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<p><b>1 SCOPE OF THE APPLICATION</b></p> <p><b>Interior</b> The design involves internal alterations to the property to create 5no residential flats (one per floor): 3x2 bed flats at Basement, Ground and Third Floor and 2x1 bed flats at 1st &amp; 2nd Floor broadly following the principles established in LBC 2018/4862/L and PP 2018/4802/P, granted on 21 May 2020. This proposal represents a net gain of 1no flat measured against the latter granted application. Note the Basement Flat already exists as an independent flat</p> <p>Significantly, this proposal aims to reinstate to a large degree the original plan form of the building, removing recent subdivisions and avoiding the subdivision of the stair, all of which should be considered an improvement over the recently permitted scheme.</p> <p><b>Exterior</b></p> <ul style="list-style-type: none"> <li>• minor extension to the closet wing at the rear. This would remove the existing shed and the projecting WC element, which is an aesthetic benefit.</li> <li>• replace non-original windows at basement: front, side and rear and overhaul, refurbish and draught proof the others.</li> <li>• Installation of new steel balcony at rear ground floor level with staircase to garden. Note this is a continuation of permission 2012/3073/L which has already been partially implemented in the form of the glazed door and two side lights at the rear of the side extension.</li> <li>• Insert two new conservation-style roof lights.</li> <li>• Various elements of repair work such as flat roofs, render, decoration with materials to match existing</li> <li>• Cycle store and refuse area to the front amenity area</li> <li>• Paved landscaping to replace unsightly and cracked concrete to the forecourt.</li> </ul>	
<p><b>2 SITE AND SURROUNDINGS</b></p> <p>The application site is located on the junction of Oakley Square and Eversholt Street. The application building is Grade II listed and forms part of a terrace of 13</p>	

houses dating from c.1845-59. The house is of yellow stock brick with stucco dressings and is 4 storeys in height with a basement. The site is located within the Camden Town Conservation Area. The surrounding building context is similar, with most of the original single houses split into flats and various uses.



### 3 HERITAGE STATEMENT

The group listing for Numbers 58-70 description states

“Terrace of 13 houses. c1845-59. Yellow stock brick with stucco dressings, 2nd floor continuous sill band and mutule cornice; channeled stucco ground floors. 4 storeys and basements. 2 windows each. Prostyle porticos and mostly panelled doors with overlights; approached by steps. Ground floor sashes round-arched with keystones and some with cast-iron window guards. Upper floors have architraved sashes; 1st floor with console-bracketed pediments, Nos 60-62 and 66-68 segmental, and mostly with bowed cast-iron balconies which continue over the portico. 2nd floor sashes have cornices, 3rd floor lugged sills. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.”

No 70's end elevation is given added prominence by a sequence of blind architraves probably designed to add status to this elevation and the whole terrace.

Externally, no 70's appearance is little altered from its construction date apart from a single-storey side extension with a basement area. A UPVC window facing the side lightwell gives light to the basement room. A modern WC enclosure extends from the single-storey return, which is in turn attached to the side extension just described.

The rear of 70 Oakley Square, and indeed the rear of the terrace as a whole is, as would be expected, plainer and more altered than the main frontage to the square. Various closet wing extensions have been added to what would appear to have originally been a flat-backed terrace.

Historically a single family dwelling, the house is currently sub-divided into flats and has undergone a large amount of cosmetic change since its construction date, causing most of the original plan-form and features to be lost.

'Meaning of Special architectural and historic interest'.


This interest or significance is located in the external appearance (particularly to the street elevation); plan layout; decorative features.

Of these things, the external appearance and plan layout survives largely intact, whereas internal decoration and features of the listed buildings has been altered. There is some, but much lesser, interest in the rear elevation. The side elevation of 70 Oakley Square is an important part of its special architectural and historic interest, but the alteration (albeit early) of the ground floor by the single storey extension has diminished the elegance of this facade. Similarly, to the rear, the single storey return with its added WC enclosure, along with the alterations at basement, detract from the appearance of the listed building.

