

P E M B R O K E

P L A N N I N G

Planning & Heritage Statement

12 Holly Mount, London NW3 6SG

Application Proposal:

Repairs to the roof including replacement of existing roof tiles and insertion of two conservation style roof lights, replacement of upvc guttering with cast iron guttering, replacement of fascia boards on a like for like basis and repairs to the existing chimney stack. Restoration of existing timber sash windows to the front façade and replacement of glazing with slimline double glazing. Replacement windows to the side and rear elevation a like for like basis with slimline double glazing, together with internal alterations.

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Contents

1. Executive Summary	3
2. Introduction and Background.....	4
3. Site Description	5
4. Application Proposal.....	6
5. Planning History	7
6. Planning Policy.....	8
7. Heritage	10
8. Planning Considerations	17
9. Summary and Conclusions	18

1. Executive Summary

- 1.1 The accompanying application seeks planning permission and listed building consent in connection with works to 12 Holly Mount, London NW3 6SG.
- 1.2 The property was built as a house in the early 19th Century and is a two storey property constructed with stucco at ground floor level and multi-coloured brick at first floor level. It has a slate pitched roof.
- 1.3 The statutory duty under section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall 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.
- 1.4 The existing property has been the subject of internal alterations over the years which has included unsympathetic alterations. The roof is in need of replacing due to its condition and to ensure the property remains water tight. It is proposed to replace the roof and in doing so, add in two small conservation style roof lights. The accompanying application seeks to bring the property back to a standard which allows for the property to be kept in beneficial use for the future.
- 1.5 The roof lights would be inserted within the north and western roof slopes and would not be visible from the public vantage points. The internal alterations will enable works undertaken in the past prior to the current ownership of the property to be removed and allow the floorplan to work better.
- 1.6 The existing chimney is a poor state of repair and it is proposed to restore the chimney to stop water ingress. It is proposed to replace the existing fascia boards and the existing upvc guttering which it is proposed to replace with cast iron painted black.
- 1.7 It is proposed to restore the existing windows and replace the glazing with slim line double glazing on the front elevation. The side and rear windows are beyond repair and will need to be replaced. The use of double glazing has been accepted on other listed buildings and would not harm the significance of the building.
- 1.8 The proposals would still enable the special interest of the property to be enjoyed from both outside, as there would be no change (except for two small conservation area style roof lights which would not be visible) but also internally, where the works would allow for the floor plan to be read easily. Importantly, there would be minimal disruption to the building fabric.

2. Introduction and Background

- 2.1 Pembroke Planning has been instructed by the owners of the property to prepare and submit an application for planning permission and Listed Building Consent from London Borough of Camden for the:

Repairs to the roof including replacement of existing roof tiles and insertion of two conservation style roof lights, replacement of upvc guttering with cast iron guttering, replacement of fascia boards on a like for like basis and repairs to the existing chimney stack. Restoration of existing timber sash windows to the front façade and replacement of glazing with slimline double glazing. Replacement windows to the side and rear elevation a like for like basis with slimline double glazing, together with internal alterations.

- 2.2 This Statement will demonstrate that the proposals are sympathetic to the listed building. It will also demonstrate that the proposal is acceptable in the context of the Development Plan, and other material planning considerations.

3. Site Description

- 3.1 The application property is located in Hampstead in North London. Holly Mount is a small no through road for vehicles which is access directly off Holly Hill. Pedestrian access is provided via steps and a footpath onto Heath Street.
- 3.2 The application property no.12 Holly Mount is tucked away at the end of Holly Mount behind no.16 and 18 Holly Hill (formally known as 2 and 3 Holly Hill).
- 3.3 No.12 Holly Mount is Grade II Listed with the listed building description stating that the property was built in the early 19 Century. It goes onto note that it is a multi-coloured stock brick with stucco ground floor. Slated hipped roof with central moulded chimney-stack. 2 storeys 2 windows. Good wooden doorcase with reeded surround, lionhead stops and dentil cornice; panelled door. Recessed sashes. INTERIOR: not inspected.
- 3.4 A photo of the application is provided below.



- 3.5 The stucco can be seen on the ground floor and the brick at first floor. The roof is a slate tiled roof with a centralised chimney. Internally, the property has been much altered with previous owners having made a number of alterations.
- 3.6 The Planning Proposals Map shows that the site is subject to the following planning designations:
- Located in the Hampstead Conservation Area (Sub Area Four Church Row/Hampstead Grove).

