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Appendix

Appendix 1

Carmody Groarke - Design and Access Statement
December 2013

Appendix 2

DP9 - 23 Macklin Street Planning Statement December
2013

Appendix 3

Camden Council - Planning Pre-application advice June/
July 2017

23 MACKLIN STREET

PLANNING STATEMENT

December 2013

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1.0 INTRODUCTION

1.1 DP9 has been instructed by Sacha Thacker to submit a planning application for Full Planning Permission and Listed Building Consent for proposals at 23 Macklin Street, hereafter known as the ‘site’. The site is located in the London Borough of Camden (LBC).

1.2 The application proposes the -

“Refurbishment and reconfiguration of 23 Macklin Street including internal alterations; external alterations to the front façade of the building; erection of a new first floor balcony to the western courtyard at the back of the property and introduction of new windows”.

1.3 This application submission has been informed by detailed discussions with the Council’s Design Officer, Nick Baxter, including two pre-application meetings which took place on the 13th August 2013 and 24th October 2013. Discussions have also taken place with the Theatres Trust and English Heritage.

1.4 This Statement has been prepared by DP9 Planning Consultants. Its purpose is to assess the Proposed Development against the provisions of the development plan and other material considerations, including national planning policies contained in the National Planning Policy Framework (NPPF).

1.5 The Statement should be read in conjunction with the following documents which are submitted alongside the application, comprising:

- Demolition; Existing & Proposed Drawings, prepared by Carmody Groarke Architects;
- Design and Access Statement, prepared by Carmody Groarke Architects;
- Energy and Sustainability Statement, prepared by Environmental Engineering Partnership;
- Plant Noise Assessment, prepared by Emtec Products Ltd; and
- Historic Building Report prepared by Donald Insall Associates.

- 1.6 The following section provides a detailed description of the proposal site and the surrounding area.

2.0 THE SITE AND SURROUNDING AREA

The Site

- 2.1 The property is Grade II listed and is located within the Seven Dials Conservation Area. The site is also located within an Archaeological Priority Area and a Central London Area.
- 2.2 The building was purpose built as a workshop for the painting of theatrical scenery.
- 2.3 The existing building is used as a single residential dwelling house.
- 2.4 Macklin Street runs parallel and to the south of High Holborn between Drury Lane and Newton Street. No.23 is on the north-west side just to the west of its junction with Stukeley Street.
- 2.5 The building comprises a triple height building with a ground and first floor plus a basement level. The first floor comprises a large triple height volume.

The Surrounding Area

- 2.6 The area is predominantly mixed use in character. Immediately opposite the premises is a 4 storey primary school.

Planning History

- 2.7 For full details of the planning history for the site please refer to Appendix 4.
- 2.8 In summary, the original purpose of the building, which dates from 1851, was for theatre scenery painting. The building in the 1970s was used for scenery building.
- 2.9 In 1978 conditional permission was granted for the use of the building for light industrial purposes (recording studio) including internal works and the creation of two additional floors within the building.
- 2.10 In April 1981 a planning application was submitted for alteration to the building including an additional story in connection with light industrial use of the premises.
- 2.11 On 7th June 1982 the building was included in the Statutory List as Grade II.

- 2.12 In December 1982 an application was submitted for Listed Building Consent for alterations and extensions to the building.
- 2.13 In 1983 appeals for non determination of the above mentioned applications for planning and listed building consent were submitted. A Public Inquiry was held to consider the appeals and a decision was issued by the Secretary of State in July 1984. Planning permission was granted for alterations to the building to provide four floors of light industrial floor space and ancillary accommodation at roof level subject to three conditions. Firstly, that the building works were to be begun not later than the 31 July 1989; that a proposed fire escape to be screened in accordance with plans to be approved by the Council and details and samples of all materials to be submitted to and approved by the Council before works commenced. Listed Building Consent was refused on appeal in view of insufficient details of the proposed mansard, external materials and fire escape staircase. Nevertheless, the Secretary of State indicated in his letter that the proposed works would be acceptable in principle.
- 2.14 In October 1988 details of materials submitted pursuant to the condition on the appeal were approved by the Council. On the same date Listed Building Consent was approved for works of demolition and rebuilding including the rebuilding of the front elevation and new floors and a third floor mansard extension.
- 2.15 In June 1989 duplicate planning applications were approved for alterations to the building to provide a basement and five floors of B1 floor space including a mansard roof (as an amendment to the scheme permitted on appeal). At the same time duplicate Listed Building Consent applications for works of demolition and rebuilding, including the rebuilding of the front elevation and new floors and erection of mansard extension were also approved.
- 2.16 In May 1994 Planning and Listed Building applications were submitted seeking renewal of the planning and listed building approvals granted in 1989. These applications were subsequently withdrawn for reason of lack of progress in dealing with archaeological implications of the development.

- 2.17 In 1996 planning and listed building applications for the demolition of the existing building and the erection of a 7 storey building to provide 12 self-contained flats were refused by the Council.
- 2.18 In 1998 permission was granted for conversion of the building to form 6 flats and Class B1 office floorspace.
- 2.19 Then later in 1998 permission was granted for use of the building as a single family dwelling house with a self contained flat together with external alterations.
- 2.20 As can be seen from the full planning history for the site, the building has undergone much internal and external alteration and has lost most of its working apparatus.

3.0 PROPOSED DEVELOPMENT

- 3.1 This section summarises the Proposed Development at the site. In summary, the applicant is applying for Planning and Listed Building Permission for the:

“Refurbishment and reconfiguration of 23 Macklin Street including internal alterations; external alterations to the front façade of the building; erection of a new first floor balcony to the western courtyard at the back of the property and introduction of new windows”.

- 3.2 The aim of the Proposed Development is to sensitively refurbish and reconfigure the Grade II listed building. A summary of the proposals is provided below.

