

Planning and Heritage Statement

Listed Building Consent for Minor Internal
Alterations at Basement Level
At 12 Great James Street



Contents

Executive Summary	ii
1. Introduction	1
2. Site Context and Planning History	2
3. Proposals	5
4. Planning Policy and Key Policy Headlines	6
5. Planning and Heritage Justification	7
6. Conclusions	8

Planning Potential Ltd

London

Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000

Report Author: Grace Mollart
grace@planningpotential.co.uk

Report Reference:
3932

Executive Summary

An application for Listed Building Consent has been submitted to Camden Council in respect of proposals for minor alterations at basement level at 12 Great James Street.

The property was renovated in 2012 and this application seeks to make further changes to the works undertaken at that stage to bring it up to modern standards.

The proposals seek to further upgrade the existing spaces and facilities at basement level to improve its quality and functionality of the single-family dwelling. The alterations are necessary to support modern family life, and are considered to be fully sympathetic to the character and appearance of the original house.

As well as this Planning and Heritage Statement, the application is supported by a Design and Access Statement, and a number of architectural plans both outlining and justifying the proposals.

1. Introduction

- 1.1. This Listed Building Consent application has been prepared on behalf of our clients in respect of their proposals for sympathetic alteration at basement level at 12 Great James Street.
- 1.2. The property was renovated in 2012 and the property as a whole has been much altered over the years with modern fittings. The proposals have been designed to further upgrade the existing facilities at basement level and improve circulation space necessary to support modern family life, whilst being sympathetic to the listed building.
- 1.3. The works are only minor and involve the removal of modern partition walls around the existing staircase, the repurposing of the bedroom as an open plan playroom which involves the removal of the existing kitchen walling and cabinets and the installation of sliding doors. And finally, the proposals also involve the improvement and reorganisation of the kitchen facilities. The kitchen will be reduced in size and arranged along the party wall utilizing the existing historic mantle as a location for a new gas hob unit. The new kitchen units will be laid out either side of the new gas hob as shown on the plans and elevations submitted with the application.
- 1.4. The proposals are entirely subterranean, and as a result they will not affect the character and setting of the listed building nor conservation area. It is considered that the basement is the floor where works are least likely to affect the value of the listed building.
- 1.5. This report sets out the site context and planning history, outlines the proposals and touches on the planning policy considerations.

2. Site Context and Planning History

Site Context

- 2.1. The property is a Grade II* listed building (listed in 1951) within the Bloomsbury Conservation Area (designated in 1984).
- 2.2. The Historic England listing entry details state the following regarding the property:

'12 Great James Street is listed with 13 other terraced houses in Great James Street.

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some later re-facing in multi-coloured stock brick. No.3 re-faced in yellow stock brick.

EXTERIOR: 4 storeys and basements. 3 windows each. Segmental red brick arches and dressings to flush frame windows, some with glazing bars and some with reeded frames with roundels. Parapets. Wooden, architraved doorcases.

No's 5, 7 and 10-16 with enriched carved brackets carrying hood with panelled soffits, most with patterned radial fanlights and panelled doors.

INTERIORS: most houses with good panelling; open staircases with turned balusters, column newels and carved brackets to treads.

SUBSIDIARY FEATURES: attached cast-iron railings to areas, with urn or torch flambe finials.'

- 2.3. The site is located on the eastern side of Great James Street, north of Cockpit Yard, and north of the junction with Theobalds Road.
- 2.4. The property comprises a basement plus four-storey terrace situated on an early 18th Century terraced street. The building is of brick construction with flat red brick arches, painted timber windows and cast-iron balustrades to the street.
- 2.5. The internal arrangement of the property has been altered at various points over the years and previously operated as offices. The basement floor contains less evidence of historical significance than other areas of the property.

Planning History

- 2.6. The planning history for the property is summarised in the table below:

2008/1141/P	Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level.	Granted 31st March 2009
Revision to 2008/1141/P (2010/6705/P)	Revision to planning permission (ref. 2008/1141/P). Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of	Granted 28th April 2011

	existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11.	
Revision to 2008/1141/P (2011/0314/P)	Revision to planning permission (ref. 2008/1141/P). Revision comprises the amendment to entrance stairs and porch at basement level; reinstatement of an original window to lower ground floor and courtyard at rear ground floor level; ground floor extension and new layout to consented first floor rear balcony; erection of new roof terrace to front & rear and associated internal alterations to dwelling (Class C3).	Granted 1st July 2011
2008/1143/L	Internal and external alterations in connection with the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level.	Granted 10th June 2008
Revision to 2008/1141/P (2010/6707/L)	Revision to listed building consent (ref. 2008/1143/L). Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 3 rooflights at number 11.	Granted 5th April 2011
Revision to 2008/1141/P (2011/0357/L)	Amendments to listed building consent (ref. 2008/1143/L). Revision comprises the amendment to entrance stairs and porch at basement level; reinstatement of original window to lower ground floor and courtyard at rear ground floor level; ground floor extension and new layout to consented first floor rear balcony; erection of new roof terrace to front & rear and associated internal alterations to dwelling (Class C3).	Granted 23rd March 2011
2011/2996/L	Retention of six over six timber sash windows incorporating slim double-glazed units (Class 3)	Refused 21st August 2012
Amendments to 2011/2996/L (2013/4813/L)	Replacement of ground, first, second and third floor level front elevation windows of existing dwelling (Class C3)	Refused 25th September 2013
2012/4280/P 2012/6558/L	Replacement of the false pitch roof at the front with a glass balustrade at roof level (Class C3)	Refused 29th January 2013

	Works in association with the replacement of the false pitch roof at the front with a glass balustrade at roof level (Class C3).	
--	--	--

- 2.7. In terms of the basement, the partition walling around the staircase and between the kitchen and bedroom were installed as part of the 2011/0314/P application, so the removal of this modern fabric should be supported.