4. Application Proposal

- 4.1 At ground floor level it is proposed to remove a small number of partitions from the existing kitchen in order to allow for better access from the living room. The kitchen would be remodelled so that it works better with the remaining space.
- 4.2 The downstairs bathroom suite would be removed and the entrance to the bathroom would be reconfigured.
- 4.3 The existing coal hole would be retained.
- 4.4 There is currently a slight difference in level terms between different parts of the ground floor. To ensure easier access throughout the ground floor of the property it is proposed to level the floor. A new door will be inserted into an existing cupboard from the living room into the study.
- 4.5 At first floor level it is proposed to alter the bathroom to ensure it is a more usable space as currently it is very small.
- 4.6 A dividing wall would divide the front room of the property to allow for a single bedroom. A small insertion into the existing wall would allow for a new doorway to be created. All alterations would be reversible.
- 4.7 At roof level it is proposed to add one conservation style roof light on the northern slope and a further small conservation roof light on the western roof slope. Neither roof slopes are visible from the public vantage points. Due to the poor condition of the roof it is proposed to replace the existing slate tiles (on a like for like basis) as the roof leaks and is in need of repair.
- 4.8 In replacing the slate roof, it is also proposed to replace the fascia boards, again on a like for like basis and the existing upvc guttering and downpipes would be changed to cast iron, and painted black. The chimney would be restored and works carried out to stop water ingress into the building.
- 4.9 The existing sash windows on the front elevation are proposed to be retained and restored however, it is proposed to change the glazing from the existing single glazing to slim line double glazing. The windows on the side and rear elevation are in a poor state of repair and will need to be replaced, again on a like for like basis.

5. Planning History

- 5.1 There is very limited planning history relating to the application property. There are a few applications relating to trees and one application for planning permission and listed building consent for alterations to the existing gate.
- 5.2 A recent listed building application (2020/5048/L) was approved relating to 18 Holly Mount. The application related to the formation of an en-suite bathroom and the replacement of joinery at ground floor level.
- 5.3 In granting listed building consent (2020/5048/L), the Local Planning Authority noted that the proposal is for the formation of an en-suite bathroom at first floor level along with the removal of a small section of modern, unsympathetic wall panelling and a section of built-in furniture.
- 5.4 The proposed changes were considered not to harm the architectural significance of the listed building and were supported. The Council noted that the site's planning history was been taken into account when making this decision.
- 5.5 Special regard was attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 5.6 As such, the proposal was in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

6. Planning Policy

National Planning Policy

- 6.1 The Government published the National Planning Policy Framework (NPPF) in July 2018 and updated in 2021, replacing the series of Planning Policy Guidance Notes and Planning Policy Statements. The NPPF is a material consideration in planning decisions, as it sets out the Government's planning policy guidance for England and how this is expected to be applied.

The Development Plan

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Camden comprises the following documents:

- The London Plan, adopted in 2021;
- The Camden Local Plan dated 2017.

- 6.3 The Development Plan is supplied by a number of non-statutory supplementary planning documents.

The London Plan, dated March 2021

- 6.4 Policy HC1 Heritage Conservation and Growth notes that there should be a clear understanding of the historic environment and that evidence should be used for identifying, understanding, conserving and enhancing the historic environment.
- 6.5 Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. It goes on to note that development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Camden Local Plan, adopted 2017

- 6.6 Policy D2 Heritage notes that:
- 6.7 The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 6.8 Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

6.9 Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

7. Heritage

- 7.1 12 Holly Mount is a Grade II Listed building and listed on 14 May 1974. The Listed Building description states:

House. Early C19. Multi-coloured stock brick with stucco ground floor. Slated hipped roof with central moulded chimney-stack. 2 storeys 2 windows. Good wooden doorcase with reeded surround, lionhead stops and dentil cornice; panelled door. Recessed sashes. INTERIOR: not inspected.

- 7.2 The property is also within the Hampstead Conservation Area.

Planning (Listed Buildings & Conservation Areas) Act 1990

- 7.3 The primary legislation relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 16(2) states:

- 7.4 “In considering whether to grant Listed Building Consent for any works, the local planning authority or the Secretary of State shall 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.”

Section 66(1) says:

- 7.5 “In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”

Section 72(1) says:

- 7.6 “In the exercise, with respect to any building or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework (NPPF)

- 7.7 On March 27th 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and outlines how these should be applied. This was revised in July 2018, 2019 and most recently in July 2021.

- 7.8 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and outlines how these should be applied. This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The conservation of heritage assets is one of the NPPF’s 17 core principles.