External Proposals

- 3.3 External alterations include the reinstatement of the industrial façade and brickwork and the erection of a new first floor balcony to the western courtyard at the back of the property.
- 3.4 The front entrance will be reconfigured from a single door with side glazing into a double door within the existing opening.
- 3.5 It is also proposed to create five new windows on the north-east façade and one new window on the south-west facade. The introduction of the new windows will improve daylight conditions and provide natural ventilation.

Internal Proposals

- 3.6 The internal proposals will include revised floor layouts and new stairs to create good quality rooms and improve circulation.
- 3.7 At ground level the main rooms will be re-orientated towards the courtyard and more of the historic fabric is to be revealed.
- 3.8 Correction of the 1990’s spatial intervention will take place to reinstate the “vast proportions” to the main hall.

- 3.9 The internal terrace on the fourth is proposed to be widened to create a more usable area on this level. The existing retractable skylights are retained.
- 3.10 It is also proposed to reinstate a number of the fireplaces.
- 3.11 A detailed description of the proposals is provided within the Design and Access Statement prepared by Carmody Groarke Architects that is submitted in support of this application.

Consultation

- 3.12 Extensive pre-application discussions took place with LBC as well as with English Heritage (EH) and The Theatres Trust (TT). Full details of the feedback can be found at Appendices 1 to 3 of this report.
- 3.13 Nick Baxter of LBC undertook an initial site visit on the 13th August 2013. In summary, Nick's response of the 11th September 2013 stated the following:
- Façade – need to demonstrate that the 1976 arrangement is not of historic interest;
 - Roof extension – a small additional opening, adjacent to the existing mechanical skylights could be acceptable;
 - Roof garden – the removal of large parts of the roof to contain plants would be resisted;
 - Roof terrace – additions that detract from the existing open nature of the internal roof space would be resisted. Structural alterations severely affecting the historic roof structure would also be resisted;
 - East elevation windows – the insertion of the windows is considered to be excessive;
 - Removal of perimeter floor glazing – the slots running around the edge of the building are one of its most important historic aspects; a suitable alternative needs to be suggested;

- Alteration to historic beams – the Council would prefer to see these left unharmed; and
 - Main hall orientated to western windows – the proposals would alter the nature of the listed building. The Council don't support the fact that the interior will be more enclosed and solid. The Officer stated that consideration should be given to a separate, lightweight, irregular structure that projected to the proposed new windows.
- 3.14 A further site visit was undertaken by Nick Baxter on the 24th October 2013. In an email from Nick Baxter dated the 1st November 2013 he advised that the current scheme had taken many matters of concern into account. However, he advised that the treatment of the facade was still in question.
- 3.15 Nick Baxter also advised that the acceptability of the scheme would be dependent on the quality of the intervention and therefore the application should be supported by detailed drawings, including proposed materials and finishes.
- 3.16 Nick Baxter concluded by stating that scheme would only be approved if the Council were utterly confident that the floating balconies separated from the external envelope could in fact be built as drawn, so the onus would be on the applicant to prove this. Please refer to Appendix 1 of this report for full details of the feedback received.
- 3.17 Mark Price of the Theatres Trust undertook a site visit on the 22nd October 2013. In his email response dated the 1st November 2013 he advised that the Theatres Trust supports the proposals in principle. Mark stated that:
- “externally, it would be advantageous to get some of the original façade back. Certainly the six pane windows, and the central arch proportion being over two floors.*
- Internally, we support your new arrangement for the floors at one end as this would reflect more of the original layout. It would also be good if there was an indication of where the frames passed through the ground floor [first floor]. I see no reason to keep the horizontal glass panels which extend into the brick arches”.*
- 3.18 Please refer to Appendix 2 of this report for full details of the feedback received from the Theatres Trust.

3.19 A site visit was undertaken by Alasdair Young of English Heritage on the 24 October 2013. In his letter dated the 1 November 2013 in summary it stated the following:

- EH welcome the narrowing and setting back of the proposed internal structure which they feel better respects the building's volume, and allows for improved understanding of the canvas slots.
- EH consider that the proposed replacement of the glazing and grate at first floor level with a single element is a better design solution.
- EH have no significant concerns about the proposed openings for the individual rooms.
- EH question the requirement for the additional openings within the full height space, as the existing openings should provide sufficient natural ventilation and light. Justification needs to be provided.
- The initial changes to the fenestration appeared domestic in nature and EH would prefer the design to better reflect the working character of the building. The further changes that have been made to the facade have resulted in the façade looking less domestic which is welcomed by EH. The revisions provide a clearer distinction between the central and flank bays.
- EH have asked that options for the retention of the render are considered. If Camden Council considers that its removal is acceptable in principle, EH would expect new trials to be carried out to fully assess the condition of the brickwork.

3.20 Please refer to Appendix 3 of this report for full details of the feedback received from EH.

3.21 The applicant has taken into account the above comments and as a result has revised the proposals for the main hall; fourth floor terrace; first floor balcony and front façade. Please see the Design and Access Statement prepared by Carmody Groarke Architects for full details of these changes.

4.0 PLANNING POLICY FRAMEWORK

- 4.1 This section of the Statement reviews relevant planning policy in relation to the Proposed Development.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts, should be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan for the area consists of the London Plan adopted in July 2011, and the London Borough of Camden Core Strategy and Development Plan Policies Documents (2010).
- 4.3 On 11 October 2013, the Mayor published Revised Early Minor Alterations to the London Plan (REMA). From this date, the REMA are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London.

Site Designations

- 4.4 The site is designated as an Archaeological Priority Area; Central London Area and as falling within the Seven Dials (Covent Garden) Conservation Area.

