



# Design & Access, Planning and Heritage Statement

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122a Drummond Street, London, NW1 2HN

Internal refurbishment, replacement shopfront and installation of railings

October 2019

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Project 190-198 North Gower Street  
Client ADI  
Issue Final  
Project No 19001

Prepared By



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## **1 Executive Summary**

### **1.1 Executive Summary**

- 1.1.1 This application seeks planning and listed building consent applications at 122a Drummond Street, London, NW1 2HN for internal alterations, a replacement shopfront and installation of ramp and railings.
- 1.1.2 The proposed design is compatible with the local area and will not have any significant impact on the listed building.
- 1.1.3 The proposed development will not have any additional impact on the amenity of neighbours and there are no technical impediments to the granting of planning permission.
- 1.1.4 On balance, the proposed development is compliant with all levels of planning policy.
- 1.1.5 The development will achieve a sustainable development.

## 2 Introduction, Purpose and Development Proposals

### 2.1 Introduction

- 2.1.1 This statement represents a Planning, Heritage and Design & Access Statement submitted in support of the planning and listed building consent applications at 122a Drummond Street, London, NW1 2HN (the 'site') for internal alterations, a replacement shopfront and installation of ramp and railings (the 'proposed development').

### 2.2 Purpose

- 2.2.1 Planning law<sup>1</sup> requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2.2 The Courts<sup>2</sup> have determined that it is enough that a proposal accords with the development plan when considered as a whole. It is not necessary to accord with each and every policy contained within the development plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 2.2.3 The position was also clarified by Patterson J in *Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC* [2015] EWHC 2489 Admin) at paragraph 31:

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*I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole.*

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- 2.2.4 The Planning & Compulsory Purchase Act 2004 defines the Development Plan for the purposes of this assessment process as the strategy for the region in which the site is located and development plan documents, taken as a whole, which have been approved or adopted for the area.
- 2.2.5 The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.
- 2.2.6 This statement has also been prepared to illustrate the process that has led to the formulation of the proposed development and to explain and justify the adopted approach to both design and access.

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<sup>1</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

<sup>2</sup> See for example *Laura Cummins and London Borough of Camden, SSETR and Barrett Homes Limited* [2001]; *R. v Rochdale MBC ex parte Milne* [2000] & *City of Edinburgh Council v. Secretary of State for Scotland* [1997]

- 2.2.7 This statement should be read in conjunction with the other submitted planning application documents which include the application Form and proposed floor plans and elevations.
- 2.2.8 This statement and the associated documents confirm that the development is in accordance with relevant national, strategic and local plan policy and as such, in accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning permission could be contemplated.

## 2.3 Development Proposals

- 2.3.1 The proposed development is described as:

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*internal alterations, a replacement shopfront and installation of ramp and railings*

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- 2.3.2 The proposed development involves the internal refurbishment of the retail unit to allow its re-use and the replacement of the shopfront.
- 2.3.3 The internal refurbishment will seek to repair the plastering, floor and ceilings left damaged by the previous occupier.
- 2.3.4 The replacement shopfront involves the following elements:
- Existing timber glazed doors to remain on western half of frontage
  - Installation of bi-folding timber glazed doors on eastern half of frontage. These doors will match the retained.
  - New windows at high level above doors
  - Roller shutters to be removed
- 2.3.5 In addition, a new black painted metal railing will be installed on the Drummond Street elevation to match the existing fronting North Gower Street along with an access ramp. The ramp and railings will be the same as previously approved in permissions 2019/0741/L and 2019/0214/P.

## 2.4 Supporting Documents

- 2.4.1 The application is accompanied by the following documents:
- Application Form and Certificate A;
  - CIL Form;
  - This Statement;
  - 1901/A/00/00 Site Location Plan;
  - Drawings:
    - 1901/A/00/01 Existing Plan and Elevation
    - 1901/A/01/01 Proposed Plan and Elevation
    - 1901/A/01/02 Proposed Elevation (1:20)

- 1901/A/01/03 Proposed Plan (1:20)
- 1901/A/01/04 Proposed Bi-Folding Doors (1:20)
- 1901/BR/01/01 Works Specification



