



Donald Insall Associates

Chartered Architects and Historic Building Consultants

126 St Pancras Way, Camden, NW1 9NB

Historic Building Report
For Scenario Architects

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Contact Information

Sarah de Havilland (Associate)

E: Sarah.deHavilland@insall-architects.co.uk

T: 020 7245 9888

Louisa Hunt (Assistant Researcher)

E: Louisa.Hunt@insall-architects.co.uk

T: 020 7245 9888

London Office

12 Devonshire Street

London, W1G 7AB

www.donaldinsallassociates.co.uk

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1.0 Summary of Historic Building Report

1.1 Introduction

Donald Insall Associates were commissioned by Scenario Architects in March 2023 to assist them in proposals for minor internal alterations and sustainability enhancements to 126 St Pancras Way, Camden, NW1 9NB.

The investigation has comprised historical research, using both archival and secondary material, and a site inspection. A brief illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below.

The specific constraints for this building are summarised below. Section 5 provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

126 St Pancras Way is a Grade II-listed building that forms part of the listed group comprising Nos. 108 – 132 St Pancras Way, with their attached railings. It is located in the Jeffrey's Street Conservation Area in the London Borough of Camden, and it is also in the immediate setting of the Grade-II listed K2 Telephone Kiosk at Junction with St Pancras Way and the Grade-II Drinking Fountain Memorial to Joseph Salter.

The statutory list description of the listed building is included in Appendix I and a summary of guidance on the Jeffrey's Street Conservation Area provided by the local planning authority is in Appendix II.

The proposed alterations require listed building consent. Extracts from the relevant legislation and planning policy documents are summarised below and included in full in Appendix II.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have '*special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*' and, in respect of conservation areas, that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the Site comprises the Camden Local Plan (2017) and The London Plan (March 2021)

The Camden Local Plan has policies that deal with development affecting the historic environment, principally **Policy D2** on Heritage. With regard to **designated heritage assets**, this 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*.' To preserve or enhance the borough's **listed buildings**, the council will also '*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*.' On **conservation areas**, the council requires that '*e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage*.'

Policy HC1 Heritage Conservation and Growth of The London Plan (March 2021) stipulates that '(C)

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.... Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

The courts have held that following the approach set out in the policies on the historic environment in the **National Planning Policy Framework 2021** will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). The key message of the NPPF is the concept of 'sustainable development' which for the historic environment means that heritage assets 'should be conserved in a manner appropriate to their significance'.

The NPPF recognises that, in some cases, the significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF therefore states that any harm or loss to a designated heritage asset 'should require clear and convincing justification' and that any 'less than substantial' harm caused to the significance of a designated heritage asset should be weighed against the benefits of the proposal including, where appropriate, securing its optimum viable use.

1.3 Summary Assessment of Significance

A detailed assessment of significance is included in Section 4.0 of this report. The following summary explains why the listed building and conservation area are considered of nationally architectural and historical interest.

126 St Pancras Way is a terraced house that was built as part of the development of Camden Town by George Lever the Younger between 1827-1834. It is built in stock brick and stucco and conformed to a standard two-room house plan, typical of the late-18th and early-19th century period, with a rear closet wing added in the 1870s. It is principally significant for its façade and what remains of the original internal plan form, though most original internal fittings have been removed beyond the original staircase and window architraves on the first and second floor. It is also significant for the group value it shares with its listed neighbours, Nos. 108 – 132, which form a strong and cohesive terraced townscape that also make a positive contribution to the character and appearance of the Jeffrey's Street Conservation Area. The conservation area is principally significant for its early 19th-century residential developments, which chart the history of this part of Camden.

2.0 Historical Background

2.1 The Development of the Surrounding Area

2.1.1 The Development of Camden Town in the Late-18th and Early-19th Century

St Pancras Way (formerly King's Road) was laid out as part of the development of Camden Town. The land which became Camden Town belonged, at earlier times, to the Jeffreys family and was inherited by Chris Pratt, the first Lord of Camden through his marriage to Elizabeth Jeffreys.¹ In 1791 the Lord of Camden obtained an Act of Parliament that enabled him to develop land along the east side of Camden High Street.² Camden Town was subsequently built as a Georgian suburb, styled as a '*new town*' in the words of John Summerson.³ The development soon linked up with the southern end of Kentish Town, with the laying out of Jeffrey's Street and surrounding terraces in the early 1800s. In 1816, the Regent's Canal was built through the area, as shown in the 1827 map of Camden Town, which heralded Camden's identity as an industrious and commercial area [Plate 2.1]. The estate development was managed by agents: from 1780 to 1803 by Augustine Greenland, a solicitor; from 1804 – 1822 by the Mayfair agents Kent, Claridge and Iveson; from 1823 by Joseph Kay and from 1847 by John Shaw.⁴

2.1.2 The 19th Century: The Arrival of the Railway

Between the 1840s and 1870s, the areas of Camden Town and Kentish town were transformed from a Georgian town to a Victorian industrial suburb, following the arrival of the railway. The North London Railway line was built on a brick viaduct above the southern end of Kentish Town in 1850. The branch that cuts through west Kentish Town up to Gospel Oak and Hampstead Heath followed in 1860. On the west side of Kentish Town Road, the Midland Railway swallowed up all of the remaining unbuilt land between Holmes Road and Highgate Road for sidings, workshops and train sheds. To the south, St Pancras and its associated goods yards wiped out Agar Town, and a tract of cheap houses were thrown-up on short leases around 1840.⁵ The railways and goods yards accelerated the area's decline from a genteel suburb for those of modest means to a crowded working-class district. The railways did however bring new industries to the area and Camden Town and Kentish Town became the main centres for piano making, populated with dozens of factories. By the late-19th century, the area had become urbanised with churches and schools, and Charles Booth's 1898 Poverty Map shows that St Pancras Way was occupied by middle classes [Plate 2.2].