- 7.9 The NPPF, Section 16 states:

- 7.10 Paragraph 190: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - (d) opportunities to draw on the contribution made by the historic environment to the character of a place.”
- 7.11 Proposals affecting heritage assets:
- 7.12 Paragraph 194: “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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”
- 7.13 Paragraph 195: “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”
- 7.14 Considering potential impacts:
- 7.15 Paragraph 199: “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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 7.16 Paragraph 200: “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.
- 7.17 Historic England, Conservation Principles: Policies and Guidance, 2008 In the overview, it is noted that this document sets out a ‘logical approach to making decisions and offering guidance about all aspects of England’s historic environment.’
- 7.18 On new work, paragraph 138 states that : “New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.”
- 7.19 On integrating conservation with other public interests:
- 7.20 Paragraph 149: “Changes which would harm the heritage values of a significant place should be unacceptable unless: a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;

- b. there is no reasonably practicable alternative means of doing so without harm;
- c. that harm has been reduced to the minimum consistent with achieving the objective;
- d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering its comparative significance, the impact on that significance, and the benefits to the place itself and/or the wider community or society as a whole.”

7.21 On Impact on Significance:

7.22 Paragraph 153 states that: “The assessment of the degree of harm to the significance of a place should consider the place as a whole and in its parts, its setting, and the likely consequences of doing nothing. In the case of a derelict historic building, for example, should a viable, but modestly damaging, proposal be refused in the hope that a better or less damaging scheme will come forward before the place reaches the point of no return? In such circumstances, the known or predicted rate of deterioration is a crucial factor, and hope must be founded on rational analysis. The potential availability of subsidy as an alternative to harmful change, or to limit its impact, should be considered. The fact that a place is neglected should not, of itself, be grounds for agreeing a scheme that would otherwise be unacceptable.”

Conservation Area

7.23 Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968. The reasons given for its designation were:

- the large number of listed buildings of architectural interest, the historical association of these buildings in terms;
- of former residents and of the village in the context of the history of London as a whole;
- the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks;
- and close and irregular grouping of the old buildings;
- the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village;
- and provides an important skyline when viewed from other parts of London;
- the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side.

7.24 In 1698 the Gainsborough family gave six swampy acres east of the High Street to ‘the poor of Hampstead’ and The Wells Trust was established to develop the chalybeate springs as a spa. A Pump Room and a large Assembly Room were built at the source in Well Walk and the waters were also bottled at the Lower Flask Tavern in Flask Walk for sale in the City. The monumental drinking fountain in Well Walk at the foot of Wells Passage commemorates the spa, as the first Pump Room and Assembly Room were located on the opposite side of the road. The spa stimulated development of this part of Hampstead and villas and boarding houses were built to accommodate temporary residents. A number of these houses built in the 1700s survive. More modest cottages sprang up along Flask Walk.

7.25 Church Row was constructed in the 1720s. By the time the first detailed map of the area by John Roque was published in 1746 the village had a population of over 1400, compared with 600 a century before. Much of the street pattern that exists today is recognisable in Roque’s map. Also useful is the Manor Map and Field Book of 1762 that lists all the major properties of the period. The mediaeval parish church (the Church of St John, Church Row) was rebuilt in 1747 to accommodate the increasing population, and in 1799 it became necessary to construct a larger workhouse in New End, which developed into New End Hospital. By 1801, Hampstead’s population had grown to 4,300.