LB Camden Core Strategy (2010)

- 4.5 The Core Strategy and Development Plan Policies Document were adopted in November 2010. In addition, further guidance is provided in the form of the Council's and Mayor's Supplementary Planning Guidance ('SPG') or Supplementary Planning Documents ('SPD') as well as Camden Planning Guidance notes ('CPG').
- 4.6 The Core Strategy sets out the Council's spatial vision, strategic objectives and spatial strategy on how the borough should develop. Key policies within the document relevant to the development proposals are as follows:
- Policy CS1 aims to focus Camden's growth in the most suitable locations while achieving sustainable development, and providing in the region of 12,250 additional homes between 2011/11 and 2024/25;

- Policy CS5 aims to manage the impact of growth and development in Camden by ensuring that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents;
- Policy CS6 of the Core Strategy relates to housing and has the key aim to provide quality homes within Camden. Housing is regarded as a priority land use within the LDF;
- Policy CS13 will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation;
- Under Policy CS14 the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard, seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; and
- Under Policy CS18 the Council will seek to make Camden a low waste borough and make sure that developments include facilities for the storage and collection of waste and recycling.

LB Camden Development Policies Document (November 2010)

4.7 The DPD supports the Core Strategy and London Plan, setting out the detailed policies for managing development within the borough. Key policies relevant to the development proposals are considered to be:

- Policy DP2 aims to make full use of Camden's capacity for housing and seeks to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing. The Council will expect the maximum appropriate contribution to the supply of housing and resist alternative development of sites considered particularly suitable for housing;

- Policy DP6 states that all housing development should meet lifetime homes standards and that 10% of homes developed should meet either wheelchair housing standards, or be easily adapted to meet them;
- Policy DP16 seeks to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links. The Council will resist development that fails to assess and address any need for movements to, from and within the site and additional transport capacity off-site where existing or committed capacity cannot meet the additional need generated by the development;
- The Council will promote walking, cycling and public transport use under Policy DP17 and development should make suitable provision for pedestrians, cyclists and public transport use. The Council will resist development that would be dependent on travel by private motor vehicles;
- Policy DP22 requires developments to incorporate sustainable design and construction measures by incorporating green or brown roofs and green walls wherever suitable and by expecting new build development to achieve Code for Sustainable Homes Level 3 by 2010 and Level 4 by 2013;
- Under Policy DP23 the Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding;
- Policy DP24 requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider a variety of factors such as the quality of materials to be used, the appropriate location for building services equipment and the provision of appropriate amenity space;
- Policy DP25 seeks to conserve the heritage of Camden. Development affecting conservation areas should take account of conservation area statements and will only be permitted if it preserves and enhances the character of the conservation area. It seeks to preserve trees and garden spaces which contribute to the character of the conservation area;

- Policy DP26 aims to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity such as visual privacy, overshadowing, noise & vibration and microclimate. The Council will also require developments to provide an acceptable standard of accommodation (dwelling and rooms sizes etc), facilities for the storage of waste, bicycle storage and outdoor space for private or communal amenity space wherever practical; and
- Policy DP27 requires an assessment of the scheme's impact on drainage, flooding and structural stability, where appropriate, in relation to the development of basements.

The London Plan

- 4.8 The London Plan was formally adopted in July 2011 and is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Within the London Plan, the site lies within the Inner London area.
- 4.9 On 11 October 2013, the Mayor published Revised Early Minor Alterations to the London Plan (REMA). From this date, the REMA are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London.
- 4.10 The London Plan contains a number of key policies relevant to the development proposals including: -
- London Plan Policy 3.4 requires housing development to take into account local context and character amongst other design principles and optimise housing output through new development.
 - Policy 3.5 examines the quality and design of housing developments and states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The design of all new housing development should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open space;

- London Plan Policy 6.1 seeks to reduce the need to travel;
- London Plan Policy 7.2 relates to an inclusive environment that the Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design; and
- London Plan Policy 7.4 relates to local character and states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

National Planning Policy Framework (NPPF), March 2012

4.11 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and supersedes previous national planning guidance setting out the Government's economic, environmental and social planning policies. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system. The NPPF sets out key policies on delivering sustainable development, which include:

- Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- 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 policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative

through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness. Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

- Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

5.0 ASSESSMENT

Land Use

- 5.1 The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.2 The London Plan recognises the pressing need for more homes in London, which it identifies as a single housing market.
- 5.3 Policy CS6 of the Core Strategy relates to housing and has the key aim to provide quality homes within Camden, with housing regarded as a priority land use within the LDF.
- 5.4 The site currently contains a single family dwelling house and the application proposes to continue the use of the site for residential purposes, but improve the design and sustainability of the building. The use of the site for residential use is in accordance with planning policies at all levels.

Residential Quality

Residential Amenity Space

- 5.5 Policy CS5 of the Core Strategy requires development to protect and enhance the amenity and quality of life of local communities.
- 5.6 Policy DP26 contained within the Development Policies document requires outdoor space for private or communal amenity space wherever practical. Paragraph 26.12 of the Development Policies document states that the provision of outdoor amenity space, for example, balconies, roof gardens or communal gardens will be expected.
- 5.7 The scheme will provide adequate amenity space for this single dwelling house in the form of a courtyard and a balcony.

Accessibility

- 5.8 London Plan Policy 3.8 requires all new housing to be built to ‘Lifetime Homes’ standards. The ‘Camden Planning Guidance Housing’ SPD reiterates this requirement and provides

advice on how proposals can be designed in an inclusive manner and be accessible to all by incorporating ‘lifetime’ home standards.

- 5.9 The dwelling house has been designed to meet the Lifetime Homes policy requirements where feasible but as this is a listed building it is not possible to meet all the requirements. Please refer to the design and access statement for full details.

Heritage, Design and Materials

- 5.10 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 of the NPPF outlines that planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

- 5.11 At a strategic level, good design is a central objective to the London Plan (2011). Policy 3.5 sets out the general design principles expected for housing developments in London. The policy seeks to ensure that proposals for housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment.

- 5.12 Policy CS14 (Core Strategy) states that the Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character.

- 5.13 Policies DP22 and DP24 of the Development Policies document, emphasise that design should be of a high standard and as sustainable as possible. Design should respect local

character, setting, context and scale and the character and proportions of the existing building where alterations and extensions are proposed. LBC will also require design to respect existing building lines and plot sizes, existing natural features, quality of materials, make provision for visually interesting frontages at street level and have consideration of the impact on views and skylines.

