore this part of the conservation area including nearby unlisted buildings of merit.
- 3.4 The application building is of no architectural merit, as acknowledged in the case officer's report on the earlier applications for this site. The premises, which have a simple industrial and utilitarian appearance, are understood to date from the 1930s. During the 1980s, immediately prior to the acquisition of the site by the applicants, most of the original 'Crittall' windows were replaced by the previous owner although four such windows survive, three of which are on the highly concealed north-eastern end elevation. The existing timber windows are therefore not original but are relatively recent replacements. The fitting of metal security grilles to each window in the south-western elevation has reinforced the utilitarian appearance of the premises.
- 3.5 The setting of the building is not considered to be particularly sensitive in heritage terms. The property is not visible at all from the public domain, and its south-eastern elevation faces the often uninspiring rear elevations of nearby buildings of

varying ages and style. In the main, these are not buildings identified in the CTCAAMS as being positive contributors to the conservation area.

- 3.6 The replacement windows would match the profile and proportions of the existing windows, and would be installed in the existing openings. They would be viewed behind the existing security grilles, and would not be seen at all from public spaces. When seen from the rear of adjacent buildings, the change of window material would not be particularly apparent. Furthermore, the use of metal-framed windows is considered to be appropriate on and typical of a simple industrial building of mid-twentieth century origin which typically, as in the case of this property, would have originally featured metal-framed windows. The proposed replacement windows would allude to this industrial character, and would enhance the appearance of the building.
- 3.7 Camden Planning Guidance CPG1 advises that 'like for like' replacement windows are normally appropriate with new windows matching the original windows. In this case, the timber windows earmarked for replacement are not 'original' and indeed are not in character with the use and origins of the building. The advice in CPG1 with regard to retaining the original timber windows, in particular where this is traditional on the building in question, is therefore not applicable in this case. Whilst the applicants acknowledge that uPVC windows might not be appropriate, they consider that the proposed high quality aluminium-framed windows are entirely supportable for the reasons set out above. Although a new frame material would be introduced to replace the existing timber frames, the new windows would match the existing in terms of type, glazing pattern, proportions, opening method, detailing and overall size, all as sought by CPG1. The proposed aluminium-framed windows would also be more appropriate for the age and character of the building. These new windows would also substantially improve the energy efficiency of the building, as supported by all levels of planning policy.
- 3.8 It is noted that the applicants received brief pre-application advice by email in respect of this proposal. Understandably, the officer referred the applicants to the general preferred approach to replacement windows, as set out in CPG1. However, site-specific factors including the concealed backland location, the industrial character of the application property, the non-original status of the existing timber-

framed windows, and the presence of metal grilles over the window openings are all material considerations in this case, and would not have been taken into account at pre-application stage. The officer's advice with regard to the unacceptability of uPVC windows was accepted and followed by the applicants.

- 3.9 Having regard to the above factors, the proposed replacement of the existing non-original, timber-framed windows on the building's south-eastern elevation with good quality aluminium-framed windows is considered to preserve and enhance the character or appearance of this part of the conservation area.
- 3.10 The proposed removal of the rooflight is considered to be wholly non-contentious in planning and heritage terms. The roof would be reinstated to match the adjacent structure.

Landscaping

- 3.11 The proposal would have no impact on landscaping features within or near the application site.

Use

- 3.12 The application scheme would not result in any change to the use of the premises which would continue to provide business floorspace.

4. ACCESS

- 4.1 The site occupies an accessible location close to local facilities and to public transport. The proposals involve no changes to the existing access arrangements to the property.

5. CONCLUSIONS

- 5.1 For the detailed reasons set out above, the proposals would preserve the character and appearance of the application property and this part of the Camden Town Conservation Area, and are considered to be compliant with the development plan,

the NPPF and relevant local planning guidance.

- 5.2 The applicant looks forward to early dialogue with the case officer, and to the favourable determination of this planning application.

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