

RAPLEYS

Planning Statement
for
Glen Scott Wright

**PLANNING STATEMENT
FLAT 9
3 GRAPE ST
LONDON
WC2H 8DX**

July 2017
Our Ref: 615WC2/53/1

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1 INTRODUCTION

1.1 This Planning Statement ('the Statement') has been prepared by Rapleys LLP on behalf of Glen Scott Wright ('the Applicant').

1.2 The Statement is submitted to the London Borough of Camden in their capacity as the Local Planning Authority ('the LPA') in support of an application ('the Application') which seeks full planning permission for the scheme put forward ('the Proposal') at Flat 9, 3 Grape Street, London, WC2H 8DX ('the Site').

1.3 The Site is part of the Queen Alexandra Buildings ('the Building'), a Grade II listed property located on the east side of Grape Street, London, which runs north-south between Shaftsbury Avenue and High Holborn.

1.4 The Statement is accompanied by the following documents:

- Site Location Plan (dwg no: 0-001)
- Existing Plans (prepared by Michael Drain Architects), comprising;
 - Fifth floor plan (dwg no: 0-010);
 - Roof Plan (dwg no: 0-011);
 - South west elevation (dwg no: 0-020);
 - North west elevation (dwg no: 0-021);
 - North east elevation (dwg no: 0-022);
 - South east elevation (dwg no: 0-023);
 - Street section A-A (dwg no: 0-040); and
 - Section B-B (dwg no: 0-041).
- Proposed Plans (prepared by Michael Drain Architects) comprising;
 - Fifth floor plan (dwg no: 0-1010 Rev. A);
 - Roof Plan (dwg no: 0-1011 Rev. A);
 - South west elevation (dwg no: 0-1120 Rev. A);
 - North west elevation (dwg no: 0-1121 Rev. A);
 - North east elevation (dwg no: 0-1122 Rev. A);
 - South east elevation (dwg no: 0-1123 Rev. A);
 - Street section A-A (dwg no: 0-1140 Rev. A); and
 - Section B-B (dwg no: 0-1141 Rev. A).
- Views of the Building (prepared by Michael Drain Architects) comprising;
 - Existing and proposed view north along Grape Street (dwg no: 0-1180);
 - Existing view east across Shaftesbury Avenue (dwg no: 0-1181);
 - Proposed view east across Shaftesbury Avenue (dwg no: 0-1182);
 - Existing view east by south east across Shaftesbury Avenue (dwg no: 0-1183);
 - Proposed view east by south east across Shaftesbury Avenue (dwg no: 0-1184);
 - Existing view south west along Shaftesbury Avenue (dwg no: 0-1185);
 - Proposed view south west along Shaftesbury Avenue (dwg no: 0-1186);
- Design and Access Statement (prepared by Michael Drain Architects);
- Heritage Statement (prepared by Turley Heritage); and
- Daylight/Sunlight Statement (prepared by MES Building Solutions).

STRUCTURE OF PLANNING STATEMENT

1.5 The Statement provides information about the Site and its history; details of the Proposal; and a summary of relevant planning policy, against which it assesses the Proposal put forward in the Application. It concludes by finding that the Proposal accords with policy and that it should therefore be approved. The Statement's structure is as follows:

- Site and Surroundings
- Planning History

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- Relevant Pre-Application Inquiries
 - The Proposal
 - Policy Considerations
 - Planning Considerations
 - Conclusion

2 SITE AND SURROUNDINGS

THE SITE

- 2.1 The Site is an existing residential apartment - Flat 9 - on the fifth floor of the Building. The Site is within the London Borough of Camden, has a Gross Internal Area (GIA) of approximately 127.6sqm, and can be accessed by pedestrians via Grape Street.
- 2.2 The Building is located on the eastern side of Grape Street at the junction of Shaftesbury Avenue, and is Grade II listed. There are retail/commercial uses at ground floor level and five storeys of residential above.
- 2.3 The listing states that the Building was built during the years 1902 to 1908, and describes it as follows:

