

Development Management
Camden Town Hall Extension
Argyle Street, London
WC1H 8EQ

27th April 2018

2018/15

BY PLANNING PORTAL

Dear Sirs,

PLANNING AND LISTED BUILDING CONSENT APPLICATIONS
VERNON HOUSE, 5-8 ST MARK'S SQUARE, LONDON, NW1 7TN

I am instructed by my client, SAV Group, to submit a planning and listed building consent applications for the following development:

“Erection of two storey rear infill extension.”

Accordingly, I attach the following information:

- Completed application form including Certificate B;
- CIL Questions form;
- Heritage Assessment (HA) prepared by Heritage Collective;
- Design and Access Statement (DAS) prepared by Modulor Studio;
- Existing and Proposed Plans:
 - Existing Location Plan and Block Plan 17023 PL2 001 B;
 - Existing Lower Ground Floor Plan Showing Demolition 17023 PL2 009 B;
 - Existing Ground Floor Plan Showing Demolition 17023 PL2 010 B;
 - Existing First Floor Plan Showing Demolition 17023 PL2 011 B;
 - Existing Section A-A' Showing Demolition 17023 PL2 040 A;
 - Existing Section B-B' Showing Demolition 17023 PL2 041 B;
 - Existing North Elevation Showing Demolition 17023 PL2 070 A;
 - Proposed Block Plan 17023 PL2 101 A;
 - Proposed Lower Ground Floor Plan 17023 PL2 109 A;
 - Proposed Ground Floor Plan 17023 PL2 110 B;
 - Proposed First Floor Plan 17023 PL2 111 A;
 - Proposed Section A-A' 17023 PL2 140;
 - Proposed Section B-B' 17023 PL2 141 A; and

- Proposed North Elevation

17023 PL2 170.

In addition, I can confirm that £206, which is the requisite fee for determination of this application, will be paid online.

a. Site & surroundings

The site, also known as Vernon House, is a Grade II listed building on the north side of St Mark's Square. The L-shaped building is located on the corner of St Mark's Square and Princess Road. A detailed description and photos of the site are provided on pages 8-9 of the DAS. Furthermore, an assessment of the building and its heritage value are provided in Section 3 of the HA. The part of Vernon House facing St Mark's Square has six storeys and drops down to two storeys on the Princess Road elevation. The building has two four-storey and two two-storey rear outriggers.

In terms of the terrace, Vernon House is part of a terrace including nos. 5-11 St Mark's Square. Nos. 9-11 were converted to dwellinghouses and extended by way of two storey rear infill extensions. Photos of these extensions are provided on page 10 of the DAS. The relevant planning applications and listed building consents (LPA ref: 2004/2242/P, 2004/2244/L, 2007/0498/P, 2007/0499/L) are discussed in detail in the *Planning History* section of this letter.

In terms of the surrounding area, Pages 4-7 of the DAS show a number of properties in the vicinity of the site. The site is located within the Primrose Hill Conservation Area. Page 10 of the HA provides a detailed description of the Conservation Area.

b. Proposed development

The proposed development includes the erection of a two storey rear infill extension at lower ground and ground floor levels. A detailed description of the proposal is provided on pages 11-13 of the DAS. Details of the alterations to the fabric of the listed building are set out in paragraphs 4.3-4.10 of the HA. The extension will measure 5.54m in depth and 2.44m in width. It will be set back from the existing rear building line, as shown on the Proposed Lower Ground Floor Plan (Ref: 17023 PL2 109 A). It will be made of glass and aluminium framing. The roof will be made of opaque glazing and batten roll lead.

c. Planning history

Most relevant to this application are the two planning and listed building consents that have been granted for two storey rear infill extensions at 10 and 9 St Mark's Square. On 16th July 2004 planning and listed building consent (LPA ref: 2004/2242/P and 2004/2244/L) was granted for the erection of a glazed two storey rear infill extension at 10 St Marks Square. The scale and appearance of the extension are similar to this application.

Following that, on 4th May 2007 planning and listed building consent (LPA ref: 2007/0498/P and 2007/0499/L) was granted for the erection of a two-storey glazed extension at 9 St Mark's Square. The scale and appearance of the extension is similar to that of no.10 and this proposal. The delegated report on the application confirmed that the structure would not be visible from the public realm and therefore the character and appearance of this part of the Primrose Hill Conservation Area would be preserved. As such, it is evident that the principle of rear infill extensions in this terrace is acceptable.

d. Planning policy

The development plan for the site is as follows:

- Camden Local Plan (CLP) (2017); and
- London Plan (LP) (2016).

In addition to this, consideration has also been given to the following documents:

- Camden Planning Guidance 1 Design (2011, updated 2018); and
- Primrose Hill Conservation Area Statement (CAS) (2001).

e. Planning considerations

For the purpose of this assessment, the following issues have been examined:

- Design; and
- Impact on the Listed Building and Conservation Area.

Each of these are discussed in turn below.

Design

Policy D1 of the CLP requires development to respect the local context and character. The proposed design of the extension matches that of the existing extensions at nos. 9 & 10, as shown on page 12 of the DAS and Proposed North Elevation (Ref: 17023 PL2 170). Furthermore, the extension is set back from the building line to match the depth of the extension at no.9, as shown on the Proposed Lower Ground Floor Plan (Ref: 17023 PL2 109 A). In addition, the setback and the glass material will ensure the proposed extension appears subservient to the existing building. The proposed development reflects the character, rhythm and uniformity of the terrace. As such, it accords with the Policy D1 and Camden Planning Guidance.

Impact on the Listed Building and Conservation Area

Policy D2 of the CLP seeks to preserve and enhance the historic environment and heritage assets. Paragraphs 4.11-4.20 of the HA provide an assessment of the impact of the proposed extension on the Listed Building and Primrose Hill Conservation Area. As concluded on page 15 of the HA, the proposed development would have a negligible impact on the listed building, resulting in no harm to the designated heritage assets. Furthermore, the proposed development would preserve the character of the Conservation Area. As such, the proposal fully accords with policy D2 of the CLP and section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990.

f. Conclusion

The proposed development seeks to extend the existing building by way a two storey rear infill extension. This extension will improve the existing accommodation in Vernon House. It will be consistent in scale and appearance with the existing rear extensions in the terrace. As such, the proposed development will be consistent with the local character and preserve the character of Primrose Hill Conservation Area.

I trust this submission provides you with all the relevant information to validate and register this application and I look forward to receiving confirmation of this at your earliest convenience. Should you require anything further then please do not hesitate to contact me.

Yours faithfully,



Charles Rose
DIRECTOR

cc. SAV Group