- 5.14 Policy DP25 relates to the character and appearance of conservation areas. It advises that consent will only be granted for development in such a location that enhances or preserves the special character or appearance of the area. In addition, the policy states that development outside a conservation area which would cause harm to the character or appearance of that area will also not be permitted.
- 5.15 In relation to listed buildings, Policy DP25, states that to preserve or enhance the borough's listed buildings, the Council will prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention. The Council will 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. The Council will also not permit development that it considers would cause harm to the setting of a listed building.
- 5.16 The Design and Access Statement prepared by Carmody Groarke Architects that has been submitted with the application provides an analysis of the constraints and opportunities presented by the scheme. It sets out the design objectives, design principles and building design principles which have informed the proposed scheme. It explains how the proposal contributes positively to its context, respects the historic context of the site and how the proposals contribute positively to the streetscape.
- 5.17 It is considered that the proposed alterations will preserve and enhance the character and appearance of the Seven Dials Conservation Area. A full assessment of the impact on the listed building can be found in the Historic Building Report that has been prepared by Donald Insall Associates in support of this application. On this basis it is considered that the proposals comply with the aims of Core Strategy and London Plan Policies.

Amenity Issues

- 5.18 Development Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Harm can generally be caused by the impact of the neighbours in terms of daylight and sunlight, overlooking or noise.
- 5.19 LBC advises through Development Policy DP28 that noise arising from fixed plant installations should not cause an increase in the existing minimum background noise level at the nearest noise affected property.
- 5.20 The proposals for 23 Macklin Street will not impact on the amenity of neighbours. There will be no increased overlooking.
- 5.21 The Environmental Noise Survey prepared by Emtec Products Ltd that has been submitted in support of this application has undertaken a survey to establish the existing background noise climate and plant noise emissions criteria. Noise levels were measured on the roof, at a position considered equivalent to the closest receptor property in order to enable noise predictions from the proposed plant to be compared and assessed against. Design noise limits have been set and will be complied with. Please refer to the noise survey for full details.

Transport

- 5.22 Paragraph 35 of the NPPF states that developments should be located and designed, where practical, to accommodate the efficient delivery of goods and supplies, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- 5.23 Policy 6.1 of the London Plan supports this approach, encouraging the development of high trip generation development at locations with good public transport accessibility and capacity.
- 5.24 Policy CS11, contained within the Core Strategy, seeks to minimise the provision of private parking in new developments through car free and car capped developments.

- 5.25 Policy DP18 of the Development Policies seeks to ensure that developments provide the minimum necessary car parking provision. In the Central London Area, LB Camden expects development to be car free.
- 5.26 Currently the property provides underground parking for three cars. There is no change proposed to this existing situation.

Sustainability/Renewable Energy Provision

- 5.27 The NPPF states that local planning authorities should approve planning applications if their impacts are (or can be made) acceptable in sustainability terms. Policy 5.2 of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy; 1) Be lean: use less energy 2) Be clean: supply energy efficiently 3) Be green: use renewable energy.
- 5.28 Policy CS13 of the Core Strategy encourages developments which conserve energy and resources through energy efficient designs; renewable energy use; the optimisation of their energy supply; and the use of recycled and renewable building materials.
- 5.29 Development Policy 22 expects developments of 500 sqm of residential floorspace or above to address sustainable development principles.
- 5.30 ‘Camden Planning Guidance 3 Sustainability’ (2011) seeks to ensure that all developments are designed to reduce carbon dioxide emissions and that energy strategies are designed following the steps set out by the energy hierarchy.
- 5.31 The existing building provides over 500 sqm and therefore the existing house will incorporate improvements to reduce CO2 where possible within the constraints of the existing structure. Please refer to the Sustainability Statement and Energy Strategy Report prepared by Environmental Engineering Partnership for further details.

6.0 CONCLUSIONS

- 6.1 DP9 have been appointed to submit Planning and Listed Building applications for the refurbishment and reconfiguration of 23 Macklin Street including internal alterations; external alterations to the front façade of the building; erection of a new first floor balcony and introduction of new windows.
- 6.2 The Planning Statement has assessed the proposed scheme against the provisions of the development plan and other material considerations relevant to the determination of the application. It is considered that the proposal accords with the development plan, is a sustainable scheme and in accordance with the National Planning Policy Framework.
- 6.3 All the proposed works have been considered in detail by the team and in particular Donald Insall Associates, to make sure that they preserve and enhance the character and appearance of the conservation area and the special architectural interest of the listed building.
- 6.4 The Planning and Listed Building works seek to conserve the significance and interest of the building and maintain its current use. It is considered that the proposal will not be detrimental to the character of the building and the proposals seek to rectify the poor 1990's interventions.
- 6.5 Due to the nature of the proposals and the way in which they will be carried out means they will not have any impact on the heritage asset as a whole and will safe guard its long-term use and continued protection.
- 6.6 The details of the Proposed Development have been subject to extensive discussions with Planning and Design Officers at the London Borough of Camden.
- 6.7 The details of the Proposed Development have been subject to extensive discussions with the London Borough of Camden's Design Officer; English Heritage and the Theatres Trust.
- 6.8 For the above reasons and those set out in this Statement, Planning and Listed Building consents are sought for the development.

APPENDIX 1

EMAIL FROM NICK BAXTER OF CAMDEN COUNCIL DATED 11.09.13.

Dear Faye – good to talk to you just now. Please find enclosed my pre-app notes for Macklin Street.

The text should contain two photographs; let me know if it doesn't.

Feel free to drop me a line if you need any clarification.

Best wishes,
Nick

Macklin Street 23 pre-app

The point numbers in this pre-app advice only relate to the Carmody Groarke document "23 Macklin Street, Pre-planning meeting summary report, 16 August 2013".