Almost certainly by C Fitzroy Doll. Red brick with exuberant terracotta dressings, slate roof with tall stacks. PLAN/EXTERIOR: asymmetrical L-shaped plan, with 5-window range to Shaftesbury Avenue and eight windows to Grape Street. 5 storeys, with 2-storey attic remodelled along Grape Street late C20. Massive corner bartizan which rises from a single ground floor column with foliate capital to form tourelle with panels of moulded heads on giant modillion frieze. This is answered by corner tourelle rising from third floor at junction fronting New Oxford Street. 2 more regular square 3-storey oriels face Shaftesbury Avenue, with 2 likewise to Grape Street, all with machicolated frieze. All linked by parapets, modillion cornice and many bands. The main corner bartizan with balconies either side, with terracotta balustrading and behind which the windows have segmental arched transoms. The other windows are mullion and transom casements in moulded terracotta surrounds with notched lintels that continue as bands across the composition. Shopfronts to Shaftesbury Avenue C20, those to Grape Street to consistent design, all set between moulded terracotta pilasters. INTERIORS not inspected. Included primarily for the quality of its street facades, an exceptionally powerful work in Doll's typically bombastic idiom using fine terracotta.

SURROUNDINGS

- 2.4 Within the immediate proximity of the Building are several structures which are comparable to it. The Building's southern boundary adjoins another which has ground floor commercial units with residential above; on the other side of Grape Street to the west is a building, also Grade II listed, which is similar with regard to both its architectural detailing and its mix of uses.
- 2.5 To the north of the Building is Shaftesbury Avenue, which widens to accommodate an area within the public realm and features mature street trees. To the east is a vacant compound accessed from West Central Street, beyond which is a large multi-storey car park and hotel.
- 2.6 The Site is designated within the Bloomsbury Conservation Area, the Tottenham Court Road Growth Area, an Archaeological Priority Area (London Suburbs) and a Central London Area (Clear Zone Region). It has a PTAL of 6b - the highest possible - and is within walking distance of Tottenham Court Road, Holborn and Covent Garden Underground Stations.

3 PLANNING HISTORY

3.1 A search of the LPA's online database reveals the following planning history:

3.2 Permission was granted 18 January 1984 for:

Erection of a two-storey mansard extension to provide three additional residential units.

3.3 The Site is one of the three units granted by the permission.

3.4 Relating to works proposed to the Site directly, planning permission and listed building consent was granted 07 October 2005 under applications 2005/2903/P & 2005/2904/L for the:

Replacement of existing conservatory at roof level with new Victorian style conservatory including timber frames, glazed units/panels and pitched roof and internal refurbishment of existing top floor flat.

4 RELEVANT PRE-APPLICATION INQUIRIES

4.1 Two pre-application requests have been made for the proposed extension to the Site: one in February 2015, the other in April 2016.

FEBRUARY 2015 - REF. 2015/1119/PRE

4.2 A pre-application request was made February 2015 for the:

Replacement of existing roof-top conservatory and extension of existing mansard roof to create additional residential accommodation with continued use of the external roof terrace area.

4.3 The proposal would replace the top floor of the mansard roof extension with a contemporary mirrored glazed extension, providing two levels of residential accommodation.

4.4 The LPA responded to the proposal in a letter dated 05 June 2015. In it the case officer confirmed that little of the building's historic fabric would be harmed or lost by the proposal. However, the design was considered to impose too greatly on the tourelle, and an elevation which included the Building, the remaining mansard and the glazed extension was pronounced an unworkable combination.

4.5 The officer advised the Applicant to retain the existing roof slope, and seek to develop behind it. The rear elevation was considered capable of significant improvement.

4.6 The officer recommended that the Applicant provide a daylight and sunlight assessment in future proposals to demonstrate the impact on neighbours.

MAY 2016 - REF. 2016/2393/PRE

4.7 A pre-application request was made May 2016 to:

- *raise the existing roof slope facing Grape Street and construct a modern structure behind it to create a proposed 6th floor;*
- *replace the conservatory with a contemporary extension;*
- *improve the existing roof terrace and replace modern additions such as balustrading; and*
- *raise two chimney stacks to above the height of the proposed extension.*

4.8 The proposal had been prepared specifically to address the comments made in the previous pre-application approach, and would have been largely unnoticeable at street level from the north and west. However notwithstanding this, in a written response dated 09 September 2016, a different case officer raised concerns relative to both the principle and the design of the proposal, feeling that the addition of another storey would detract from the Building's character, over-dominating both it and its immediate context. The officer also felt that the design did not reflect the character of the Building, and that the extension of the roof plane beyond the shallow dormer windows would appear "contrived and top-heavy".