### 3 Site Location, Description and History

#### 3.1 Site Location and Description

- 3.1.1 The unit at 122a Drummond Street forms part of the building known as 190-198 North Gower Street which is located on the western side of North Gower Street and the northern side of Drummond Street and consists of a row of 5 Georgian properties set over 5 storeys including a lower ground floor level.
- 3.1.2 The part of the property which relates to the application lies to the rear of No. 190 on the corner with Drummond Street.
- 3.1.3 At ground floor level the rear of 190 North Gower Street extends to form a retail unit known as 122a Drummond Street.
- 3.1.4 This part of the property is significantly lower than neighbouring properties which rise to 3 storeys above ground level on both sides.
- 3.1.5 To the rear the property is a communal garden for the use of the occupants of 190-198 North Gower Street.



Corner of Drummond Street and North Gower Street showing retail unit

- 3.1.6 The property is a Grade II Listed building with a statutory listing address of 'The North Gower Hotel (Numbers 190-198) and Numbers 200-204 and Attached Railings. 190-204, North Gower Street'

3.1.7 The property was listed on 14<sup>th</sup> May 1974 and the listing description states that:

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CAMDEN

*TQ2982NW NORTH GOWER STREET 798-1/88/1234 (East side) 14/05/74 Nos.190-204 (Even) and attached railings. The North Gower Hotel (190-198) (Formerly Listed as: GOWER STREET (East side) Nos.190-204 (Even))*

GV II

*Terrace of 8 houses. Early C19. Built by I Bryant. Multi-coloured stock bricks with later patching. Rusticated stucco ground floors with plain 1st floor band. 4 storeys and basements. 2 windows each. No.204 with 3-window return and entrance to Starcross Street. Round-arched doorways with fanlights and panelled doors; No.190 with reeded surround and patterned fanlight; No.192 with fluted 1/4 columns; Nos 194 and 198 with reeded pilaster-jambs, now converted for use as windows; Nos 196, 200, 202 and 204 with reeded pilaster-jambs carrying cornice-heads and patterned radial fanlights. Nos 202 & 204 plain fanlights. Nos 190 and 192 with round-arched ground floor windows containing pointed lights. Gauged brick flat arches to recessed sash windows with glazing bars and cast-iron balconies to 1st floor. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn and spearhead finials to areas.*

*Listing NGR: TQ2929582576*

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## 3.2 Planning History

3.2.1 The following recent planning history has been identified on the Council's website:

- North Gower Hotel 190 - 198 North Gower Street London NW1 2LY (2011/4463/P)  
Withdrawn (Nov 29 2011) - Full Planning Permission  
Installation of lift overrun at roof level.
- North Gower Hotel 190 - 198 North Gower Street London NW1 2LY (2011/1029/L)  
Refused (May 3 2011) - Listed Building Consent  
Erection of rear extension to ground, first, second and third floor level to accommodate a lift shaft to HMO hostel.
- North Gower Hotel 190 - 198 North Gower Street London NW1 2LY (2011/1157/P)  
Refused (May 3 2011) - Full Planning Permission  
Erection of rear extension to ground, first, second and third floor level to accommodate a lift shaft to HMO hostel.
- North Gower Hotel 190 - 198 North Gower Street London NW1 2LY (2011/4466/L)  
Granted (Dec 6 2011) - Listed Building Consent  
Internal alterations in connection with installation of a lift.

- 3.2.2 In addition, planning and listed building consent were granted in March 2019 for 'installation of railings and ramp to ground floor platform on Drummond Street elevation' (Refs: 2019/0214/P and 2019/0741/L).
- 3.2.3 This current application seeks the same ramp and railings as previously approved as well as the other alterations.

## 4 Development Plan Context, Designations and Material Considerations

### 4.1 Development Plan Context and Designations

- 4.1.1 The Development Plan context in Euston is provided by the London Plan (2016) and the Camden Local Plan (2017) along with the Policies Map.
- 4.1.2 The Policies Map (extract below) confirms that the site is within the Euston Area Growth Area and within the Drummond Street Neighbourhood Centre.



### 4.2 Relevant Development Plan Policies

- 4.2.1 The London Plan is strategic in nature and therefore the majority of the policies are not relevant to the proposed development.
- 4.2.2 However, from a review of the Development Plan it is considered that the following policies are relevant to the determination of the application.