The structure is grade-II listed and is a positive contributor to the Seven Dials Conservation Area, at the heart of London's theatre district. It and its interior are of national importance; the Theatre Trust describes the building type as "extremely rare and significant". Built in 1850–51, the building was *Britain's first ever purpose-built scenery painting workshop* but is now a house. In this innovative building, bolts of backdrop cloth could be scrolled up and down through slots in the floor. This meant that theatrical scenery could be painted without the danger and inconvenience of working at heights on scaffolds or cradles or the difficulties of working flat on the ground.

An important part of the special interest of the building is its lofty, industrial interior, composed of three-storey arches of intricately detailed brickwork, terminating at the apex of the roof. The interior expands as the entrance stair is climbed. More and more of the lofty space is unveiled as the modern, central island structure is passed on one's left. More detailed examination exposes the slots running around the floor on three sides, pulleys in the rafters and strangely arranged beams in the basement, which reveal the almost unique original use for which the building was constructed.

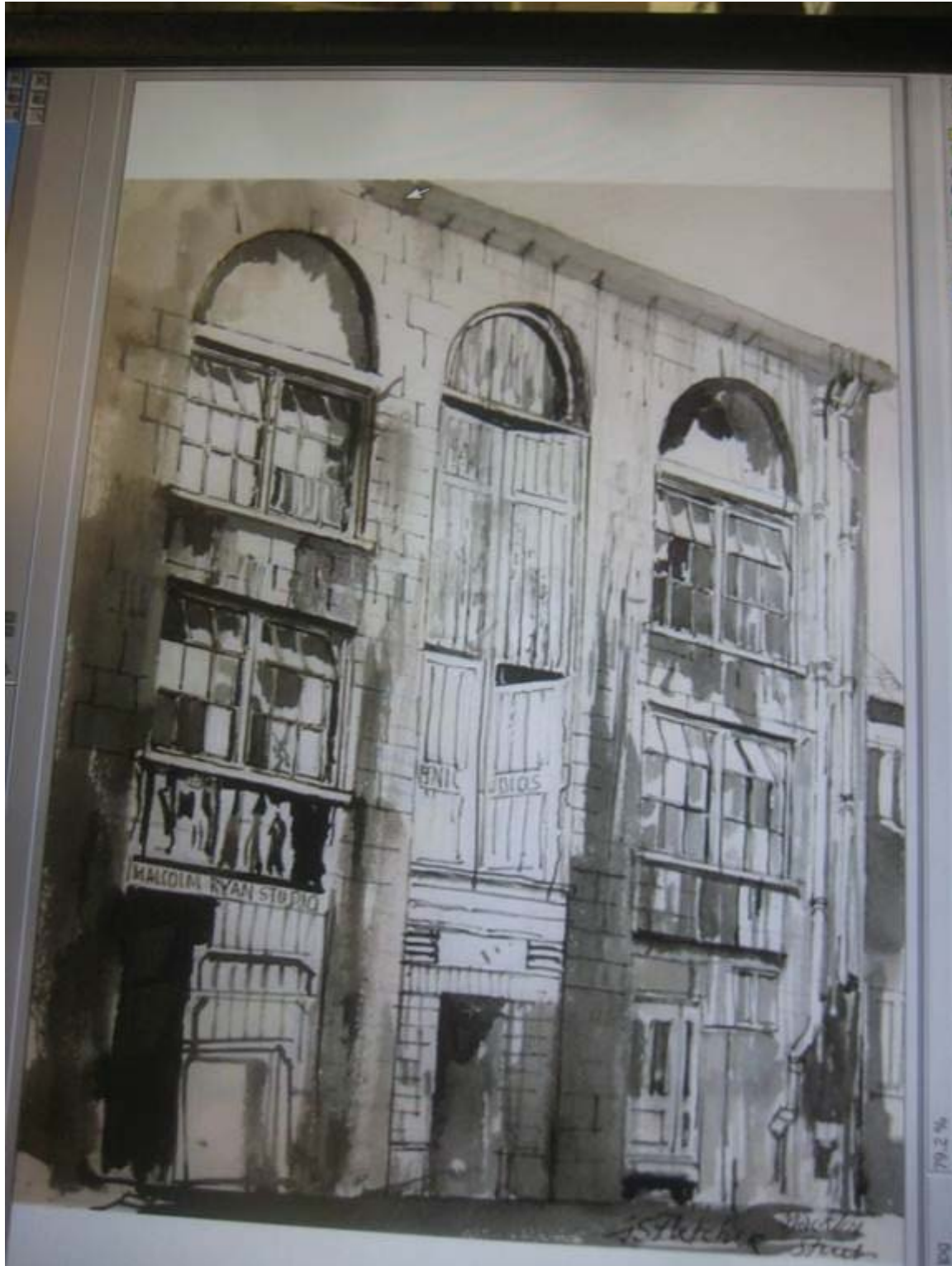
Around a third of the interior has already been given up to a full-height slab of residential accommodation to the south. The remaining set-up takes the form of a subservient modern box sitting respectfully within a grander historic box. This sensible and appropriate arrangement allows the maximum appreciation of the special interest of the building, while permitting domestic use.

Façade

19 New south façade windows, 20 New garage door, 21 New staff door, 22 New main entrance door, 23 Removal of façade paint and render, 24 Timber shutters to be removed from façade windows Historic pictures – a photograph from 1976 and a watercolour from the mid 1980s – show a similar arrangement to the existing, albeit with a taller central door and slightly differently arranged windows. At that time, the finish appears to have been render, scored to resemble ashlar. The current façade seems to be a modernised version of the façade present in 1976. If it can be shown that the 1976 arrangement is not of historic interest, proposed changes will be judged on the merits of the submission. (Two pictures follow)



1976 photo, © Theobald's Road local history library



1980s watercolour by Geoffrey Fletcher, © Theobald's Road local history library

25 Potential chimney alteration The chimneys are not an important part of the composition – within its context, the building will not be noticeably unbalanced by their not matching. Alterations to the eastern chimney would therefore be unwelcome.