4.9 The officer reasoned that, while development above the roof plane was unwelcome, development behind it could be acceptable. He also found the principle of replacing the conservatory acceptable, although the proposed design required alteration to render it softer and more lightweight. Subject to a more sympathetic design, the existing conservatory could be extended into the existing terrace.

4.10 The officer welcomed the improvement of the entirety of the rear elevation.

5 THE PROPOSAL

5.1 The Proposal has been designed in the context of comments made by the LPA following pre-application meetings to discuss earlier designs.

5.2 The Proposal seeks the replacement of the existing conservatory with one of a lightweight and modern design, the improvement of the rear elevation, and the use of the mansard roof as a roof terrace.

Conservatory

5.3 The design of the proposed replacement conservatory has been amended in light of the LPA's written response to render it more lightweight.

5.4 The proposed extension will sit on the footprint of the existing one, and have eaves that are identical in height. The sides will be double glazed, and a metal roof is proposed which will sit lower than the existing.

Roof Terrace

5.5 The roof terrace will not involve an extension of the roof line, and will feature a metal balustrade set back one meter from the roof edge. The terrace will be timber decking with the addition of a steel frame roof light.

5.6 The roof will be renewed with more efficient insulation and the replacement of leadwork flashing to the roof edge.

5.7 The terrace will be accessed from the stair tower, which will be extended up to the level of the current lift shaft overrun. The stair will be covered by a sliding roof light.

Rear Elevation

5.8 The visible façade of the rear elevation will be clad in leadwork panels, and double glazed aluminium doors on the fifth floor will replace the existing windows.

Other Alterations

5.9 The glazed balustrade around the fifth floor terrace will be replaced by a metal balustrade of polished steel. The fifth floor terrace will have its timber decking replaced with a similar hardwood.

6 POLICY CONSIDERATIONS

6.1 This section lists planning policy relevant to the Application. Of particular import to the Proposal are design and heritage considerations.

NATIONAL PLANNING POLICY GUIDANCE

6.2 The Government published the National Planning Policy Framework ('NPPF') on 27 March 2012. The NPPF sets out the Government's vision of sustainable development in England, and how it will be facilitated by the planning process. Central to the ideas of sustainable development is the importance of the economic, social and environmental roles which development can play.

6.3 The Planning Practice Guidance ('PPG') - which supports the NPPF's policies and provides wider guidance and explanation - states that the NPPF represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application.

Presumption in Favour of Sustainable Development

6.4 The NPPF describes the presumption in favour of sustainable development as the golden thread running through plan-making and decision-taking. Paragraph 14 describes what this means for decision-taking:

- *approving development proposals in accordance with the Development Plan without delay; and*
- *where the Development Plan is absent, silent or out of date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.*

Core Planning Principles

6.5 Paragraph 17 - there are 12 core planning principles which should underpin plan making and decision taking, among which are the assertions that decision-taking should:

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

Requiring Good Design

6.6 Paragraph 60 - it is proper to promote local distinctiveness, but planning policies and decisions should not:

- seek to impose architectural styles or particular tastes; nor
- stifle innovation, originality or initiative through unsubstantiated requirements to conform to development forms or styles.

6.7 Paragraph 61 - whilst the visual appearance and architecture of buildings are important factors, securing high quality and inclusive design goes beyond aesthetic considerations. The connections between people and places, and the integration of new development into the surrounding environment should be taken into account.

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- 6.8 Paragraph 63 - great weight should be given to outstanding or innovative designs which help to raise the standard of design in the area.

Conserving and Enhancing the Historic Environment

- 6.9 Paragraph 128 - LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be:

- proportionate to the assets' importance; and
- sufficiently informative to allow understanding of the proposal's impact.

As a minimum the relevant historic environment record should have been consulted, and the heritage assets assessed using appropriate expertise where necessary. If a site on which development is proposed may have archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 6.10 Paragraph 131 - when determining planning applications, LPAs should consider:

- sustaining and enhancing the significance of heritage assets;
- the positive contribution that conservation of heritage assets can make to sustainable communities; and
- the positive contribution new development can make to local character and distinctiveness.