Issue	London Plan	Local Plan
Principle of Development		Policy G1 Delivery and location of growth Policy TC2 Camden's centres and other shopping areas
Design	Policy 7.4 Local Character Policy 7.6 Architecture	Policy D1 Design Policy D3 Shopfronts
Heritage	Policy 7.8 Heritage assets and archaeology	Policy D2 Heritage
Residential Amenity	Policy 7.6 Architecture	Policy A1 Managing the impact of development

- 4.2.3 These are discussed in more detail below where relevant.

### 4.3 Material Consideration – National Planning Policy Framework

- 4.3.1 The Government’s National Planning Policy Framework (July 2018) (the ‘Framework’) is a material consideration in the assessment of development proposals. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.3.2 The Framework confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
  - *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
  - *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 4.3.3 The Framework emphasises that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.
- 4.3.4 The Framework confirms that at its heart is a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.3.5 In terms of design, the Framework confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.3.6 Planning decisions are required to ensure that developments:
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

4.3.7 Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

4.3.8 Paragraph 131 confirms that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.3.9 In terms of Heritage Assets the Framework states at paragraph 185 that local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*



- 4.3.10 Paragraph 189 confirms that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 4.3.11 Paragraph 192 states that in determining planning applications, local planning authorities should take account of:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 4.3.12 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 4.3.13 Paragraph 194 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 4.3.14 Paragraph 195 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
  - *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 4.3.15 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 4.3.16 In addition, the Framework considers at paragraph 202 that Local Planning Authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.
- 4.3.17 In summary, the Framework seeks to ensure that proposals affecting a Heritage Asset first make an assessment of the impact of the proposal on the significance of the asset and should be granted if there is no harm to the significance. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that there are substantial public benefits that outweigh that harm or loss.
- 4.3.18 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 4.3.19 An assessment of the Framework in terms of design and heritage confirms that the proposed development is consistent with national planning policies and this provides further support for the proposed development.

#### **4.4 Material Consideration – Supplementary Planning Guidance**

- 4.4.1 The supplementary guidance which is considered to be relevant includes the **Camden Planning Guidance 1 (Design)**.
- 4.4.2 However, no conflicts have been identified. This is discussed below where relevant.



## **5 Planning Assessment**

### **5.1 Introduction**

- 5.1.1 The following assessment considers the relevant Development Plan policies and material considerations identified in the preceding section and the degree to which the proposed development complies with their provisions or not as the case may be.
- 5.1.2 From a review of the Development Plan it is considered that the following planning issues are considered to be material to the determination of the application.
- Principle of Development;
  - Impact of the proposed additions on the Listed Building; and
  - Impact on neighbouring amenity.
- 5.1.3 These considerations are summarised in turn below.

### **5.2 Principle of development**

- 5.2.1 The proposed development will enable a more efficient use of the existing retail unit in accordance with the National Planning Policy Framework and Policy G1 of the Local Plan as well as Policy TC2 which enhances and protects a retail use in a Neighbourhood Centre.
- 5.2.2 In addition, the proposed addition of a ramp and railings is deemed to be acceptable in principle as these already benefit from planning and listed building consent Refs: 2019/0741/L and 2019/0214/P).

### **5.3 Impact on the host property and heritage asset**

- 5.3.1 As stated above the Framework confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.3.2 In addition, London Plan Policy 7.4 confirms that buildings, streets and open spaces should provide a high quality design response that:
- a. has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass
  - b. contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area
  - c. is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings
  - d. allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area

e. is informed by the surrounding historic environment.

5.3.3 In addition, Policy 7.6 requires buildings to be of the highest architectural quality and Policy D1 of the Local Plan requires a high quality design.

5.3.4 In respect of the proposed replacement shopfront Policy D3 states that the Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. When determining proposals for shopfront development the Council will consider:

- a. *the design of the shopfront or feature, including its details and materials;*
- b. *the existing character, architectural and historic merit and design of the building and its shopfront;*
- c. *the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;*
- d. *the general characteristics of shopfronts in the area;*
- e. *community safety and the contribution made by shopfronts to natural surveillance; and*
- f. *the degree of accessibility.*

5.3.5 The proposed development will allow the installation of a more sympathetic shopfront which is more in character with the heritage asset.