29 Street lamps integrated No objection. If this street light belongs to the council, perhaps a conservation area lamp can be introduced. The opportunity should be taken to reduce the size of the building's CCTV cameras.

Roof

01 Proposed side extension to roof terrace The supplied drawings do not clearly indicate what is proposed. However, if a small additional opening, adjacent to the existing mechanical skylights is proposed, this could be acceptable, provided it is not unacceptably visually dominant and doesn't cause unacceptable harm to the historic fabric.

02 Proposed outdoor roof garden The aperture for the habitable part of the roof garden might be acceptable, although the removal of large parts of the roof just to contain plants would be resisted. However, since the proposal to infill most of the interior of the roof with a solid walkway and large quantities of steelwork would be resisted, the northern roof garden as proposed is likely to be impractical.

03 Removal of existing timber slats in roof ceiling Proposals should enhance appreciation of the historic roof structure. Therefore removal of the modern timber slats would be welcome.

04 Historic beams concealed and protected by low wall The encasing of historic beams exposed to the elements could be acceptable, subject to details.

05 Proposed glazed opening to outdoor roof garden A glazed opening could be acceptable, subject to details.

06 New structure to support roof terrace Additions that detract from the existing open nature of the internal roof space would be resisted. The proposal aims to infill the roof void along almost the entire length of the building to provide access to the proposed roof garden. This would diminish the proportions of the interior, would conceal the historic form and woodwork and would be considered a major loss. It would therefore be resisted. Structural alterations severely affecting the historic roof structure would also be resisted.

West elevation

14 One proposed openable window The new window could be acceptable, subject to details.

16 Alteration on existing outdoor balcony The change to the balcony could be acceptable, subject to details.

17 Replace two windows and one door The replacement of the two windows with doors could be acceptable, subject to details.

East elevation

12 Two proposed openable windows, 13 Three proposed windows without mullions The insertion of five large windows in this elevation, as well as one in the facing elevation, would be an excessive amount of change. A choice should be made between either the two windows at **12** or the three at **13**, and would be subject to details.

Interior

07 Reveal original fireplaces The exposure of the existing fireplaces would be welcome.

08 New lobby and staircase to roof terrace Alterations in the arrangement of the modern part of the structure are likely to be acceptable as long as they do not harm appreciation of the main space and the roof.

09 Revealing original brick wall Exposure of brickwork could be acceptable, depending on the nature of what is to be removed.

10 Remove joinery to reveal original brick wall The removal of the modern joinery would be welcome.

11 Removal of perimeter floor glazing The slots running around the edge of the building are one of its most important historic aspects. The slots must not be filled in, and a strong trace that cannot be removed by future inadvertent changes in interior design must be retained to illustrate them – perhaps a switch from wood to metal flooring. The removal of the floor glazing may be acceptable, subject to a suitable alternative being suggested.

15 Removal and application of brick treatment The removal of the varnish on the bricks would be acceptable, provided it can be removed without further damaging the brickwork. If sufficient evidence

can be assembled to support it, the covering of the bricks with a reversible material, such as limewash, could be acceptable, subject to details.

18 Alteration to historic beam It would be preferred if the beams could be left unharmed to tell the building's story. Why can't this staircase avoid the beam?

26 Main hall oriented to western windows The nature of the listed building is a large, barn-like volume with an open roofspace. In this lies the greater part of its special interest. The existing central structure was clearly designed to show these elements off to their best effect, leaving two long sides and one end to be appreciated in almost their full majesty. The proposal would greatly alter this. The plans suggest that instead of a complex, ever-changing set of spatial relationships in a huge space that contains a subservient, lightweight insertion – as it is now – we would be left with a relatively square block of space under a lowered ceiling, and facing a wall of balconies. The illustration on p18 of the summary report shows how much more enclosed the inside of the roof would be and how solidly built-up the southern end of the interior. It should be remembered that, were it not considered important to retain the long views along and up within the building, the 1990s architect would have simply run the floors from wall to wall, as the current architect proposes. We would therefore oppose a design that left a square space, rather than the current arrangement of vistas through long, tall spaces.

However, consideration might be given to an overtly separate, lightweight, irregular structure that projected to the proposed new windows here and there – thus connecting bedrooms with light and air – but substantially stood back from the walls, leaving long views up through it, between these platforms.

27 New penetrations to allow for proposed chimney flues The openings for chimney flues could be acceptable, subject to details.

28 Removal of three-storey central building volume within space The removal of the existing, modern structure would be acceptable.

30 Pool covered The covering of the pool would be acceptable.

31 Floor void over proposed entrance lobby The approach to the main room from the foyer is important and the view upwards and inwards should not be reduced. The introduction of a floor void in the modern material would be acceptable.

32 Roof insulation to comply with Sustainable Homes Listed buildings are not subject to all building regulations and roof insulation will be resisted if it harms the historic interest of the roof structure. If the existing timber slats are retained, perhaps insulation could be put behind them.

Nick Baxter, 11/9/13

Nick Baxter
Heritage and Conservation Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 3442
Web: camden.gov.uk
Town Hall Extension (Development Management)
Argyle Street
London WC1H 8ND

EMAIL FROM NICK BAXTER OF CAMDEN COUNCIL DATED 01.11.2013

Dear Faye - the current scheme has taken many matters of concern into account.

However, the treatment of the facade is still in question.

Also, I do not remember discussing the roof light, marked in red on the latest drawings.

The acceptability of the scheme will be dependent on the quality of the intervention and therefore the application should be supported by detailed drawings, including proposed materials and finishes. The scheme would be only be approved if we were utterly confident that the floating balconies separated from the external envelope could in fact be built as drawn, so the onus would be on the applicant to prove this.

Best wishes,
Nick

Nick Baxter
Heritage and Conservation Officer

Telephone: 020 7974 3442

APPENDIX 2**EMAIL FROM THE THEATRES TRUST DATED 01.11.13**

Dear Hannah and Faye,

Sorry for not getting back to you sooner.

