

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

24<sup>th</sup> May 2019

2018/15  
BY PLANNING PORTAL

Dear Sirs,

**FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT**  
**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:

*“Erection of part-three, part-four storey side extension along with associated internal alterations.”*

Accordingly, I attach the following information:

- Completed application form including Certificate B;
- CIL questions form;
- Heritage assessment (HA), prepared by Heritage Collective;
- Internal daylight and external impact report, prepared by Model Environments;
- Design and access statement (DAS), prepared by Modulor Studio;
- Existing and proposed plans:
  - Site location and block plan – 17023 PL4 001;
  - Existing ground floor plan – 17023 PL4 010;
  - Existing first floor plan – 17023 PL4 011;
  - Existing second floor plan – 17023 PL4 012;
  - Existing third floor plan – 17023 PL4 013;
  - Existing roof plan – 17023 PL4 015;
  - Existing section CC – 17023 PL4 043;
  - Existing section DD – 17023 PL4 044;
  - Existing east elevation – 17023 PL4 070;
  - Existing west elevation – 17023 PL4 071;
  - Proposed block plan – 17023 PL4 101;

- Proposed ground floor plan – 17023 PL4 110;
- Proposed first floor plan – 17023 PL4 111;
- Proposed second floor plan – 17023 PL4 112;
- Proposed third floor plan – 17023 PL4 113;
- Proposed roof plan – 17023 PL4 115;
- Proposed section CC – 17023 PL4 143;
- Proposed section DD – 17023 PL4 144;
- Proposed east elevation – 17023 PL4 170; and
- Proposed west elevation – 17023 PL4 171.

In addition, I can confirm that £407, which is the requisite fee for determination of this application, will be paid via Planning Portal.

#### **a. Site & surroundings**

The site 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. 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 gap in the façade created by the two-storey Princess Road element looks onto the rear and side of existing building, and on to a lift shaft added to the building in the 1970s (see figure 1).



*Figure 1: view of Vernon House from Princess Road*

In terms of the surrounding area, Vernon House is part of a terrace including nos. 5–11 St Mark's Square. Nos. 9–11 have been converted to dwellinghouses. The rear garden of 9 St Mark's Square

forms the east boundary of the site. To the west, the site abuts rear gardens of 2-12 Princess Road. Finally, to the north, the site abuts the yard of Primrose Hill Primary School. Pages 4–9 of the DAS provide details of the area surrounding the site. The site is located within the Primrose Hill Conservation Area. Pages 12–13 of the HA provides a detailed description of the conservation area.

## **b. Proposed development**

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The proposed development consists of a side extension at ground, first, second and third floor level. The extension will infill the gap between Vernon House and 2 Princess Road. A detailed description of the development is provided in on pages 11–14 of the DAS.

At ground floor level the existing side infill will be extended to the SArear to enlarge unit G02 and create a separate bedroom. At first and second floor level the full-width infill will be set back from the existing front elevations at Vernon House and 2 Princess Road. Existing units 113 and 213 will be extended with bedrooms, living rooms and en-suite bathrooms. At third-floor level, the unit will feature a mansard roof addition set behind a parapet, with two dormers looking over Princess Road. The mansard roof will deliver a separate open-plan living/dining room for unit 310. At first and second-floor level the elevation will be finished with brick, with stucco window surrounds. The mansard roof slope will be hung in slate.

## **c. Planning history**

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Listed building consent (LPA ref: 2018/1692/L) was granted for the refurbishment of all the units within Vernon House in 2018. Following this, permission was granted for a glazed rear infill extension (LPA refs: 2018/1997/P & 2018/1692/L).

## **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);
- Camden Planning Guidance 3 Sustainability (2015, 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;
- Heritage impact on the listed building and conservation area;
- Impact on amenity; and
- Quality of accommodation.

Each of these are discussed in turn below.

## **Design**

Policy D1 of the CLP seeks high quality design and sustainable development. The proposed development will respond to the prevailing pattern, density and scale of surrounding properties, infilling an existing gap within the existing Princess Road façade with a sympathetically-designed extension. The infill will be stepped down from both Vernon House and neighbouring properties on Princess Road, to ensure it remains a subservient addition to the street scene. In light of these design considerations, it is considered that the development accords with Policy D1 of the CLP.

## **Impact on the Listed Building and Conservation Area**

Policy D2 of the CLP seeks to preserve and enhance the historic environment and heritage assets. To assess the heritage impact of the proposed development, a HA was prepared by Heritage Collective. The HA was able to conclude that the redevelopment would have a positive impact on Vernon House, by screening the unappealing 1970s extension to the rear with a sensitively designed extension. Against this background, the negligible loss of fabric and changes to the setting would result in no harm to either the Vernon House or the Primrose Hill conservation area. For these reasons, the HA is able to conclude that the proposal would preserve the character and appearance of the Primrose Hill Conservation Area and not result in any harm to the Grade II Listed Building.

## **Impact on amenity**

Policy A1 of the CLP seeks to resist development that causes unacceptable harm to amenity. In terms of overlooking, the infill development will only create new aspects to the front and rear of the property. The front aspect will be to the street and will be similar to the existing aspect from the existing building. The aspect from the rear will be oblique because the windows face the existing lift shaft. The lift shaft will mitigate any overlooking of neighbouring properties. As a result, the development will preserve the privacy of existing occupiers.

To further inform this application, a daylight and sunlight study has been commissioned, prepared by Model Environments. This report sets out that the development will have a negligible impact on sunlight and daylight levels of neighbouring residents and accords with BRE guidance.

In light of the above, it is considered that the development will have not detrimental impact upon the amenity of local residents in accordance with policy A1 of the CLP.

## **Quality of Accommodation**

Policy D1 of the CLP sets out that development should provide a high standard of accommodation. In this instance, the extensions will increase the residential floorspace to four existing units. In doing so, the increase will improve the accommodation the units currently provide. The accompanying daylight and sunlight study confirms that the proposed habitable rooms for these four units will meet or exceed recommended benchmark levels of daylight. In light of this, it is considered the extensions will result in these units providing a high standard of accommodation in accordance with Policy D1.

## **f. Conclusion**

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The proposed development seeks to extend Vernon House and infill the section fronting Princess Road. In doing so, the extension will provide additional residential floorspace and in doing so will improve the existing four units that are being extended.

The extension has been carefully designed having regard to the host and neighbouring properties, as well as the street scene. As demonstrated in this submission, the development will preserve the character and appearance of the Primrose Hill Conservation Area and cause no harm to the Grade II Listed Building.

In light of the above, it is considered this application for planning permission and listed building consent accords with the development plan and should be supported.

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,

A handwritten signature in black ink, appearing to read 'Hedley Mellor', written in a cursive style.

Hedley Mellor  
Planner

cc. SAV Group

Encl.