

Dave Brettell
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21st June 2022

Dear Dave

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
NON-MATERIAL AMENDMENT TO APP REF: 131787/FO/2021 AND ASSOCIATED LISTED BUILDING
CONSENT APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO A GRADE II LISTED
BUILDING TO FACILITATE THE CHANGE OF USE OF THE BUILDING FROM MEDICAL CONSULTING
ROOMS TO A SINGLE RESIDENTIAL DWELLING, INCLUDING THE ERECTION OF A SINGLE STOREY
REAR EXTENSION
PLANNING PORTAL REFERENCE: PP-11310518 & PP-11313349**

This application seeks Non-Material Amendment to App Ref: 131787/FO/2021 and Listed Building Consent for alterations to a listed building including internal works, creation of a new single height rear extension and internal works. The applications have been submitted on behalf of the applicant, Zerum Construction Management Ltd, and comprises:

- Completed Planning Application forms; and
- Site Location Plan with the application boundary edged in red, and neighbouring properties under the same ownership edged in blue.
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture Ltd

In addition, the applications are supported by a full pack of plans prepared by scheme architects JM Architects.

Following a review by the applicant it is proposed to make some minor alterations to the proposed development. These Non Material Amendments are not considered to be significant, and the overall intent of the proposal remains in line with the original planning permission. The change can be summarised as follows:

Basement

- Insert new plant room to original coal bunker.
- Retention of original door between rooms 17 and 19.
- Retention of original small window opening onto the back yard lightwell.
- Removal of modern stud partition, exposing full original vaulted ceiling.
- Removal of rear outrigger non-original partitions.

Ground Floor

- Glazed floor to be inserted over lightwell.

- Demolish part of original external wall, increasing opening size and replacing non-original double doors with fixed glazing; form wall at lean-to, re-instating original external outrigger wall position, and install sliding glazed doors; remove nonoriginal roof to lean-to and external wall to extend exterior yard space.
- External yard area increased slightly by partial demolition of existing lean-to;
- Introduction of bin store;
- Steps from basement enclosed by glazed, bi-fold screen and lean-to glazed roof.

First Floor

- Room 7 - Bottom half of altered external window to be retained rather than replaced by a door.
- Room 8 – to be used as a bedroom rather than bathroom. Room reconfigured to include en suite.
- Room 10 – no longer to be sub divided and to be used as an en-suite only.
- Balcony/terrace to be omitted.

Second Floor

- Remove original dividing walls/joinery/doors to Room's 12 and 13 to form a single room.
- Insert door into original segmental-arched opening at northern end of landing using salvaged architrave and figureheads from elsewhere.
- Create a new segmental-arched opening between Rooms 12 and 14 to match the existing between Rooms 11 and 12 to form link between Lounge and Study.
- Seal original door closed and block from the inner room side (Room 14), including removal of original architrave to Room 14.
- Room 12 and 14 - Remove wall plaster; clean brick and leave exposed; repair skirtings.
- Room 12 and 14 - Remove ceiling plaster and structure; leave original king post truss exposed and form vaulted ceiling.
- Room 15 - Partially remove original wall between Room 16 and Room 15 to form larger bedroom and new En-Suite.

In assessing the proposed changes, the overall intent remains the same with the amendments seeking minor changes to the development. The amendments do not seek to alter the overall design principles of the development and it is considered that the proposal remains in accordance with the Development Plan. As such planning permission can be granted for the proposed amendments to the scheme.

A new Listed Building Consent Application has also been submitted that reflects the above proposed changes.

These changes are set out in detail in the revised Heritage Statement prepared by SLHA which also sets out a level of impact attributed to each change.

You will see that on the ground floor all of the proposed changes are a lesser impact than the approved changes.

At first floor level all of the changes are of a lesser impact apart from at Room 8 and the insertion of the en-suite. This addition moves the level of impact from neutral to negligible/minor adverse. All of the other proposed changes are a lesser impact on the listed building than the approved scheme.

Again at basement level all of the changes proposed reduce the level of impact to the listed building than the changes previously approved.

Overall in the basement, and at ground and first floors the proposed changes present either less of an adverse impact or more of a beneficial impact.

The only level where there is any greater impact than the approved scheme is on the second floor. The main change to the second floor is the change to the character of the floor. The changes to the second floor, include removing the plaster to expose the original king post truss to create a vaulted ceiling and alterations to the layout of the floor, create a more modern floorplate that reflects the current residential market.

The proposed changes create a spectacular double height room in which the main lounge area will sit. This replicates the space created nextdoor in no. 19, with its double height feature on the top floor. The double height lounge area is a great modern intervention as demonstrated in no. 19 and it is proposed to replicate this in no. 17, albeit with open trusses rather than plastered ceiling. This feature will aid in the rental or sale of the property in the current residential market.

Overall the Heritage Statement finds that:

"The proposed scheme to convert the building back into a single dwelling has been demonstrated to have a largely low adverse impact on the character and historic building fabric of the Grade II listed building and, when compared to the previously approved scheme, there is marginal improvement in some areas. It has also been shown that the proposals will have no impact on the character and appearance of the St John Street Conservation Area.