3. Proposals

- 3.1. The proposals involve minor alterations at basement level at the property of 12 Great James Street.
- 3.2. The proposals aim to respect the property whilst improving the facilities and spaces that will sustain its future use. The design approach will not affect key features of the original house and is fully sympathetic in nature.
- 3.3. The specific proposals put forward as part of this application are outlined below:
 - Removal of modern partition walls around the existing staircase which were installed as part of the previous consent.
 - Repurposing the bedroom as an open plan playroom which involves the removal of the existing kitchen wall and cabinets and the installation of sliding doors in their place.
 - Improvements and reorganisation of the kitchen facilities. The kitchen will be reduced in size and arranged along the party wall utilizing the existing historic mantle as a location for a new gas hob unit, with kitchen cabinets laid out either side.
- 3.4. The basement floor has a non-original kitchen fit out which will be removed and upgraded to suit modern family requirements. The historic mantle will be retained and preserved, with new kitchen cabinets installed either side. The removal of partition walls between the kitchen and bedroom will allow the repurposing of this space to an open plan playroom which is better suited to the basement level. The modern partition walls surrounding the staircase will be opened up to allow for better circulation space.
- 3.5. The proposals are entirely subterranean, and as a result they will not affect the character and setting of the listed building nor conservation area. It is considered that the basement is the floor where works are least likely to affect the value of the listed building.
- 3.6. The proposals aim to respect the property whilst providing a number of facilities and spaces that will sustain its future use. The design approach is sympathetic to the key features of the original house, namely the historic mantle. Importantly, the proposals accord with local policy as demonstrated in the next chapter.

4. Planning Policy and Key Policy Headlines

Brief Policy Overview

- 4.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.
- 4.2. The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF) (2012), supported by the National Planning Practice Guidance.
- 4.3. The Development Plan consists of the following document:
 - Camden Local Plan (2017)
- 4.4. Consideration has also been given to Camden Planning Guidance - Housing (2015), Camden Planning Guidance – Basements (2015), Camden Planning Guidance – Design (2015).

5. Planning and Heritage Justification

- 5.1. The proposals seek to improve the space, layout and quality of accommodation and facilities at basement level. The property was renovated in 2012 and the property as a whole is much altered over the years with modern fittings. This application seeks to make further changes to the basement to bring it up to modern standards.
- 5.2. The NPPF states that planning should always seek to secure high quality design and conserve heritage assets in a manner appropriate to their significance. London Plan (policies 7.4, 7.6 and 7.8) seek to ensure that developments should promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design. Local Plan Policy D2 Heritage states the Council will seek to preserve and enhance heritage assets, and D1 Design states that the Council will promote high quality design and materials in all developments.

Heritage Considerations

- 5.3. The works have been limited as far as possible with only minimal intrusion to the building, to preserve and enhance the heritage asset.
- 5.4. It is considered the removal of partition walls surrounding the staircase and between the kitchen and bedroom is acceptable, given that this is modern fabric which was mostly installed as part of the previous consents. No historic detailing will be lost and the existing condition of the floors will be preserved as the non-original walls were built on top of this layer, therefore, the area will just need to be made good. Where the walls are removed, the new plasterwork will match the existing contemporary detailing.

Design and Amenity Considerations

- 5.5. The scheme has been designed to the highest quality to preserve and enhance the property in line with Local Plan Policy D1 Design, as well as enhance the quality of life of its occupiers in line with Policy A1 Managing the impact of development.
- 5.6. It is considered that the newly proposed kitchen cabinets and gas hob will be a simple contemporary design which will blend seamlessly with the original stove and existing fabric, preserving and enhancing the listed building.
- 5.7. The sliding doors will feature a simple pocket door system which will be constructed of glass and will improve the circulation and natural light entering into room improving the amenity of its occupiers.

Summary

- 5.8. It is considered that the proposals are appropriate, in line with policy considerations and there will be no harm to the building's identified significance.

6. Conclusions

- 6.1. This Statement has been prepared on behalf of our clients in respect their proposals for sympathetic alteration of the basement floor at the property at 12 Great James Street.
- 6.2. The property was renovated in 2012 and the property as a whole is much altered with modern fittings. This application seeks to make further changes to the basement level which are considered consistent with the restoration and sensitive modernisation of the listed building.
- 6.3. These minor proposals aim to respect the property whilst providing some more improvements to facilities and spaces that will sustain its future use. The design approach is sympathetic to the key features of the original house, and importantly, the proposals accord with local policy and the NPPF in that there will be no harm to the building's identified significance.