

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

12<sup>th</sup> October 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**

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

*“Replacement of the fenestration belonging to ten dormer windows on the front and rear elevation at fourth floor level with timber framed units, as well as replacement of one metal framed door on the rear elevation of the lower ground floor with a timber framed door.”*

Accordingly, I attach the following information:

- Completed application form including Certificate B;
- CIL Questions form;
- Heritage Statement (HS) prepared by Heritage Collective;
- Design and Access Statement (DAS) prepared by Modulor Studio;
- Existing and Proposed Plans:
  - Existing Location Plan and Block Plan 17023 PL5 001;
  - Existing South Elevation 17023 PL5 070 A;
  - Existing North Elevation 17023 PL5 071 A;
  - Proposed South Elevation 17023 PL5 170;
  - Proposed North Elevation 17023 PL5 171;
  - Proposed Window Schedule 17023 PL5 410; and
  - Existing and Proposed Window/Door Sections – Details 17023 PL5 411.

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

**a. Site & surroundings**

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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 7-8 of the DAS. Furthermore, an assessment of the building and its heritage value are provided in Section 3 of the HS.

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 top floor of the building is set back in a mansard. The dormer windows at the front are set back behind balustrading and at the rear behind a small parapet, as shown on page 8 of the DAS. The dormer windows are metal framed. The building has two four-storey and two two-storey rear outriggers. At lower ground floor level, the double door in the rear outrigger is metal framed.

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.

In terms of the surrounding area, Page 6 of the DAS shows 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**

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The proposed development includes the replacement of fenestration belonging to ten dormer windows on the top floor from metal framed to timber framed. The relevant windows are identified on the Existing South Elevation (Ref: 17023 PL5 70 A) and Existing North Elevation (Ref: 17023 PL5 071 A). In addition, one metal framed double door at the rear of the building on the lower ground floor will be replaced by a timber framed double doors. This door is identified on the Existing North Elevation (Ref: 17023 PL5 071 A).

A detailed description of the proposal is provided on page 9 of the DAS and paragraphs 4.2-4.3 of the HS. The schedule of proposed windows is provided in Proposed Window Schedule (Ref: 17023 PL5 410) drawing. The detailed sections of the proposed windows and doors are shown on the Existing and Proposed Window/Door Sections – Details (Ref: 17023 PL5 411) drawing.

#### **c. Planning history**

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Most recently, a listed building consent was granted on 19<sup>th</sup> July 2018 for internal alteration and refurbishment of Vernon House including replacing all bathroom and kitchen suites.

#### **d. Planning policy**

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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**

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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 majority of windows and doors in the building are timber framed. Replacement of the dormer windows and door on the lower ground floor to timber framed units will unify the appearance of the building. As such, these works will contribute positively to the appearance of the building and the local street scene. Therefore, the development 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 4.4-4.8 of the HS provide an assessment of the impact of the proposed replacement windows and door on the Listed Building and Primrose Hill Conservation Area. As concluded on page 21 of the HS, the proposed development would have a positive impact on the significance of the listed building. 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**

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The proposed development seeks to replace remaining metal framed dormer windows and door to timber framed units. This will improve the appearance of the front and rear elevations of the building. Furthermore, it will have a positive impact on the significance of this listed building and appearance of the 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