Significance and research

Indeed, this paintframe workshop was rather unusual in that it had frames around the three sides. I have spoken to John Earl, Historic Theatre Consultant, and he remembers/confirms this.

In addition, I have found three (clear) images (taken by the GLC) that confirm some of the internal arrangement. Illustration 1 shows the gap between the brick side wall and ground floor showing that the paintframe did pass to the basement level. It also shows that at ground floor the gap did not go right into the brick arch.

Image 2 shows the scenery well (from ground floor) and that there were inner walls and floors at one end. Image 3 shows clearly how the exterior looked.

In a second email I also attach the Baxters Recording report for the paintframe workshop at 1-7 Newport Street as well as one of my images showing the general arrangements inside Newport Street.

Pre-application proposals

The Trust supports the proposals in principle. Externally, it would be advantageous to get some of the original façade back. Certainly the six pane windows, and the central arch proportion being over two floors.

Internally, we support your new arrangement for the floors at one end as this would reflect more of the original layout. It would also be good if there was an indication of where the frames passed through the ground floor. I see no reason to keep the horizontal glass panels which extend into the brick arches.

Images/reports

Please note that it is the responsibility of yourselves to clear copyright and/or be satisfied that the terms of copyright have expired for any of the images/reports attached. Please reply by email stating you accept these terms and conditions. If your client would like to reprint any of the images attached, please contact my colleague, Stephanie Rolt.

I hope this helps and we look forward to being consulted on the Listed Building Application.

With best wishes,

Mark

Mark James Price, MRTPI, IHBC
Planning and Heritage Adviser
The Theatres Trust
22 Charing Cross Road, London WC2H 0QL
Tel: 020 7836 8591
Mb: 07540 913914
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www.theatrestrust.org.uk

APPENDIX 3

ENGLISH HERITAGE LETTER DATED 01.11.13



Ms Faye Lord
DP9
100 Pall Mall
London
SW1Y 5NQ

Direct Dial: 020 7973 3763
Direct Fax: 020 7973 3792

Our ref: PA00201605

1 November 2013

Dear Ms Lord

Request for Pre-application Advice

23 MACKLIN STREET, LONDON

Thank you for your email of 21 October and our subsequent site visit of 24 October in relation to proposals at the above address. We would like to offer the following comments:

23 Macklin Street, listed at Grade II, is a building of considerable historic interest as the earliest example of a purpose built workshop for the painting of theatrical scenery. Although the building has undergone much internal alteration and has lost most of its working apparatus, it nonetheless retains a lofty, industrial feel which contributes to its significance. The current proposals seek to re-configure the interior, with some external alterations for continued domestic use.

We are aware that the original proposals sought to introduce a steel frame within the existing roof structure to accommodate a roof terrace. We consider that this would have caused considerable harm to the character of the building and so we very much welcome its removal from the proposals. We also welcome the narrowing and setting back of the proposed internal structure which better respects the building's volume, and allows for improved understanding of the canvas slots. Also we consider that the proposed replacement of the glazing and grate at ground floor level with a single element is a better design solution.

We understand the desire to improve natural ventilation within the building and so we have no significant concerns about the proposed openings for the individual rooms. However, we would question the requirement for the additional openings within the full height space, as the existing openings should provide sufficient natural ventilation and light. We suggest that justification for this is provided in the submitted documents.

Regarding the elevation to Macklin Street, we noted on site that the proposed changes

	<p>1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST Telephone 020 7973 3000 Facsimile 020 7973 3001 www.english-heritage.org.uk</p>	
<p><small>English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.</small></p>		

APPENDIX 4

PLANNING HISTORY

App ref no.	Date Submitted	Development Description	Decision
P14/31/8/25817	22-08-1978	Use for light industrial purposes including internal works and the creation of an additional two floors within the existing building.	Conditional Permission
8770290	28-07-1987	Works of demolition and rebuilding including the rebuilding of the front elevation and new floors and the erection of a 3rd floor mansard extension as shown on drawing numbers 2860049/A B C D E F & G revised by letters dated 9th November 1987 and 17th May 1988 and letter dated 8th September 1988.	Grant Listed Building or Conservation Area Consent
8800414	09-09-1988	Submission of details of materials to be used on external faces of the building as specified in letter dated 8th September 1988 pursuant to the planning permission granted on 17th July 1984 by the Secretary of State for alterations to the building to provide 4 floors of light industrial floorspace and ancillary accommodation at roof level.	Grant Approval of Details/Reserved Matters (Plan)
8800497	17-10-1988	Alterations to the building to provide basement and five floors of B1 floorspace including the formation of a mansard roof. (an amendment to the scheme permitted 17th July 1984 by the Secretary of State for alterations to the building to provide four floors of light industrial floorspace and ancillary accommodation at roof level details approved 31st October 1988) as shown on drawing numbers 2860049/001-008.	Grant Full or Outline Perm. with Condit
8870194	17-10-1988	Works of demolition and rebuilding including the rebuilding of the front elevation and new floors and the erection of a mansard extension as shown on	Grant Listed Building or Conservation Area

