

Planning / Heritage Statement

Chilly Cool, 15 – 16 Leigh Street, London, WC1H 9EW

MAN & MAN PLANNING CONSULTANCY
UNIT 20 ANGERSTEIN BUSINESS PARK
HORN LANE
LONDON SE10 0R

1.0 SITE DESCRIPTION

The application site consists of a restaurant on the ground floor and kitchen/storage in the basement of a building which is a Grade II listed building.

The building falls within the Bloomsbury Conservation Area.

The English Heritage list description is as follows:

8 terraced houses with later shops. 1810-13. By James Burton. Built by T Jennings. Darkened stock brick with some later patching. 4 storeys and cellars. 2 windows each. Nos 12, 13 & 19, early C19 wooden projecting shopfronts with entablatures and large window panes; No.19 with reeded pilasters carrying fascia; round-arched doorways with cornice-heads, patterned fanlights and panelled doors. No.14, C20 reproduction C19 shopfront. Nos 15-18, altered mid-later C19 shopfronts with entablatures flanked by consoles. Gauged brick flat arches to recessed [sash windows](#), 1st floor Nos 12-14 with cast-iron balconies. No.18 with stucco architraves and 1st floor console bracketed cornices. Nos 14-19 with plain stucco 3rd floor sill band. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 88).

2.0 PROPOSAL

Planning permission and listed building consent is sought for the following retrospectively and proposed schedule of works:

Planning permission and Listed Building Consent:

Retention of a flue pipe to the rear of the property and flue pipe to be finished in matt black;

Removal of timber extension to house the existing duct at ground floor level.

3.0 HISTORY

2013/8064/L	Addition of window guards at first floor level to front elevation plus internal alterations at first floor level.
	Approved 01-04-2014

4.0 PLANNING ISSUES

The main issues to consider are:

1. Principle of Development;

2. Impact on historic interest of the listed building and Bloomsbury Conservation area;
3. Impact on neighbours' living conditions;
4. Any other issues.

Principle

The retrospective and proposed works would not result in any land use issues.

No change of use is proposed.

The applications for the retrospective and proposed works to the existing restaurant are therefore considered acceptable in principle.

Impact on the appearance and character of the building, the Bloomsbury Conservation area and historic interest of the grade II listed building

Camden's Development Plan Policy DP25 sets out how the Council's aims to conserve Camden's heritage.

DP25 with regards to Conservation Areas and listed buildings states:

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) 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
- g) not permit development that it considers would cause harm to the setting of a listed building.

The existing flue by reason of its positioning to the rear of the property set away from the adjacent windows of the properties of the terrace and the key architectural

merits of the building located on the front elevation, such as the shop front, ensures that the flue does not harm the special interest of the building or character of the area.

The existing flue is also to be painted in a dark colour and in a matt finish to further reduce its prominence and prevent any reflection.

The existing housing for the duct to the rear of the property is of a poor quality design, construction and form. The proposal involves the demolition of this structure and this would vastly improve the appearance of the building.

It is therefore considered that the external works to the building preserve the character and appearance of the conservation area and would not harm the historical integrity of the listed building in accordance with policy DP25.

Impact on neighbours' living conditions

The existing flue and proposed housing structure by reason of their separation distance from windows and positioning at ground floor level adjacent to the two existing neighbouring non domestic structures respectively would not result in any loss of outlook or sunlight and daylight to a neighbouring habitable room.

The existing flue terminating above eaves of the building and all surrounding windows ensures that the flue does not result in any odour or fume issues.

It is therefore considered that the proposed and retrospective works would not harm the living conditions of any surrounding neighbours.

5.0 OTHER MATERIAL CONSIDERATIONS

There are a number of planning decisions and allowed planning appeals that have allowed works to listed buildings which are considered to be reversible alterations, help a small business to remain operational in circumstances when no substantial harm is caused to the historic integrity of a listed building.

Evidence of such appeals and decisions is available on request.

Furthermore, as the proposal also includes improvement measures. In this instance, it is considered that it would be unreasonable to refuse the planning application and listed building consent.

6.0 CONCLUSION

With appropriate safeguarding conditions, it is considered that the approval of the scheme would safeguard neighbours living conditions, enhance the character and

appearance of the Conservation Area and the historic interest and architectural merits of the Listed Building in accordance with Development Plan policies, London Plan Policies and the intentions of the NPPF.