The above was identified by the Officers Report in application ref 2017/2190/P and is summarised here: The significance of the property is derived from the architectural interest of the unusually decorative and carefully composed alignment of 70 Oakley square with Eversholt Street. The Officer identified this to be a “*an extremely important aspect of the listed terrace's special interest, and is of great significance*”

**4 DESIGN & HISTORIC BUILDING IMPACT ASSESSMENT**

Consideration on the impact of the proposal on the character and appearance of the listed building.

ITEM	PROPOSALS – Schedule of Work	ANALYSIS
<p>Basement (This is an existing 2-bed flat and accessed separately). Note that original fixtures have been removed in the past including the stair to this floor.</p>	<p>The development will retain the existing Basement Flat with minor alterations being proposed to this flat, such as:</p> <ul style="list-style-type: none"> <li>• Removal of partition subdividing the non-original side-extension so to enlarge Bedroom 2 from approx. 7 to 11sqm</li> <li>• Replace UPVC window with new timber sash to match extant and centre the same to the window above</li> <li>• Rationalize bathroom</li> <li>• Replace non-original windows to front lightwell with timber French Doors to be aligned with windows on the floors above</li> <li>• Replace non-original windows to rear lightwell</li> <li>• Remove non-original door from bathroom to rear lightwell</li> </ul>	<p>The proposals will have no impact on the elements covered under the listing description but will represent an enhancement by replacing non-original unsympathetic windows with new ones in timber to match</p>
<p>Ground Floor (This floor has been heavily altered)</p>	<p>This will serve a two bed flat as per granted LBC 2018/4862/L and PP 2018/4802/P. Main changes proposed to this floor:</p> <ul style="list-style-type: none"> <li>• Removal of harmful non-original partitions to main front room and chimney breast hence restoring the original plan form of the floor</li> <li>• Minor extension to the closet wing at the rear. This would remove the existing shed and the projecting WC element. Forming also a new window to match others above and rationalize the bathroom.</li> <li>• Removing and relocating kitchen</li> <li>• Replacing the modern glazed door and the two side lights to either side of the doorway which have been constructed at the rear of the side extension forming part of 2012/3073/L, with more sympathetic timber ones</li> </ul>	<p>Taken all-together the proposals represent a significant improvement on the current approval, by restoring the original two room deep plan, accessed at each floor level from the main staircase and rationalise the rear closet wing.</p> <p>Rear Elevation</p> 
<p>First Floor (This floor has been heavily altered including especially</p>	<p>It will serve a 1-bed flat as per granted LBC 2018/4862/L and PP 2018/4802/P. Main changes proposed to this floor:</p>	<p>Again the proposals represent a significant improvement on the current approval, by restoring the original two-room plan form of the floor etc</p>