5.3.6 The proposed shopfront will remove the roller shutter and housing and allow installation of more traditional features such as a better proportioned fascia sign, fanlights timber doors and stall riser.

5.3.7 In addition, the proposed ramp (which already has consent) will make the retail unit more accessible.

5.3.8 Therefore, the proposed shopfront will be in accordance with the above policy and the guidance as set out in the Camden Planning Guidance.

5.3.9 In addition, the Policy states that the Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.

5.3.10 This is not relevant as the retail use and shopfront will be retained.

5.3.11 Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.

- 5.3.12 The original shopfront is not in existence and the proposed development will seek to provide a more traditional style.
- 5.3.13 In addition, the Camden Planning Guidance confirms that due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene.
- 5.3.14 In addition the Camden Planning Guidance states that for boundary treatments around listed buildings or in a conservation area we will expect that:
- the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features;
  - the works preserve and enhance the existing qualities and context of the site and surrounding area
- 5.3.15 In this respect it is clear that the proposed new railings will match the existing and complete the run of balcony around the perimeter of the entire listed building to enhance its appearance as described in the listing information. This has previously been confirmed as this element already has consent.
- 5.3.16 Furthermore Policy 7.8 of the London Plan requires that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 5.3.17 In addition, Policy D2 of the Local Plan states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site;
  - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
  - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - d. the harm or loss is outweighed by the benefit of bringing the site back into use.
- 5.3.18 In addition, the policy states that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 5.3.19 In accordance with the NPPF it is clear that the approach in determining applications affecting a Heritage Asset is as follows:

- Assess the significance of the Heritage Asset.
- Assess the impact of the proposed development on the significance of the Heritage Asset.

Assessment of the significance of the Heritage Asset(s)

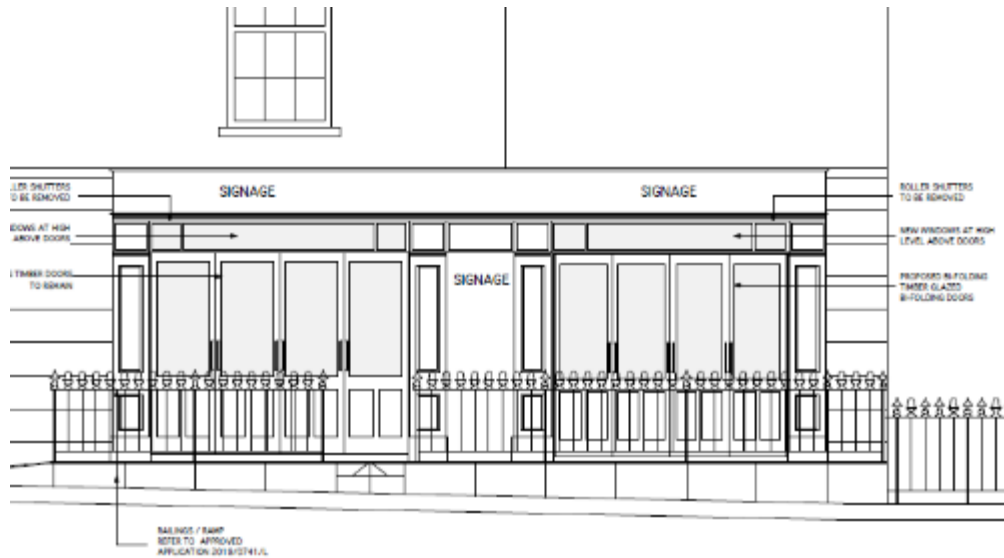
- 5.3.20 As stated above the Listing Description provided by Historic England confirms that the property is Grade II Listed.
- 5.3.21 This property which dates from early 19<sup>th</sup> Century is considered to be significant as a result of its stucco detailing and no. 190 is considered to have important features such as reeded surround and patterned fanlight, round-arched ground floor windows containing pointed lights along with gauged brick flat arches to recessed sash windows with glazing bars and cast-iron balconies to 1<sup>st</sup> floor and parapets.
- 5.3.22 In addition the attached cast-iron railings with acorn and spearhead finials to areas are considered to add significance to the property.
- 5.3.23 The internal features have been extensively modified and were not inspected as part of the listing.
- 5.3.24 The part of the property which is subject to the application sits behind the Grade II listed terrace of and acts as a kind of subservient rear extension and has been modified in conversion to a retail unit (which is currently vacant).
- 5.3.25 In this respect, it is clear from the above that the significance of the listed building arises from its architectural detailing fronting North Gower Street and not from its rear or side elements.

