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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

Date: 8 June 2017
Our Ref: 2017/2315/PRE
Contact: Tessa Craig

Direct Line: 020 7974 6750

Email: Tessa.Craig@camden.gov.uk

Mr S Thacker
23 Macklin Street
London
WC2B 5NN



**Development Control
Planning Services**
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Argyle Street
London WC1H 8ND

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env.devcon@camden.gov.uk
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Dear Mr S Thacker

**Re. Planning Pre-application advice meeting ref. 2017/2315/PRE
Alterations to a listed building**

I refer to our pre-application meeting held on 12th May 2017 at the site and drawing numbers: SK20170421_01 Consented vs. Proposed Basement, SK20170421_02 Consented vs. Proposed Ground Floor, SK20170421_03 Consented vs. Proposed First Floor, SK20170421_04 Consented vs. Proposed Second Floor, SK20170421_05 Consented vs. Proposed Third Floor, SK20170421_06 Consented vs. Proposed Fourth Floor, SK20170421_07 Consented vs. Proposed Roof, SK20170421_08 Consented vs. Proposed Front Elevation, SK20170421_09 Consented Section B-B, SK20170421_10 Consented Section C-C, SK20170421_11 Proposed Basement, SK20170421_12 Proposed Ground Floor, SK20170421_13 Proposed First Floor, SK20170421_14 Proposed Second Floor, SK20170421_15 Proposed Third Floor, SK20170421_16 Proposed Fourth Floor, SK20170421_17 Proposed Roof, SK20170421_18 Proposed Section A-A, SK20170421_19 Proposed Section C-C, and SK20170421_20 Schedule of Proposed Changes.

Site Description

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". The site is a former scenery painting workshop, characterised by being a large, open, three-storey industrial volume; therein lies the special interest of its interior.

Around a third of the interior has already been given up to a full-height slab of residential accommodation. 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.

The applicant has previously made an application to rotate the modern box and push it to the south, retaining similar overall dimensions and allowing a different but equal appreciation of the interior space. Currently, the space can be enjoyed in its full length; the consented scheme allows its width to be better experienced.

History

2013/8263/P - Erection of rear first floor balcony, introduction of new windows and alterations to the front facade of dwelling. Granted, 18/06/2014.

2014/0171/L - Erection of rear first floor balcony, introduction of new windows and replacement of door to entrance, also; internal alteration to include new stairs and re-instatement of fireplaces. Granted, 18/06/2014.

Proposal

Relevant Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Promoting quality homes)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5

CPG6 (Amenity) 6 and 7

London Plan 2016

National Planning Policy Framework 2012

Emerging Local Plan

The Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan will take place from 30 January to 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan.

The Local Plan is a material consideration but should be given limited weight in decisions until the publication of the Inspector's report into the examination. Of particular relevance are the following policies:

D1 Design

D2 Heritage

Comments

Partitions

Proposals that tend to reduce this industrial quality or to interfere with appreciation of the volume of the space will detract from its character. The current proposal involves retaining the box in its current position.

Generally speaking, any alterations to and within the box are acceptable (apart from those that increase its bulk/volume). Partition changes to the front of the premises that do not alter historic material are also acceptable.

Facade

The façade of any building is generally of primary interest, and the proposed enlargements of the windows proposed here are not likely to gain consent. It would be preferred if the windows were restored to their historic frame pattern, if this can be established from historic materials.

Similarly, the proposal to remove the render will need stronger justification than has hitherto been forthcoming. A 1998/9 foray into removing a sample panel of render with a view to exposing the brickwork resulted in the render being retained. It is not known why, but reasons might include the condition of the underlying brickwork or difficulty in removing the render without causing damage. While a similar exercise today might inform us of the ease with which the render might or might not be removed, and of the condition of the underlying brickwork, it will still not indicate whether or not render is an original characteristic of the building. In the absence of specific historical information, the correct conservation procedure is to leave the building as found.

Finishes

By its nature, the building is a cavernous former industrial space, and this forms part of its special interest. Attempts to brighten up the brickwork, lighten the floor finish, or lighten the ceiling are likely to interfere with this character. If the applicant does not enjoy its character, he might wish to use lighting or other means to alter it. Three large additional windows have already been consented, and it should be seen what effect these have before other steps are considered. Double glazing is not appropriate.

Slots

The floor slots through which the scenery was winched are a crucial part of the interior. In the present set-up, of glass and slatted heating ducts, it is difficult to read the slots. The opportunity should be taken to reorganise this more legibly.

Floor by floor

The basement proposals are acceptable.

The ground-floor proposals are acceptable. There is an additional stair that cuts a beam that would, ideally, be rotated to avoid this harm.

At first floor, the proposals are acceptable. Details are required of the privacy screen to balcony. The enlargement of the front windows is not likely to be acceptable.

