

PLANNING STATEMENT: Discharge of Conditions November 2016 Rev_--

Planning permission REF 2013/7846/P and listed building consent 2013/7983/L
16 Cleveland Street, London, W1T 4HX

1.0 Introduction

- 1.1 This application seeks to discharge the conditions to the approved planning permission, REF **2014/4687/L** and **2013/7983/L** which are conditional applications. The application was for Change of use from community use D1 to C3 residential use and formation of a two bed residential unit on the ground and lower ground floor and a four bed maisonette on the upper floors.
- 1.2 Note there are several approved applications relating to this address and the approved drawing have been complied;

2014/6532/L	16 Cleveland Street London W1T 4HX	Demolition of two storey rear outbuilding.
2014/4687/L	16 Cleveland Street London W1T 4HX	Excavation to vaults at lower ground floor level to provide dressing room and storage and minor internal alterations to the building.
2014/4508/P	16 Cleveland Street London W1T 4HX	Change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat) and excavation of vaults at lower ground floor level.
2013/7983/L	16 Cleveland Street London London W1T 4HX	Works associated with the change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat)
2013/7846/P	16 Cleveland Street London London W1T 4HX	Change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat).

2.0 2013/7983/L Condition 03:

Detailed annotated drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) *Details including plans, sections and elevations at 1:10 of all new external joinery including sash windows, new doors and changes to the shopfront.*

The ground floor bay window is to be re-instated to match the existing bay at No 18 Cleveland Street. The existing fan lights, external doors and timber panelling is to be retained and refurbished. Where any elements are found to be beyond repair these are to be reinstated to match the original as closely as possible. Please see detailed drawing 471.(1).4.401.





Fig 01: Proposed new shop front to match no 18 Cleveland street photo above.

Shop Frontage: It is proposed that the shop frontage be retained as a positive addition to the building during its history and a hallmark of a period where a separate retail unit was appropriate along this section of Cleveland Street. As part of the refurbishment works it is proposed that the former bay window, still evident at No.18, should be re-instated and the current unsympathetic windows removed.

Furthermore the doors to either side are to be replaced with 6 panelled doors more in keeping with a design typical of the age of the addition. The remaining timber panelling and cornice detailing is to be repaired and re-decorated. A decorative fanlight exists over the LH door and is to be retained. This detail has been lost over the RH door and it is our intention to re-instate this. In addition the existing panelled architrave to either door and timber console are to be retained and refurbished.

Overall the proposals to the shop frontage represent the largest area of works to the front elevation. Given the importance of the front elevation, particular in the context of the conservation area it is believed that these proposals would preserve and enhance the character of the building. Furthermore, given the loss of fabric elsewhere, it would ensure that these areas of importance are preserved, thus preventing the loss of any further heritage assets to the building.

Windows: It is proposed that all original window openings be retained. In addition it is proposed that, where deemed original, both sash boxes and sashes are to be retained and refurbished. The first floor sashes are to be replaced with new in a 6 over 6 configuration. This is considered appropriate given the amount of other works proposed to the shop frontage in terms of re-instating lost detail.

Overall the front elevation should therefore be returned to a point similar to that when the shop frontage was added in the 19th century.

All sashes, both new and existing, are to be fitted with modern 'slim-lite' double glazing to improve the thermal performance, whilst also retaining the slim profile of the window and not detracting from the character of the external elevations. The retention of the current fenestration and any fabric where deemed salvageable is considered important as it represents one of the few original areas of the building.

To the rear the modern windows are to be removed and replaced with new sliding sashes with all detailing to match those deemed original. Sashes are to be formed in 6 over 6 configurations to replicate the other original windows existing on the rear elevations.

- b) *Details including plans, sections and elevations at 1:20 of the new elements to be introduced to the main staircase through the building, including balustrade detailing showing materials and finishes.*

For the drawing of the new element in the staircase please see drawing 471.(1).4.412

- c) *Details including plans, sections and elevations at 1:10 of all new door types to be introduced to the interior of the building.*

Details of all new internal doors can be found in drawing 471.(1).4.405 – 411. New doors and architraves to be re-instated as closely to replicate details of the period as possible. Panelled doors as detailed in drawing.

- d) *Details of a method statement of the repairs/reinstatement to all existing fireplaces and surrounds to be retained in situ.*

Note there were no existing surround or fireplaces within the property however we intent to re-instate the front room fire places and surrounds at ground and first floor. We have been advised by Architectural Forum which is London's prime resource for Architectural Salvage, Antique Fireplaces, and they have recommended a pair of Victorian original surrounds.



The contractor has also provided a method statement for installing 180mm flexible liners to the chimneys, please find this attached as part of the discharge of conditions.