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Planning and Regeneration
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Date: 03/09/2018
Our ref: 2018/3270/PRE
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121c Godolphin Road
 Shepherd's Bush
 London
 W12 8JN
By email

Dear Patrick Shannon,

Re: 32 Argyle Street, WC1H 8EN

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 03/07/2018.

1. Proposal

The proposal seeks internal alterations at ground to third floor levels and a mansard roof extension to create additional residential floorspace for an existing maisonette (Class C3).

2. Site description

The application site comprises a three storey building plus basement and attic level on the west side of Argyle Street, opposite the junction of St Chad's Street affording long views of the property and its wider building group. It is in residential use (Class C3) consisting of two self-contained maisonettes. The pre-application enquiry refers only to the maisonette at first, second and attic floor levels.

The building is Grade II listed and situated in the Bloomsbury Conservation Area. It forms part of a group listing that encompasses 12-36 Argyle Street, all of which are also Gr II listed.

3. Relevant planning history

APPLICATION SITE

38023 - The conversion into four self-contained dwelling units of No. 32 Argyle Street, St. Pancras. **Granted 11/03/1960**

34 ARGYLE STREET

2007/1806/P - Change of use and works of conversion from a communal hostel/HMO (sui generis) to five one-bed self-contained flats (Use Class C3), erection of a mansard roof

extension and new external stairs from basement to ground floor with opening into the railings. **Granted Subject to a Section 106 Legal Agreement 15/12/2008**

14 ARGYLE STREET

2005/0470/P - Conversion of single family dwelling house into 3 self-contained flats consisting of 2x two bedroom maisonettes and 1x studio flat including new mansard roof addition, rebuilding of rear closet wing and new external staircase to front lightwell. **Refused 12/07/2005 on the grounds that:**

- The internal works required to facilitate the conversion of the building into self-contained flats would be detrimental to the historic plan form, fabric and structural integrity of the grade II listed building
- The proposed new mansard roof would, by virtue of inappropriate window design, be detrimental to the character and appearance of the grade II listed building, the wider terrace and the conservation area.

4. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

A1 Managing the impact of development
D1 Design
D2 Heritage

Supplementary Planning Guidance

[Camden Planning Guidance](#)

CPG1 Design (2015)
CPG Amenity (2018)

n.b. The submitted heritage statement refers to outdated policy and should be updated for submission with any planning application

[Bloomsbury Conservation Area Appraisal and Management Strategy 2011](#)

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity

6. Design and Heritage

In assessing applications for listed building consent, the Council has a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Likewise, for planning applications in Conservation Areas, the Council will only permit development that preserves or enhances the character and appearance of the area.

Mansard roof with inset terrace

CPG1 Design guidance states that mansard roof extensions are likely to be acceptable where there is an established form of roof addition to a group of similar buildings, and where continuing the pattern of development would help reunite the building group. Across the wider building group of 9 buildings, only the application site and no.30 Argyle Street do not have mansard roof extensions and therefore the principle of a mansard is likely to be acceptable in this location.

The proposal is to replace the existing pitched roof with a mansard roof extension that would be situated behind the front parapet. It would incorporate two dormer windows to the front roof slope and one dormer window and inset roof terrace with glazed balustrade to the rear roof slope.

When assessing the impact on a listed building, the Council will expect original or historic features to be retained and a full justification should be provided for alterations. The applicant has demonstrated that the existing double-pitched roof form is not the original roof and has in fact been relatively recently altered and so does not constitute significant historic fabric. The loss of the existing roof form is therefore considered acceptable in heritage terms.

In terms of detailed design, the revised plans show the mansard is of a 70 degree slope which would correspond with neighbouring mansards and is acceptable. The mansard would be constructed in natural slate which is appropriate for the listed building and this part of the conservation area. The use of Welsh slate is encouraged and further details regarding the slate would be welcomed at application stage. The fenestration would be timber sliding sash of Georgian style to match the fenestration of the rest of the building. The extension to the two chimney breasts is acceptable in principle but the brickwork and detailing should match existing as far as is possible.

The rear terrace is an incongruous feature that is not traditionally found on mansard roofs, and especially not on listed buildings. There are no other examples within the wider building group and is considered to be a harmful feature of the roof and wider terrace. It is accepted that mansard terraces are evident on nearby buildings; however, these do not form part of the context for the application site. I would therefore advise this element of the proposal is removed.

Internal alterations

Ground floor

Whilst not shown on the submitted drawings, it is understood from the site visit that it is proposed to relocate the entrance door to the upper maisonette adjacent to the existing entrance door to the lower maisonette. The hall and stairs currently retain their historic form and relationship. The proposed front door at ground-floor level will interfere with the proportions of the hall, requiring a floor-to-ceiling partition which will obscure the stairs and

window, creating a subdivided space. It will also be difficult to integrate with the existing door to the ground-floor flat. It is therefore advisable to retain the existing arrangement.

First floor

Alterations to listed buildings should at the least maintain their special interest and ideally enhance it. The piano nobile is one of the principal storeys of the house. Here, the partitions on the first floor survive as built, comprising a classic, traditional plan form for a building of this type. The proposals to remove them are therefore unacceptable.

All chimney breasts (and fireplaces where present) must be retained. Chimney breasts should be expressed, retaining their central position in the wall and not having full-height structures built across or against them.

All internal details such as shutters and cornice must be retained. However, modern fittings, such as the shelves in the front room, can be removed.

Kitchen services will need to be considered carefully so as not to harm floors and underfloor structures. Full details of servicing should be provided as part of the Listed Building Consent application

Second floor

The second floor is somewhat altered in plan form. However, its spine wall between the front and rear room appears to be in the correct position and should be left intact.

The division of the front room from front to back rather than from side to side as per the existing situation may be acceptable; however, it would be preferable to leave the fireplace fully expressed.

Consideration will need to be given to bathroom services. Again, full details of servicing should be provided as part of the planning application.

Third floor

The existing drawing does not accurately represent the staircase. The new stair will need to be detailed to be plainer than the historic stair on the lower floors.

The services for the bathroom will need to be carefully considered so as not to harm underfloor structures. Since the roof terrace is unacceptable, it may be preferable to site it in the rear corner.

Windows

Where new windows are proposed these should be single glazed timber sashes of traditional design and appearance with putty fillets.

7. Amenity

By virtue of the nature and location of the proposals, there are not considered to be any resulting amenity issues. Given the presence of existing windows along the rear elevation of the building group, the inset terrace would not result in an unacceptable level of additional overlooking to neighbouring gardens or the windows of Argyle School opposite.

8. Conclusion

The principle of a mansard roof extension in this location is supported; however, the inset rear terrace should be removed as it represents an incongruous feature that would be harmful to the listed building and wider terrace.

The internal alterations are unacceptable due to the impact on the historic plan form and spatial quality of the building, which ultimately is harmful to the special interest of the listed building.

9. Planning application information

Should you choose to submit for planning permission and listed building consent, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application and Listed Building Consent
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- 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'
- Demolition drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Contextual street views at scale 1:100 labelled 'existing' and 'proposed'
- Design and access statement
- Heritage statement
- CIL Liability Form
- The appropriate fee
- 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. The Council must allow 21 days from the consultation start date for responses to be received. You are strongly advised to contact surrounding occupiers as well as the Bloomsbury Conservation Area Advisory Committee to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Kristina Smith on **020 7974 4986**

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

Yours sincerely,

Kristina Smith

**Senior Planning Officer
Planning Solutions Team**