

# PLANNING AND HERITAGE STATEMENT

ADL Planning Ltd  
Planning For Better

Flat 6 and the Annexe, Market House, 12 Parker Street, London,  
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# ADL

Planning and Heritage Statement to accompany an application for the replacement of existing windows and doors, alterations to the width of a door opening, provision of a new boiler flue at main roof level, replacement of existing fascia board and soffit to the rear elevation at fourth floor level and removal of awning to the existing roof terrace at fourth floor level



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## Introduction

This statement has been produced to accompany a planning application for the replacement of existing windows and doors, alterations to the width of door openings, provision of a new boiler flue at main roof level, replacement of existing fascia board and soffit to the rear elevation at fourth floor level and removal of awning to the existing roof terrace at fourth floor level.

This proposal is for a number of small-scale alterations to the existing building that seek to improve the quality of the residential accommodation, the thermal efficiency of the units and remove clutter from the rear elevation without resulting in any detriment to the character or appearance of the parent building or the amenity of the surrounding area.

## Application Site

The application site comprises a flat and its annexe located on the fourth and fifth floors of a purpose built residential block situated on the south side of Parker Street in the Covent Garden area of Central London.

No.6 is located on the fourth floor of the building with the annexe occupying the fifth floor level. Both no.6 and the annexe are in the same ownership.

The property is located within the Seven Dials Conservation Area. The building, along with its neighbours along the south side of Parker Street are not identified as positive buildings within the conservation area.

## The Proposal

Planning permission is sought for a number of small-scale alterations to the properties. These are listed below and are all clearly annotated on the submitted plans.

- Replacement of all windows at fourth and fifth floor level with like for like white painted, timber replacements
- New aluminium doors to the fifth floor Juliet balcony and fifth floor terrace
- New doors to the rear elevation that provide access to the fourth floor roof terrace
- New timber doors and an increased width to the opening of the door to the side elevation that provides access to the fourth floor roof terrace
- Removal of the existing awning to the fourth floor roof terrace
- Replacement of the fascia board and soffit to the roof terrace area at fourth floor level
- Provision of a replacement boiler flue at main roof level in a new location

## Description of Significance

The application site is located within the Seven Dials conservation area. The conservation area was first designated in the early 1970s with various extensions to its boundaries thereafter.

The Council has produced a Conservation Area Statement which was adopted in 1998.

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

As the application site is located within the conservation area, which is a heritage asset, the proposals should be considered in relation to paragraphs 197, 202 and 203 of the NPPF in particular.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".

Heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

The Conservation Area Statement notes that

*"The special character of the Conservation Area is found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest.*

*Most buildings appear to spring from the footway without physical front boundaries or basement areas. In this tightly contained streetscape, changes of road width, building form and land-use give dramatic character variation, narrow alleys and hidden yards provide unforeseen interest and the few open spaces provide relief and a chance to pause and take stock of one's surroundings. Apart from Seven Dials there are no formal open spaces but some significant informal spaces occur in the form of yards and street junctions.*

*Planting on the front of buildings was a traditional means of providing vegetation that is still popular and provides a welcome foil to the hard materials of this densely developed area."*

The Conservation Area Statement describes the history of the area in detail although the application site itself is not singled out as forming any particular architectural or historic importance. Indeed, the application site, and its neighbouring buildings to the south side of Parker Street are not identified as positive buildings within the conservation area. The Appraisal is silent on their contribution and as such, it is considered reasonable to conclude they make a neutral contribution.

As no harm, less than substantial or otherwise, would arise from the proposals due to the modest extent of the changes, and their elevated and discreet location, it is considered that the proposals would preserve the character and appearance of the parent property, the street scene of which it forms a part and by association, the wider conservation area in accordance with all

adopted policies, the requirements of para. 203 of the NPPF and the requirements of Section 72 of the Planning (Listed Buildings and Conservation) Act 1990.

### Planning Considerations

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

Also of consideration is the adopted SPD on Home Improvements. The proposals have been designed to align with the advice within this document with regards to the use of like for like materials and maintaining the overall appearance, scale and design of the existing building.

The proposal consists of a number of elements that seek to improve the usability of the dwelling for the occupiers whilst also improving the visual appearance of the property and its thermal efficiency. All the proposed changes are small-scale works that will have no demonstrable impact upon the character or appearance of the parent building and will not alter the relationship of the properties to their neighbours with regards to overlooking and privacy.

The like for like replacement windows will have no impact upon the appearance of the building. These works are simple improvements to preserve the building and replace units that are no longer fit for purpose as part of the overall refurbishment works. This element is in accordance with the requirements of Policies D1 and D2 and will not give rise to any amenity issues as no new openings are being created in accordance with A1 of the Local Plan.

The replacement doors to the existing roof terraces and the slight widening of the opening to the side elevation are also considered to be small-scale alterations that will not result in any detriment to the parent building or amenity of the area. The proposed openings will provide additional light into the internal spaces and maintain the connectivity and hierarchy of the spaces to the parent property. No new openings are being created and therefore there are no new areas from where additional views could be created in accordance with Policy A1 of the Local Plan.

The replacement of the fascia and soffit are works of repair and the removal of the awning would reduce the clutter at this high level location, albeit views to the space are limited to those from rear facing windows of surrounding buildings. These works, along with the provision of the modest boiler flue at main roof level would preserve the character and appearance of the conservation area in accordance with Policies D1 and D2 of the Local Plan and will not give rise to any additional amenity considerations in accordance with the requirements of Policy A1.

The works are all considered to be small-scale alterations that will not result in any detriment to the character and appearance of the conservation area in accordance with the requirements of Policies D1 and D2 of the Local Plan.

## **Conclusion**

This statement has been produced to accompany an application for the replacement of existing windows and doors, alterations to the width of door openings, provision of a new boiler flue at main roof level, replacement of existing fascia board and soffit to the rear elevation at fourth floor level and removal of awning to the existing roof terrace at fourth floor level.

The works are considered to be discreet alterations that will preserve the character and appearance of the parent building and the wider conservation area in accordance with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Document, House Improvements. The proposals will not result in any significant or unacceptable impacts to the residential amenity of the surrounding buildings in accordance with the requirements of Policy A1 of the Local Plan.

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