At second and third floors, the proposals are acceptable. The enlargement of the front windows is not likely to be acceptable.

At fourth-floor level, the existing box becomes narrower to minimise its bulk, reduce its presence in the space and allow appreciation from above and below of the roof structure. The consented proposal was also tucked in at this level, with the same effect, and this proposal allowed one truss to be appreciated in its entirety. The current proposal is for the box to widen out to the full width of the lower storeys without any compensation. It is extremely probable that the box was designed as it is precisely to achieve the effects described above. Therefore, allowing it to become larger at high level would harm the character of the interior, especially towards the north. It is conceivable that enlarging the fourth floor in the bay to the south would be acceptable, but this would need to be firmly demonstrated with modelling.

The roof remains essentially unaltered.

Amenity

The majority of the works are internal and those that are externally are generally minor such that they would not impact on neighbours amenity in terms of daylight and privacy. The impact of alterations to the external balcony will likely be acceptable given the privacy screen is also proposed to be extended.

Other Comments

An application to vary condition 3 (approved plans) of planning permission 2013/8263/P should be made along with a listed building consent application.

If you do wish to make a valid planning application, I would advise you to submit the following:

- Completed form –variation or removal of condition and listed building consent application form and CIL liability form;
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Design and Access statement, Heritage Statement;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- The appropriate fee (£172).

Please see [supporting information](#) for planning applications for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. I would strongly suggest you consult neighbours prior to submitting an application.

Once you submit the application via the Planning Portal, please email me the 'PP' reference number so that I can pick up the application and process it. If you have any queries about the advice please do not hesitate to contact Tessa Craig on 020 7974 6750.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Tessa Craig** on **020 7974 6750**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Tessa Craig

From: **Craig, Tessa** Tessa.Craig@camden.gov.uk

Subject: RE: 23 Macklin Street

Date: 12 June 2017 at 11:00

To: jameshall@leesassociates.com

Cc: andrewpaulson@leesassociates.com, anamaria@leesassociates.com, Baxter, Nick Nick.Baxter@camden.gov.uk

TC

Dear James,

Apologies, my comments on the conversion of the housekeeping unit to be combined with the main dwelling are:

Development Policy DP2 'Making full use of Camden's capacity for housing' in the LDF [Development Policies Document](#) states that the Council will not grant planning permission for a development that would involve the net loss of two or more residential units. As the proposed conversion would only result in the loss of one residential unit, this would not be contrary to policy and is considered acceptable.

Amending the previous D and A/ Heritage Statement would be acceptable, provided it covers all the proposed changes.

If there is anything else I have missed, please let me know.

Kind regards,

Tessa Craig
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

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From: James Hall jameshall@leesassociates.com 
Subject: Re: 23 Macklin Street
Date: 26 June 2017 at 20:40
To: Craig, Tessa Tessa.Craig@camden.gov.uk, Baxter, Nick Nick.Baxter@camden.gov.uk
Cc: Andrew Paulson andrewpaulson@leesassociates.com, Anamaria Pircu anamaria@leesassociates.com

Dear Nick and Tessa,

After considering the pre application feedback we were hoping to have a little more feedback regarding the enlargement of the terrace at fourth-floor level. I have attached a page of visuals to show our proposal in comparison to the existing. This proposal has now focused on keeping the original design intent of the white box and aiming for a better appreciation of the historic structure whilst giving better amenity to the terrace. The four main notes about the design are as below.

1. Terrace not to be enlarged to full width, but to be set back 400mm from the face of white box.
2. Setting the Terrace back 400mm and the introduction of large openings in the white box allow for better appreciation of the historic structure.
3. The introduction of glass balustrades allow for a better appreciation of the historic structure.
4. All changes allow for a better understanding and appreciation of the historic structure as a whole.

Your feedback on this would be most welcome.

From: Baxter, Nick Nick.Baxter@camden.gov.uk 
Subject: RE: 23 Macklin Street
Date: 10 July 2017 at 12:03
To: Andrew Paulson andrewpaulson@leesassociates.com
Cc: Craig, Tessa Tessa.Craig@camden.gov.uk, Anamaria Pircu anamaria@leesassociates.com, James Hall jameshall@leesassociates.com

NB

Hello again Andrew – my senior colleague has continued to elude me, but I have discussed this with another colleague who agrees that there is some merit to your idea with the glass. The more set in it is, the better, and the transparency of the glass is important. This is of course, pre-app advice with no formal weight.

However, assuming that you don't want to wait until my next session next Tuesday, you might want to put in an initial proposal and we'll request revisions if necessary.

Kind regards,
Nick Baxter
Senior Heritage and Conservation Officer

Telephone: 020 7974 3442