Assessment of the impact of the development on the significance of the Heritage Asset(s)

- 5.3.26 From the above it is considered that the proposal will not have any impact on the significance of the listed building.
- 5.3.27 The proposed replacement fenestration and materials which make up the shopfront will match the existing Georgian architecture and improve the appearance of the retail unit as shown below.



Existing



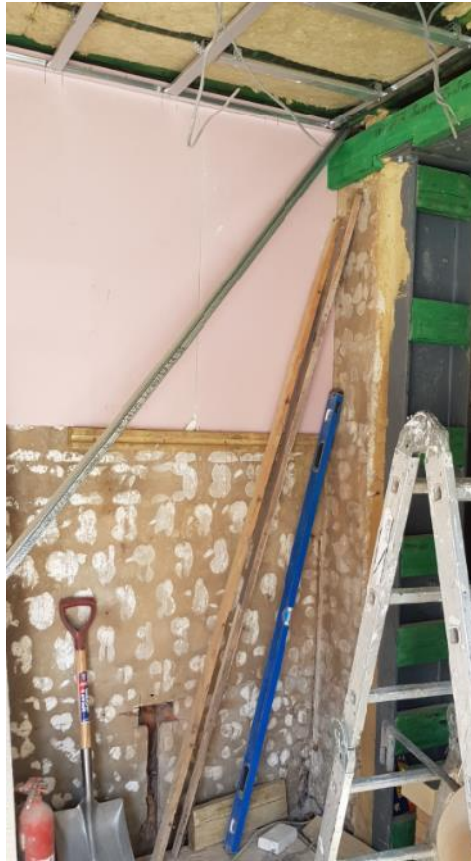
Proposed

5.3.28 There are no traditional features on the property which will be lost as a result of the development and as confirmed above there are no conflicts with any of the design policies.

5.3.29 Internally, as shown on the below photographs the retail unit is in a state of disrepair:







- 5.3.30 In this respect, the proposed development seeks internal works to fit the retail unit to a shell specification for marketing. These works include a new structural beam and new plasterboard and on walls and ceilings.
- 5.3.31 None of the internal elements of the retail unit are original and therefore these internal works will not result in any harm to the significance of the listed building.
- 5.3.32 In addition, the proposed new railings will enhance the appearance at street level and re-introduce an important feature on this corner which had previously been lost. As stated above, these have previously been approved along with the ramp.
- 5.3.33 In this respect, it is not considered that the proposal will cause any harm to the significance of the Heritage Asset and therefore the proposal meets the criteria as set out in the National Planning Policy Framework and the Development Plan.

#### **5.4 Neighbouring amenity**

- 5.4.1 Policy 7.6 of the London Plan seeks that development does not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings.
- 5.4.2 In addition, Policy A1 of the Local Plan seeks to ensure that the amenity of communities, occupiers and neighbours is protected.
- 5.4.3 The proposed development will not result in any loss of amenity to neighbouring occupiers.

## **6 Summary and Conclusion**

### **6.1 Summary**

- 6.1.1 An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no significant conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.
- 6.1.2 The National Planning Policy Framework is a material consideration in the assessment of the development proposal. An assessment of the Framework confirms that the proposed development is consistent with national planning policies and provides further support for the application.
- 6.1.3 The above confirms that:
- The principle of the development is acceptable.
  - The proposed design is compatible with the local area and will not have any impact on the listed building.
  - The proposed development will not have any impact on the amenity of neighbours.
  - There are no technical impediments to the granting of planning permission.

### **6.2 Conclusion**

- 6.2.1 In conclusion, the proposed development is considered compliant with the relevant provisions of the Development Plan. Planning law dictates that this justifies a grant of planning permission.
- 6.2.2 Assessment against the policies contained within the Framework, which is a material consideration, further confirms that the development can be considered to be a form of sustainable development and therefore benefit from the presumption in favour of sustainable development which is a golden thread running through decision-taking.
- 6.2.3 The proposal is therefore promoted on this basis and that it can be supported and receive a grant of planning permission and listed building consent.

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**October 2019**



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