- 6.11 Paragraph 137 - LPAs should look for opportunities to develop within both conservation areas and the setting of heritage assets so as to enhance or better reveal their significance. Proposals which accomplish this should be treated favourably.

6.12 DEVELOPMENT PLAN

- 6.13 The Development Plan comprises the following documents:

- Local Development Framework Policies Map (2016);
- The London Plan (adopted July 2010, consolidated with subsequent modifications January 2017);
- Camden Local Plan (adopted July 2017); and
- Bloomsbury Conservation Area Appraisal and Management Strategy (adopted April 2011).

- 6.14 The Council has also published the following relevant SPG document:

- Camden Planning Guidance 1: Design (published July 2015).

LOCAL DEVELOPMENT FRAMEWORK POLICIES MAP

- 6.15 The Site is designated within the Bloomsbury Conservation Area, the Tottenham Court Road Growth Area, an Archaeological Priority Area (London Suburbs) and a Central London Area (Clear Zone Region).

THE LONDON PLAN

- 6.16 The London Plan provides overarching guidance for London's Boroughs regarding their plan making and decision taking, and provides guidance on those proposals to which the Mayor will lend support in principle.

Design

- 6.17 Policy 3.5 - the design of all new housing developments should:

- enhance the quality of local places, having regard to their surrounding context, density, tenure and land use mix; and
- consider factors which relate to the home as a place of retreat, with adequately sized rooms and convenient and efficient room layouts.

6.18 Policy 7.4 - buildings should have a high quality of design which responds to its orientation; and the surrounding scale, proportion and mass. The design should allow for existing buildings that contribute positively to the area's character, and should be informed by the historic environment.

6.19 Policy 7.6 - buildings and structures should:

- be of the highest architectural quality;
- optimise the potential of sites;
- complement the environment with regard to design, scale and materials used;
- enhance, activate and appropriately define the public realm;
- not cause unacceptable harm to the amenity of surrounding area;
- provide high quality indoor and outdoor spaces; and
- integrate with its surroundings.

Heritage

6.20 Policy 7.8 - where appropriate, development should: identify, value, conserve, restore, re-use and incorporate heritage assets. Development affecting heritage assets and their settings should conserve their significance by being sympathetic to them.

CAMDEN LOCAL PLAN

6.21 The document was adopted 3 July 2017 and replaces both the Core Strategy and Development Policies.

Growth and Spatial Strategy

6.22 Policy G1 - growth will be concentrated in several identified growth areas of the borough, including the Tottenham Court Road Growth Area. Growth will be delivered by supporting development that is considerate to its surroundings and makes the best use of the site.

6.23 Supporting text states that proposals in the Tottenham Court Road Growth Area should:

- be of the highest quality of development, preserve local amenity, and seek to conserve and enhance the significance of heritage assets; and
- maximise densities whilst ensuring compatibility with the local context, the principles of sustainable design and the public transport capacity.

Managing the Impact of Development

6.24 Policy A1 - permission will be granted unless it causes unacceptable harm to the amenity of occupiers and neighbours. Proposals should consider factors such as:

- visual privacy and outlook; and
- sunlight, daylight and overshadowing.

Design

6.25 Policy D1 - development is required to:

- respect local context and character;
- preserve or enhance the historic environment and heritage assets;
- comprise details and materials that are high in quality and complementary of the local character;

- integrate well with its surroundings and contribute positively to the street frontage; and
- provide a high standard of accommodation for housing.

Heritage

6.26 Policy D2 - the following factors should be considered when proposing development affecting heritage assets. Assets should be preserved and, where appropriate, enhanced:

- Designated Heritage Assets - development causing substantial harm to heritage assets will not be permitted unless it can be demonstrated necessary for the provision of a public benefit which would outweigh such harm. Development causing less than substantial harm will not be permitted unless the harm is convincingly outweighed by public benefit.
- Conservation Areas - development in a Conservation Area should preserve (and where possible enhance) the area's character or appearance.
- Listed Buildings - Proposals will be resisted if they put forward extensions which cause harm to the special architectural and historic interest of the building.
- Archaeology - acceptable measures should be taken to ensure that heritage assets are preserved. These measures should be in accordance with the significance of the asset.