- 7.26 By the early 19th century a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working Hampstead Church 1747 class cottages. The Hamlets of North End and Vale of Health had also grown up. Frognal and New End had become physically part of Hampstead Village. Many of the large houses still survive, including Fenton House, Old Grove House, Frognal Grove, Burgh House, Cannon Hall, Romney's House etc, but most of the poorer areas have been swept away.
- 7.27 In 1875 the contract for Fitzjohns Avenue was let (see Fitzjohns/Netherhall Conservation Area Statement) and a number of prominent architects such as Norman Shaw built houses there for fashionable artists in the Queen Anne style. These confirmed Hampstead's avant-garde reputation and set the style for developments elsewhere in the village.
- 7.28 The expansion of the railways also affected the development of Hampstead, although the greatest impact was to the south west of the village. In 1837 the London and Birmingham Railway cut the first Primrose Hill Tunnel through the southern slopes. In 1860 the Hampstead Junction Railway (now the North London Line) opened stations at Edgware Road, Finchley Road and Hampstead Heath. The opening of the Hampstead Junction Railway's station in 1860 stimulated the urbanisation of Hampstead and, together with trams and horse drawn omnibuses, brought on Bank Holidays and weekends crowds of trippers to South End Green and the Heath. South End Green was soon transformed into an important centre. A tunnel was built between Hampstead Heath Station and Finchley Road and Frognal Station in 1860 that lies beneath Hampstead Hill Gardens.
- 7.29 The first Roman Catholic Church in Hampstead, St Mary's in Holly Place was built in 1816 by the followers of a French priest who had settled in Hampstead during the French Revolution. Two years later the Baptists built a modest chapel on Holly Mount. The congregation grew steadily and moved to the present Gothic chapel in Heath Street in 1861. The Unitarian Chapel on Rosslyn Hill was completed in the following year. The congregation of the established church was also growing rapidly; St John, Downshire Hill was built in 1823, Christ Church, whose fine spire is such a prominent landmark, opened in 1852 and St Stephen's, Rosslyn Hill followed in 1871.
- 7.30 The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street (which was then little more than fifteen feet wide). These improvements were completed in 1888 at a cost of £120,000, shared between the Hampstead Vestry and the Metropolitan Board of Works. The new streets lined with four storey red brick shops and Model Dwellings transformed the centre of Hampstead and many regretted the loss of a picturesque, but unsanitary, part of the old village.
- 7.31 Around New End a number of Victorian municipal buildings were constructed. The Hampstead parish workhouse was enlarged in 1849 (by HE Kendall Jnr) in New End. The infirmary block (1869-71) was added following the Workhouse Infirmary Act of 1867 that required the provision of separate accommodation for sick and able-bodied paupers. A block of 30 artisans flats (New Court) was built in 1854. The second earliest surviving example of artisans flats for the "deserving poor". In 1888 Public Baths was built in Flask Walk. In 1905 New End School was built, designed by TJ Bailey.

- 7.32 More prestigious houses continued to be built on the western slopes around Frognal and Fitzjohns Avenue in a variety of inventive arts-and-Steps from Streatley Place crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed. A number of striking modern houses were built in the 1930s around Frognal and in Willow Road that defied convention, and the Hampstead tradition of avant-garde architecture established in the 1870s, continued through the 20th century.
- 7.33 After the Second World War both private and public housing attempted to fit sensitively into Hampstead. During the 1960's the Borough of Camden's housing programme affected the periphery, at Dunboyne Road, Alexandra Road and Branch Hill. In the 1970's the south of the village became a favoured location for famous architect's houses, and on a smaller scale in-fill development occurred within the village. Finally West Heath saw the encroachment of a number of large houses during the 1980's and 1990's.

MOUNT SQUARE/HOLLY BUSH AREA

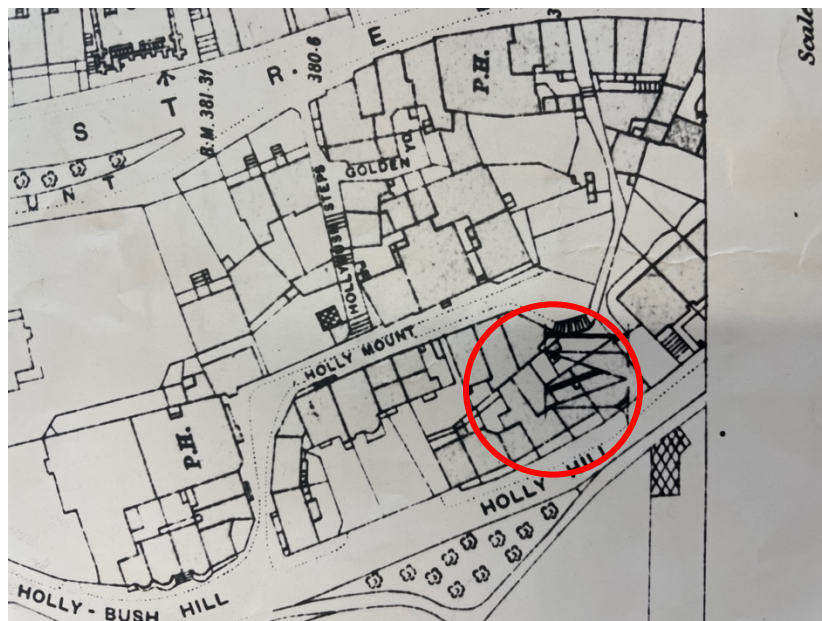
- 7.34 Holly Mount runs to the east of Holly Bush Hill. It is formed by a group of early/mid 18th and 19th century buildings that articulate the qualities of the area. It can also be approached via an alleyway between Nos.73&75 Heath Street that rises steeply between retaining walls (formerly 18th century) to emerge at the open end of Holly Mount with impressive views to the north and west. The houses on the west side (all listed) take full advantage of the topography, with the three and four storey buildings creating a dense urban fabric. The view north is closed by Holly Bush pub (1797 - listed), built as stables it became a pub in 1807. A flight of steps to the east returns to Heath Street, with the tiny courtyard of Golden Yard halfway down.
- 7.35 Below is an extract from the 1866 OS Map and the first map which the property appears on.