The scheme will see the most significant parts/features of the building being retained and refurbished, whilst accommodating a sustainable new use with associated new build elements of high-quality design and craftsmanship, and renewed facilities for a modern, luxury dwelling of this nature.

The proposals aim to balance the degree of change, to deliver both an optimum and sustainable use which will see the listed building being converted back to its original residential use, allowing for the retention and celebration of many of its significant components and decorative schemes, which will be able to be appreciated in their original and intended context.

The current proposals strive to convert the building back into a single dwelling and include instances of both beneficial and adverse impacts. In the context of the NPPF, it is considered that the scheme results in **less than substantial harm**, with an overall aim of returning the building back to its optimum use as a high-quality residential dwelling."

Separate to the more formal Heritage Statement, it is worth noting that the conversion of this property is phase 3 (with phase 4 being 23 St John Street) of a wider regeneration project that my client is undertaking on St John Street.

Both 19 and 21 were extensively renovated, to enable modern day living, whilst keeping the historic features that made the properties special. It was appreciated at the time that the cellular nature of some of the rooms within the properties did not lend themselves to modern living. In order to utilise the buildings today and to make them viable, minor alterations had to be made to achieve more open plan living. The alterations to walls and room layouts were not taken lightly and significant effort was made to retain where possible 'nibs' and goalposts' of walls to help reflect the old historic layout. This was done very successfully and the finished product was of exceptional quality. Where possible historic features were retained, refurbished and reused within the properties.

To do this requires significant investment. This is not something which is available to everyone or indeed every listed building that has fallen into vacancy/disrepair. The cost of bringing the property up to date added to the cost associated with retaining and refurbishing the historical features means that on top of the purchase price of circa £1 million, each property costs about the same amount again to refurbish and convert. The significant amount of investment therefore in each property means that to achieve the end values the properties have to be of outstanding quality and conducive to modern day living, or else they won't attract people to live in them. That is the end goal.

All of the proposed interventions that result in the removal of walls, cupboards, doors, features etc or that require the addition of works such as tanking or an extension are all the result of needing to achieve a viable residential dwelling that provides modern day living to whoever moves in. With specific respect to the alterations to the second floor the creation of a double height space is something which was very successfully done in No. 19. It created an exceptional space that buyers/renters of this size and style of luxury property are seeking. The same is proposed in No. 17 and it is hoped that it will also create the modern day living with traditional elements that people interested in living in these types of property now demand.

Over the four properties, my client will therefore have spent a significant amount of money making them not only habitable, and ensuring the listed buildings don't fall into disrepair, but are high quality examples of what can be achieved when bring a listed building back into modern day residential use that retains and enhances the buildings features whilst also providing modern comforts and amenities. We feel the proposed alterations to 17 St John Street are sympathetic in nature and are the minimum required to ensure modern day living and a viable project.

In terms of addressing the changes through a Non-Material Amendment application and new LBC Application, it is proposed to replace the following drawings:

- 6849-JMA-01-00-DR-A-000001-S2-P04_Existing Ground Floor Plan
- 6849-JMA-01-00-DR-A-000010-S2-P09_Demolition Plan - Ground Floor
- 6849-JMA-01-00-DR-A-000020-S2-P10_Proposed Ground Floor Plan
- 6849-JMA-01-01-DR-A-000001-S2-P05_Existing First Floor Plan
- 6849-JMA-01-01-DR-A-000010-S2-P09_Demolition Plan - First Floor
- 6849-JMA-01-01-DR-A-000020-S2-P08_Proposed First Floor Plan
- 6849-JMA-01-02-DR-A-000001-S2-P04_Existing Second Floor Plan
- 6849-JMA-01-02-DR-A-000010-S2-P08_Demolition Plan - Second Floor
- 6849-JMA-01-02-DR-A-000020-S2-P08_Proposed Second Floor Plan
- 6849-JMA-01-B1-DR-A-000001-S2-P04_Existing Basement Floor Plan
- 6849-JMA-01-B1-DR-A-000010-S2-P09_Demolition Plan- Basement
- 6849-JMA-01-B1-DR-A-000020-S2-P07_Proposed Basement Plan
- 6849-JMA-01-RL-DR-A-000001-S2-P02_Existing Roof Plan
- 6849-JMA-01-RL-DR-A-000020-S2-P03_Proposed Roof Plan
- 6849-JMA-01-ZZ-DR-A-001001-S2-P01_Existing Sections 01
- 6849-JMA-01-ZZ-DR-A-001002-S2-P01_Existing Sections 02
- 6849-JMA-01-ZZ-DR-A-001020-S2-P05_Proposed Sections 01
- 6849-JMA-01-ZZ-DR-A-001021-S2-P04_Proposed Section 02
- 6849-JMA-01-ZZ-DR-A-002001-S2-P02_Existing Elevations 01
- 6849-JMA-01-ZZ-DR-A-002002-S2-P01_Existing Elevation 02
- 6849-JMA-01-ZZ-DR-A-002020-S2-P04_Proposed Elevations 01
- 6849-JMA-01-ZZ-DR-A-002021-S2-P03_Proposed Elevation 02

- 6849-JMA-01-ZZ-DR-A-215002-P01_External Wall Details

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours Faithfully,

A handwritten signature in black ink, appearing to read "Danny Cremen".

Danny Cremen
Graduate Planner