6.27 Supporting text states that:

- external and internal works to a listed building will be controlled;
- rebuilding behind the face of a listed building will not normally be considered acceptable; and
- proposals which would reduce the energy consumption of a listed building will be welcomed, provided no harm comes to the special architectural quality of the listed building.

BLOOMSBURY CONSERVATION AREA APPRAISAL AND MANAGEMENT STRATEGY (2011)

6.28 The document analyses the Conservation Area and provides advice to those seeking to develop within it.

Analysis of the Area

6.29 Paragraph 5.4 - the following alterations have impacted previously on the character and appearance of the Conservation Area:

- inappropriate design of extensions;
- the use of inappropriate materials;
- inappropriately detailed doors and windows;
- inappropriate roof level extensions; and
- extensions of excessive scale, massing or height.

6.30 Paragraph 5.13 - the buildings designed by C Fitzroy Doll on and around Grape Street contribute positively to the Conservation Area.

Advice for Applicants

6.31 Paragraph 5.29 - high quality design and execution will be required of all new development at all scales. Applications should contain sufficient information to enable the Council to assess fully a proposal.

6.32 Paragraph 5.31 - Design and Access statements accompanying applications will address specifically the particular characteristics identified in the area appraisal. This includes the formality and regularity of terraced forms, and the prevailing character created by the

historic pattern of development. A high quality, successful, modern design can enhance the Conservation Area by carefully responding to the surrounding buildings and spaces.

- 6.33 Paragraph 5.33 - the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in an appropriate manner. They should be replaced only where it can be demonstrated that they are beyond repair.

CAMDEN PLANNING GUIDANCE 1: DESIGN

- 6.34 The document provides additional advice on the design of proposals.
- 6.35 Alterations should take account of the character and design of both the property and its surroundings. Windows, doors and materials should complement the existing building.
- 6.36 In historic areas, traditional materials will usually be the most appropriate complement to the existing historic fabric. Modern materials such as steel and glass may be appropriate but should be used sensitively, and not dominate the existing property.

SUMMARY

- 6.37 A review of relevant documents indicates that the most pertinent policy matters relative to the Proposal are the impact of development on the historic fabric of the listed building, and on the Conservation Area. However, other normal development management matters, such as residential amenity, need to be taken into consideration also.

7 PLANNING CONSIDERATIONS

7.1 The Proposal seeks the replacement of the existing conservatory with one of a lightweight and modern design, the improvement of the rear elevation, and the use of the mansard roof as a roof terrace.

7.2 The Site is in a highly sustainable location, although attention needs to be paid to its status as a Grade II listed building, and its location within a Conservation Area

PRINCIPLE OF THE PROPOSED DEVELOPMENT

7.3 At both national and local level, the replacing of the existing conservatory with one with a broadly similar footprint is acceptable in principle. Acceptable in principle too is the use of the mansard roof as a roof terrace, and the substantial improvement of the rear elevation.

7.4 The Site's twin heritage asset designations, however, means that the acceptability of the Proposal, beyond the acceptability of the principle, rests chiefly on its design and any impact it may have on both the Building as a Grade II listed structure, and the Conservation Area in which it is located.

DESIGN OF THE PROPOSED DEVELOPMENT

Conservatory

7.5 In the context of the pre-application advice provided by the LPA, the proposed conservatory is lightweight and represents a high quality of design. The eaves are at the same height as the existing structure, and the roof as a whole is lower than that which is there currently. As the proposed elevation plans show, the roof would sit lower than the existing lift shaft, and grant greater prominence to the tourelle.

7.6 In line with NPPF guidance, policies 7.4, 7.6 & 7.8 of the London Plan, and policies D1, D2 & G1 of the Camden Local Plan, the design of the proposal enhances the Building by allowing its heritage assets greater dominance than they presently enjoy.

Roof Terrace

7.7 It is pertinent to note that the mansard roof, approved for development in January 1984, is not part of the original historic structure. Notwithstanding this, the proposal does not extend the roof, nor does it project above the current height of the structure.

7.8 The metal balustrade and timber decking have been chosen in order to complement to the highest degree possible the Building's existing materials. The balustrade is set back to eliminate its impact on the Building as seen from street level, thereby minimising any potential impact on the historic fabric of the Building.