		drawing numbers 2860049/001-008.	Consent
9400771	31-05-1994	Application for extension of prescribed (5 year) time limit for alterations to the building to provide basement and five floors of B1 floorspace including the formation of a mansard roof. (Plans submitted).	Withdrawn after Registration
9470160	31-05-1994	Application for extension of prescribed (5 year) time limit for works of demolition and rebuilding including the rebuilding of the front elevation and new floors and the erection of a mansard extension. (Plans submitted).	Withdrawn after Registration
L9600680	04-04-1996	Demolition and redevelopment to provide new building, consisting of twelve new flats, as shown on drawing nos. 101, 102 and 801.	Refuse Listed Building Consent
P9600679	04-04-1996	Demolition and redevelopment to provide new 7 storey building consisting of twelve new flats, as shown on drawing nos. 101, 102 and 801.	Refuse Planning Permission
LS9705316	15-12-1997	Refurbishment and alterations to form 6 flats with approximately 140m Sq (B1) offices on part of ground floor. (Plans submitted)	Withdrawn Application-revision received
PS9705315	15-12-1997	Refurbishment and alterations to form 6 flats with approximately 140m Sq (B1) offices on part of ground floor. (Plans submitted)	Withdrawn Application-revision received
LS9705316R1	06-04-1998	Refurbishment and alterations to form 6 flats with approximately 140m Sq (B1) offices on part of ground floor. (ADDITIONAL PLANS SUBMITTED)	Withdrawn Application-revision received
PS9705315R1	06-04-1998	Refurbishment and alterations to form 6 flats with approximately 140m Sq (B1) offices on part of ground floor. (ADDITIONAL PLANS SUBMITTED)	Withdrawn Application-revision received
LS9705316R2	11-06-1998	Works of external and internal alteration and refurbishment in connection with the conversion of the building to use as 6 flats and Class B1 (office)	Grant L B Consent with Conditions

		floorspace, as shown on drawing numbers 719/PL/01, 02, 03, 04, 05, 06B, 07B, 08A, 09A, 10A, 11B, 12A, 13B, 14A, and 15.	
PS9705315R2	11-06-1998	Change of use and works of conversion from use within Class B1 to use as 6 self-contained flats together with Class B1 (office) floorspace at ground floor level, as shown on drawing numbers 719/PL/01, 02, 03, 04, 05, 06B, 07B, 08A, 09A, 10A, 11B, 12A, 13B, 14A, and 15.	Grant Full Planning Permission (conds)
LS9804889	18-09-1998	Works of external and internal alteration and refurbishment in connection with the conversion of the building to use as a single family dwelling and flat, as shown on drawing numbers 058/41/100; 058/41/000-005, 010, 012, 013, 015; 058/41/SU01-06; and 058/41/DM03-DM04.	Grant L B Consent with Conditions
PS9804888	18-09-1998	Change of use and works of conversion from use within Class B1 to use as a single family dwelling with a self-contained flat together with external alterations, as shown on drawing numbers 058/41/100; 058/41/000-005, 010, 012, 013, 015; 058/41/SU01-06; and 058 /41/DM03-DM04.	Grant Full Planning Permission (conds)
LS9904093	29-01-1999	The submission of details of method statement for structural works and connections between floors and walls, pursuant to additional condition 4 (b and d) of listed building consent dated the 4th December 1998 (Reg no. LS9804889) As shown on drawing numbers 98046/39, /40, /41B, /42B, /43B, /44B, /45B, /46A, /48A, /49A, /50B, /51B, /52A, /53, /54A, /55A, /62A, /63A, /64B, /65B, /66B, /67B, /68, /70. Construction Method Statement dated 22nd January 1999 ref no. SM/KH 1363. Method statement for structural works - letter dated 28th January 1999 and drawing SK01.	Grant Approval of Details (Listed Bldg)
PS9904092	29-01-1999	The submission of details and method statements pursuant to structural works in relation to Crossrail structures and effects of noise and vibration,	Grant Approval of details

		<p>pursuant to additional conditions 2 and 3 of planning permission dated 4th December 1998 (Reg No. PS9804888). As shown on drawing numbers 98046/39, /40, /41B, /42B, /43B, /44B, /45B, /46A, /48A, /49A, /50B, /51B, /52A, /53, /54A, /55A, /62A, /63A, /64B, /65B, /66B, /67B, /68, /70.</p> <p>Construction Method Statement dated 22nd January 1999 ref no. SM/KH 1363. Method statement for structural works - letter dated 28th January 1999 and drawing SK01.</p>	
LS9904234	19-10-1999	<p>Approval of details pursuant to listed building consent dated 4th December 1998 (Ref No.LS9804889) additional condition 4(f) external joinery, as shown by drawing numbers 592/02, 592/03 & 592/04.</p>	Grant Approval of Details (Listed Bldg)
LS9905059	19-10-1999	<p>Submission of details of render to front elevation pursuant to additional condition 4(g) of listed building consent (Reg.no. LS9804889) dated 4th December 1998, as shown on drawing number 058/51/020E.</p>	Grant Approval of Details (Listed Bldg)
PS9904233	19-10-1999	<p>Submission of details of the elevations and facing materials pursuant to additional condition 3 of planning permission dated 30th July 1998 (Reg.no.PS9705315R2). (REVISED PLANS SUBMITTED)</p>	Withdrawn Application
LS9905207	29-11-1999	<p>Approval of details of balcony to courtyard and trellis pursuant to additional condition 4f of listed building consent (Reg. no. LS9804889) dated 4th December 1998, as shown by drawing numbers 90609/6 and 058/51/126.</p>	Grant Approval of Details (Listed Bldg)
LSX0004094	25-01-2000	<p>Approval of details of render to front elevation pursuant to additional condition 4 (g) of listed building consent dated 4th December 1998 (Reg. no. LS9804889), as shown by Workmanship and Materials Document (6 pages) submitted on 6th</p>	Grant Approval of Details (Listed Bldg)

		December 1999, sample of buff coloured render.	
LSX0204523	20-05-2002	The installation of four roof top air conditioning units and associated internal ducting and vents, as shown on drawing numbers; 1000/1 rev. A; 1000/3 Rev.A; 058/41/013A; 058/51/015; 058/51/020F; acoustic report; and photographs.	Grant Listed Building Consent
PSX0204647	20-05-2002	The installation of four roof top air conditioning units, as shown on drawing numbers; 1000/1 rev. A; 1000/3 Rev.A; 058/41/013A; 058/51/015; 058/51/020F; acoustic report; and photographs.	Grant Full Planning Permission (conds)
P14_31_8_32319	26-01-2007	Proposal to use the roofspace...to the light industrial use granted on November 1979.	Not available