	harmful subdivisions)	Removal of harmful non-original partition sub-dividing the main front room hence restoring the original plan form of the floor	
	Second Floor (This floor has been heavily altered, including especially harmful subdivision of the principal rooms)	It will serve a 1-bed flat similarly to the 1 <sup>st</sup> floor. Main changes proposed to this floor: <ul style="list-style-type: none"> <li>• Removal of harmful non-original partition sub-dividing the main front room hence restoring the original plan form of the floor</li> <li>• By making this floor serving a 1-bed flat we are eliminating the necessity to subdivide the stairs to access the top floor flat served over two floors as per granted LBC 2018/4862/L and PP 2018/4802/P</li> </ul>	The proposals represent a significant improvement on the current approval by eliminating the necessity to subdivide the stair and removing a partition bisecting the front chimney breast
	Third Floor (This floor has been heavily altered specially by harmful subdivision and interventions such as forming a kitchen on the landing)	It will serve a 2-bed flat. Main changes proposed to this floor: <ul style="list-style-type: none"> <li>• As per granted LBC 2018/4862/L and PP 2018/4802/P, remove kitchen from landing</li> <li>• Removal of harmful non-original partition sub-dividing the main front room</li> <li>• Removal of harmful non-original partition at the edge of the top landing</li> <li>• Rationalise the layout</li> <li>• Add 2no conservation-style roof lights</li> <li>•</li> </ul>	The proposals represent a significant improvement on the current approval by removing a partition bisecting the front chimney breast.  The subdivision of the front room into two rooms is here maintained as it is likely to represent the original layout in this less formal floor
	General	.	
	Existing lighting is poor in quality and is limited to a few recessed down lights and surface fixed lights	Various new lighting. It is proposed to add additional down lights and pendants.	Given that these ceilings are plasterboard the proposed extra fittings will have minimal or no impact on original fabric.
	Services	Services such as water, drainage and ventilation extracts are proposed to be run and concealed in existing floor and ceiling voids following existing routes. Redundant tanks in the loft will be removed.	There are several extant bathrooms across all floors which will facilitate the use of the extant routes such as for waste pipes etc
	General	Any repairs that are undertaken within the property will be done to match existing.	
	<b>EXTERIOR REFURBISHMENT</b>		
	Render repairs	Defective render is proposed to be removed back to a sound base and to repair all cracks/ areas of defective render to match existing, then redecorate in colour to match existing.	To match extant

Flashing repairs.	We propose to make good all leadworks. Where replacement is required lead flashings, soakers, gutters, ridges, cheek coverings to roof access and other weathering's to be in code 5/6 lead: to match the historic leadwork.	To match extant
Roofs such as flat roofs to side extension, closet wing and balcony repairs.	All vegetation/ moss growth is proposed to be removed and repairs made to the roof finish and upstands	To match extant
Chimney pots.	It is proposed to replace defective chimney pots if any. Lining the chimney flue to ensure the occupants are not exposed to incidents of smoke spillage.	If needed chimney pots to be replaced to match existing
Rooflights.	Two new rooflights are proposed: over the bathroom and the kitchen.	All rooflights will be be grey painted outside and feature recessed conservation style flashings.
External plumbing	rationalise and repair external plumbing goods repairs and	Replacements where required are to match existing.
Window refurbishment. Photos show poor state and various decay	Existing windows are to be overhauled, refurbished sealed and draught proofed to ensure smooth and effective operation & performance. Cut out all decay, etc. and splice in new hardwood timber as required. Replacement sashes /sills /frames/ beads as required to be made to match existing in dimension & detail.	To match existing  Refer to the Photo Album showing the poor status of the windows  Refer to Annex for draughtproofing system proposals.
Floors	It is proposed to install hardwood floors, fixed over an acoustic mat over floorboards.	Any original boards to be retained.
Internal Doors	Existing doors are a wide mix of non-original flush and panel doors.	Replacement with sympathetic panel doors is proposed, refer to drawing 72
Fireplaces	The non-original existing chimney pieces at Raised Ground Floor & First Floor front room will be removed and replaced At Basement, Second and Third floor Living Rooms it is proposed to re-instate fire openings and install new surrounds and burners in a complimentary period style.	All new surrounds and burners will be in a sympathetic Victorian style. eg Chesney Classic Victorian: refer to Annex

**5 USE**  
The use of the property is residential and will remain so under the proposals

**6 AMOUNT**

Flat	Typology	Proposed Change	Proposed
1- Basement Flat (as extant)	2-Bed	0	77
2- Ground Floor Flat	2-Bed	2.2	69.2