7.9 The proposal accords with NPPF guidance, policies 7.4 & 7.8 of the London Plan, and policies D1 & D2 of the Camden Local Plan. The design of the Proposal preserves the historic fabric of the Building, and would use materials that are sensitive and considerate to the existing structure.

Rear Elevation

7.10 Improvement to the rear elevation was supported by the LPA in their response to pre-application inquiries. The addition of leadwork cladding to the visible façade will substantially enhance the visual appearance of the Building, and by extension the impact of the Building on the Conservation Area.

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- 7.11 Leadwork cladding has been chosen as it will complement the existing structure, and this consideration ensures compliance with design and heritage policies at national and local level.
- 7.12 Double glazed doors are proposed on the fifth floor. These will be aluminium framed with slide openings. The frameless glazed balustrades on the outside face of the doors will blend unnoticeably with the doors, which will improve daylight within the flat and increase ventilation. In accordance with the supporting text of the Local Plan, the benefit given to residents should stand as an argument in favour of approval.
- 7.13 There will be outlook at the same elevation, and in similar locations to that currently present. The proposal does not present additional adverse impact on neighbouring amenity.

Other Alterations

- 7.14 The replacement balustrading around the fifth floor terrace will use materials which better match the Building, and enhance the northwest and southwest elevations fronting Shaftesbury Avenue and Grape Street respectively. This improvement to the setting of the Building's historic fabric is in line with policy and should be welcomed. Elsewhere, leadwork will be refurbished, and improvements will be made to the fifth floor terrace, further improving the current condition of the Building.

FURTHER COMMENTARY ON THE BENEFITS OF THE PROPOSAL

- 7.15 Double glazing will improve the energy performance of the Building, in line with Camden Local Plan policy D2.
- 7.16 The Proposal also seeks an improvement to the insulation and an upgrade to the waterproofing. This would improve the energy efficiency of the Site and the condition of the Building.
- 7.17 The terrace's proposed roof lights - covering the stair and the bathroom - will significantly improve daylight in the flat, and have a positive impact on residential amenity, something encouraged in policy 3.5 of the London Plan.
- 7.18 There is already a roof terrace at the Site. Owing to this, as well as the layout of the surrounding environment, the proposed roof terrace would not cause additional adverse impact on neighbouring amenity.

FURTHER COMMENTARY FROM CONSULTANTS

- 7.19 In addition to this Statement, supporting commentary has been provided in the form of a Heritage Statement, and a Daylight and Sunlight Statement. These are included in the Application, but their findings are summarised below.

Heritage Statement

- 7.20 The Heritage Statement, provided by Turley Heritage, concludes:

In conclusion, the application scheme will preserve the special interest of the listed building, and will also preserve or enhance character or appearance of the conservation area. Overall, the significance of these affected designated heritage assets will be sustained. This is in accordance with the aims and principles set out in the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012 and supported by NPPG 2014, and relevant local policy and guidance.

Daylight & Sunlight Statement

- 7.21 The statement takes the form of a brief letter provided by Christopher Jones at MES Building Solutions. In it he writes:

In mind of the above proposals and the guidance described, it is my opinion that, given the information provided by you of the proposed works, the development at 3 Grape Street would be unlikely to cause a detrimental loss of daylight and sunlight to neighbouring buildings. This is due to the small scale of any changes to the massing when compared to the current building.

Consultant's Findings

- 7.22 Both of the documents provided consider the Proposal, and provide advice which affirms that there should be no reason to refuse the application on heritage or daylight/sunlight grounds.

8 CONCLUSION

- 8.1 Planning policy indicates that alterations to listed buildings, and to structures within Conservation Areas, are acceptable in principle, subject to design.
- 8.2 The Proposal seeks the replacement of the conservatory with one of a modern lightweight design that enhances the prominence of the tourelle.
- 8.3 The roof terrace will not see an increase in height, and the works will not be visible from street level when complete, preserving the historic significance of the Building.
- 8.4 The rear elevation will be enhanced, benefitting both the Building and the Conservation Area.
- 8.5 Other proposed works will improve the Site's energy efficiency, historic appearance, and access to daylight.
- 8.6 All proposed works are consistent with policy both regarding their principle and their design.
- 8.7 The proposal should therefore be supported by the LPA and granted planning permission.