- 7.36 OS Plan dating from 1893/4 below and shows that it may have been part of no.18 Holy Bush Hill which subsequently changed its name to Holly Hill.



- 7.37 OS Plan dating from 1914



- 7.38 The 1953 OS Plan below shows the property and its relationship with neighbouring properties. This relationship remains the same as it is today.



Below is an image dated on 7 March 1912 which shows the front elevation of no.12. The reference to 2 & 3 Holly Hill is actually 16 & 18 in the 1953 map above.



8. Planning Considerations

- 8.1 The works which are the subject of the accompanying application for Listed Building Consent relate to the repair and replacement of the existing roof. It is proposed to replace it on a like for like basis. In replacing the roof, the opportunity will be taken to introduce two conservation style roof lights into the roof stopes which are not visible from around the site. As the Council will see when they visit the site, roof lights are not uncommon and have been added to neighbouring buildings which are also listed.
- 8.2 The existing guttering is currently upvc and it is proposed to change this for cast iron painted black. The chimney would be repointed and repaired.
- 8.3 The only other changes within the accompanying applications relate to the internal changes proposed. Again, as Officer's will see when they visit the property, it has been the subject of substantial changes over the years to an extent that the plan form is not easily recognisable. The proposed changes relate to some of the modern works undertaken by previous owners. More historic features such as the coal hole would be retained.
- 8.4 In assessing the proposal against the relevant criteria, the proposed works would not materially harm the values of the building nor the place. As discussed above, the internal works would relate to a property which has been already altered in the past. Externally, the changes would be very minimal and would not impact on the conservation area at all.
- 8.5 The proposals would be executed to a high quality which would be valued now and in the future. It would be clear that the long-term consequences of the proposals be demonstrated to be benign given the existing changes, as well as the existing character of the conservation area, and importantly the proposals are designed not to prejudice alternative solutions in the future and would be reversible.
- 8.6 Listed building consent is sought for the restoration of the existing sash windows which includes the Installation of slim line double glazing. The proposals seek to improve the energy efficiency of the property by upgrading the existing single glazed windows with replacement slim line double glazing, whilst ensuring the overall appearance and character of the windows remains unaffected and the maximum amount of historic fabric is retained. The windows including the glazing bars will remain the same. The windows on the side and to the rear, are however beyond repair and would need to be replaced on a like for like basis.

9 Summary and Conclusions

- 9.1 The property is Grade II Listed having been listed in May 1974 and is within the Hampstead Conservation Area.
- 9.2 The accompanying application seeks listed building consent to make internal alterations to 12 Holy Mount together with a replacement roof.
- 9.3 The works to the roof are required in order to ensure the building remains water tight. In replacing the roof (like for like basis) it is proposed to add two conservation style roof lights. These would be small and located on two slopes which would not be visible from public vantage points. It is considered that this would not affect the significance of the building nor the conservation area due to the presence of other (larger) roof lights on neighbouring buildings (seen in photo under paragraph 3.4 of this report).
- 9.4 The replacement of the upvc guttering and down pipes with cast iron, painted black would be an improvement to the property as would the replacement of the fascia boards (on a like for like basis).
- 9.5 The restoration of the windows to the front elevation and the replacement of the glazing with slim line double glazing would be an improvement to the listed building. The replacement of the windows to the side and rear elevation (which aren't visible from the street) on a like for like basis and would not impact on the significance of the building.
- 9.6 The internal character of the property has changed through successive ownership and previous owners have made internal alterations which the current owners wish to alter. Given the minor level of alterations, which would assist in providing a more appropriate layout, it is not considered that the heritage significance would be affected.
- 9.7 There should be no objection to the works in terms of the historic significance of the building.
- 9.8 This is a number of planning benefits, most noticeably an improvement to the environmental performance of the building through the new roof and replacement of the upvc guttering. In addition, the scheme is compliant with, and supported by, adopted Development Plan policy.
- 9.9 On the basis of the benefits identified above, we consider this to be an appropriate scheme and as such, welcome the opportunity to discuss this with Officers during the course of the application.