	3- First Floor Flat	1-Bed	0	42.8																					
	4- Second Floor Flat	1-Bed	0	45.1																					
	5- Third Floor Flat	2-Bed	0	48.3																					
	<b>FLAT TOTAL</b>		<b>2.2</b>	<b>282.8</b>																					
	<p>Whilst the third floor flat is below the London Plan requirement for a 2 bed, 3 person flat (61m<sup>2</sup>) it should be considered that the original layout of three principal rooms at this top floor divides well into a two bedroom plus Living/Dining arrangement.</p> <p>It would be possible to add a further 8m<sup>2</sup> to the third floor flat, increasing it to 56.3m<sup>2</sup> by demising the stair from the second floor landing as approval 2018/4802/P but this would be detrimental to the character of the stair and landings.</p>																								
<b>7</b>	<p><b>PARKING &amp; HIGHWAYS</b></p> <p>The forecourt is currently used for car-parking. Policy T2 relates to Parking and car-free development and states: <i>The Council will limit the availability of parking and require all new developments in the borough to be car-free</i></p> <p>However, we wish to emphasise that the parking area is within the demise of the existing Basement Flat, and is proposed that it shall remain so. The provision of 8 cycle spaces will be provided at the site, meeting the requirement of at least 1no space per 1-bed flat and 2no spaces per 2-bed. The Cycle Store will be clad in timber</p>																								
<b>8</b>	<p><b>LANDSCAPING</b></p> <p>It is proposed:</p> <ul style="list-style-type: none"> <li>to keep the rear garden as extant.</li> <li>to replace unsympathetic and cracked concrete to the entrance forecourt.</li> </ul>																								
<b>9</b>	<p><b>SUSTAINABILITY</b></p> <p>The starting point for any sustainable development is good passive design, the ability of the building to reduce its energy demand and use energy more efficiently to reduce the carbon emissions. The existing building limits the passive design options available, however the techniques utilised for the proposed refurbishment include:</p> <ul style="list-style-type: none"> <li>Installing roof insulation</li> <li>Low-e double glazing to new and replacement rooflights</li> <li>Low energy lighting</li> <li>Ultra-low emission boilers</li> <li>New efficient radiators &amp; controls</li> <li>Insulation and air tightness to be improved with new window seals</li> <li>New bathroom fixtures and fittings with water efficient technologies.</li> </ul>																								
<b>10</b>	<p><b>PLANNING HISTORY &amp; PRECEDENTS</b></p> <table border="1"> <thead> <tr> <th>Application Ref.</th> <th>Date</th> <th>Description of Development</th> <th>Decision</th> <th>Date of Decision</th> </tr> </thead> <tbody> <tr> <td>2006/2276/L</td> <td>05-06-2006</td> <td>Internal alterations including a new opening at 1st floor level, reconfiguration of partitions at 2nd and 3rd floor levels, removal of mezzanine floor and associated alterations.</td> <td>Granted</td> <td>25-07-2006</td> </tr> <tr> <td>2010/0981/L</td> <td>16-03-2010</td> <td>Internal alterations to third floor layout (as approved under 2006/2276/L) and replacement of existing PVCu window flats.</td> <td>Refused</td> <td>29-04-2010</td> </tr> <tr> <td>2012/3339/P and 2012/3073/L</td> <td>05-07-2012</td> <td>Installation of an opening timber panel under the sash window at rear basement floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at basement floor (Class C3).</td> <td>Granted</td> <td>21-08-2012</td> </tr> </tbody> </table>					Application Ref.	Date	Description of Development	Decision	Date of Decision	2006/2276/L	05-06-2006	Internal alterations including a new opening at 1st floor level, reconfiguration of partitions at 2nd and 3rd floor levels, removal of mezzanine floor and associated alterations.	Granted	25-07-2006	2010/0981/L	16-03-2010	Internal alterations to third floor layout (as approved under 2006/2276/L) and replacement of existing PVCu window flats.	Refused	29-04-2010	2012/3339/P and 2012/3073/L	05-07-2012	Installation of an opening timber panel under the sash window at rear basement floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at basement floor (Class C3).	Granted	21-08-2012
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2017/2190/P and 2017/2846/L	18-05-2017	Erection of 1st floor side and rear extension to create solarium, ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.	Refused	29-06-2017
2017/5541/P and 2017/5808/L	5-10-2017	Appeal. Erection of 1st floor side and rear extension to create solarium, small ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.	Refused at Appeal	11-04-2018
2018/4802/P and 2018/4862/L	26-10-2018	Sub-division of the upper floor flat to form 1 x studio, 1 x 2 bed and 1 x 3 bed flats and associated internal alterations and hard and soft landscaping.	Granted	21-05-2020

Research conducted into the history of the Terrace has revealed most of neighbouring properties being converted into flats, such as the adjoining no 69, whose change of use into flats was granted in 2013 (2013/5652/P)

## 11 PLANNING POLICY

### Legislative Framework

The applicable legislative framework to this assessment includes the following

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”).

### Development Plan Policy

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications must be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise. The currently adopted Statutory Development Plan for the Site is formed from the following documents:

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

### Previous Consideration of the Planning Officer apply:

VERBATIM FROM PLANNING OFFICER	OUR PROPOSALS
<p>“The loss of a single dwelling house is considered acceptable as the increase in the number of residential flats meets a priority land use of the Local Plan”</p> <p>“The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.”</p>	<p>This still applies. With the inclusion of the Basement, the scheme provides 3no 2-bed flats, which are identified as very high priority dwelling sizes (policy H7).</p> <p>Thus, while the 2no 1-bed flats may be not the preferred configuration, they should still be considered to make an important contribution to the housing supply in accordance with Policy H1, and this is the best configuration given the constraints of the listing, to best preserve or better reveal the significance of the front principal rooms.</p>
<p>“All flats would comply with Camden's Planning Guidance and national space standards”</p>	<p>Considering this is a conversion to a Listed Building, all habitable rooms would mostly comply with recommended size standards, and all flats would be dual aspect ensuring they receive an adequate amount of daylight and natural ventilation.</p>
<p>“The site has a PTAL rating of 6b (the best). The development will therefore be car-free, secured by S106 planning obligation. Covered cycle storage has been provide for 5 bicycles which meets London Plan standards in terms of the number of spaces, however, it is noted that the cycle store would not be large enough for 5 bicycles. As such, final details of the bicycle parking will be secured by condition”</p>	<p>This still applies.</p> <p>The Basement Flat will retain its dedicated car-park space within the demise</p> <p>It is proposed that the Cycle Store will have 8no space to meet London Plan standard, see also under Section 7</p>

	<p>“Due to the nature of the proposals and the fact that there would be no external changes, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy”</p>	<p>This still applies</p>
	<p>“Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.</p> <p>As such, the proposed development is in general accordance with policies H1, H6, H7, A1, D1, D2, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019”</p>	<p>This still applies. However, we believe this scheme proposes significant improvements over the extant consent 2018/4802/P as explained above (see section 4)</p>
<p><b>12</b></p>	<p><b>NEIGHBOUR CONSULTATION:</b> We have consulted with the adjoining owners and can report no objection or adverse comments to the proposals to date</p>	
<p><b>13</b></p>	<p><b>ACCESS</b> Disabled access to the property is unaltered by the proposals.</p>	
<p><b>14</b></p>	<p><b>SUMMARY AND CONCLUSION</b></p>	
	<ul style="list-style-type: none"> <li>• The principle of multiple flats has been accepted in principle and is supported by policy</li> <li>• The mix of flat sizes proposed should be considered acceptable given the constraints of the listed building and recently granted LBC 2018/4862/L and PP 2018/4802/P</li> <li>• The improvements over the above consents are also relevant insofar as they permit a degree of subdivision of principal spaces along with subdivision of the stair which would ordinarily be considered harmful to the special qualities of a listed building. The current proposals largely avoid these sub-divisions. Additionally, the stair is preserved in its extant condition, with no sub-division of the second floor landing.</li> <li>• A final benefit of the proposed scheme compared to the above consented is the stacking of uses. Having mostly like uses in line at each floor is likely to improve the quality of the living accommodation by avoiding nighttime noise conflicts and also by reducing the intervention needed for the vertical distribution of services.</li> <li>• The extended closet wing takes the opportunity to improve its appearance at the rear elevation</li> <li>• Historic fixtures and fittings will be replaced or reinstated where missing</li> </ul>	