1 Camden Town History, "Jeffreys", accessed 16 March 2023, <http://www.camdentownhistory.info/camden-town/jeffreys/>

2 London Borough of Camden, *Jeffrey's Conservation Area Statement*, April 2003, p. 6.

3 John Summerson, *Georgian London* (New Haven and London: Yale University Press, 2003), p. 332.

4 Camden History Society, "Short History", accessed 16 March 2023, <http://www.camdentownhistory.info/about/shorthistory/>

5 *Jeffrey's Street Conservation Area Statement*, pp. 6 – 7.



2.1 1827 Map of Camden Town (Friends of Regent's Canal)



2.2 Charles Booth's Maps Descriptive of London Poverty 1898-9 (LSE)

2.1.3 The 20th Century: Housing Improvements

In the early-20th century, living conditions within the wider area caused increasing concern, but little was done until the early 1930s. Blocks of flats were built by St Pancras Borough Council in York Rise, Leighton Road, Prince of Wales Road, Croftdown Road and Highgate Road. After the war, the pace of council building quickened. For example, St Pancras Way Estate opened at the corner of Camden Road, designed by Norman and Dawbarn and built in 1946 – 48.

In 1937, King's Road was renamed St Pancras Way.⁶ During the Second World War, the north of St Pancras Way was not affected by bomb damage, however the south of the terrace did suffer minor blast damage **[Plate 2.3]**.⁷ A photograph from 1977 of the drinking fountain shows Nos. 128 and 132 St Pancras Way in the background, revealing the present balconies to the first floor windows on both these properties **[Plate 2.4]**. Photographs from 2004 and 2010 reveal the condition of the terrace and their attached railings in the early-21st century, with the balconies to Nos. 124, 128, 130 and 132 **[Plates 2.5 and 2.6]**. Between 2004 and 2010, the balconies were removed from No. 132.

Today, the area surrounding St Pancras Way is characterised by its mixture of early-19th-century terraced houses, 19th-century industrial buildings and interspersed 20th-century developments.



2.3 Bomb Damage Map (Laurence Ward)



2.4 1977 photograph of the drinking fountain St Pancras Way (London Picture Archive)

6 Hayes, David A. and Camden History Society, "Camden Street Names and their Origins", published 2020. <https://static1.squarespace.com/static/57ee2b1bb3db2b9bde3a3aa0/t/5e76796296c2552a3b58c420/1584822716240/Street+names+%26+their+origins.pdf>

7 Laurence Ward, *The London County Council Bomb Damage Maps: 1939- 1945* (London: Thames & Hudson, 2015), p. 65.



2.5 2004 photograph of 108 and 132 St Pancras Way (Historic England)



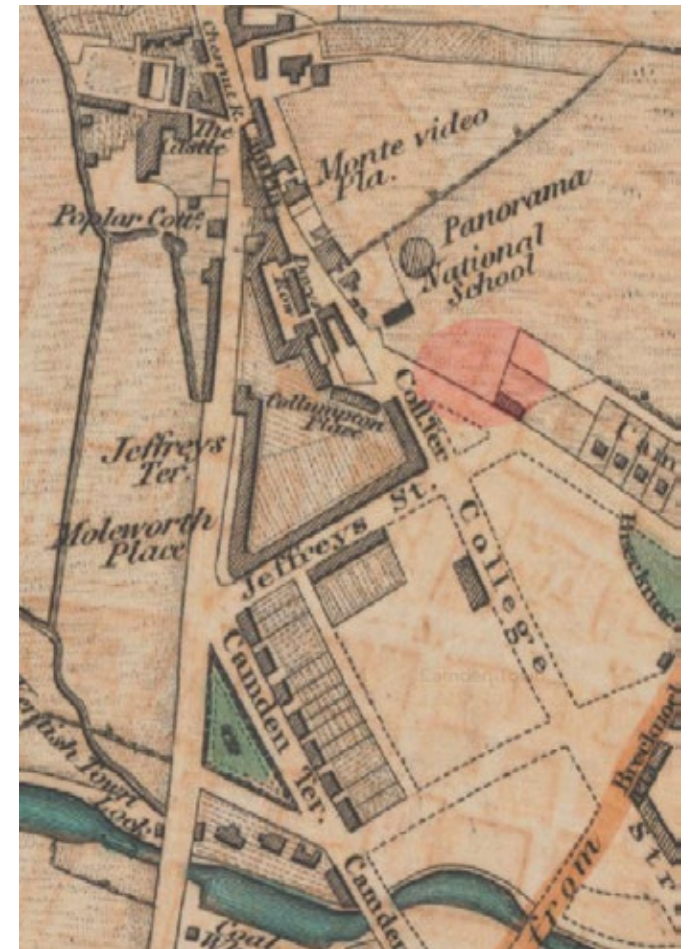
2.6 2010 photograph of St Pancras Way (Camden Local Archive)

2.2 The Building: 126 St Pancras Way

2.2.1 The Development of 126 St Pancras Way in the 19th Century

The building of St Pancras Way likely commenced in the 1820s and was complete by 1834, undertaken by the builder George Lever the Younger. Both C. and J. Greenwood's Map, surveyed in 1824-1826, and the 1827 map of Camden Town show that in the mid-1820s, the road had been laid out, but the terraces had yet to be constructed [see Plate 2.1 and Plate 2.7]. The 1834 estate map is the first to show the completed footprint of No. 126, which must have been built between 1827-1834 [Plate 2.8]. This map and the 1870 estate map reveal that No. 126 was originally built without a closet wing, unlike some of the neighbouring houses in the terrace [Plate 2.9].

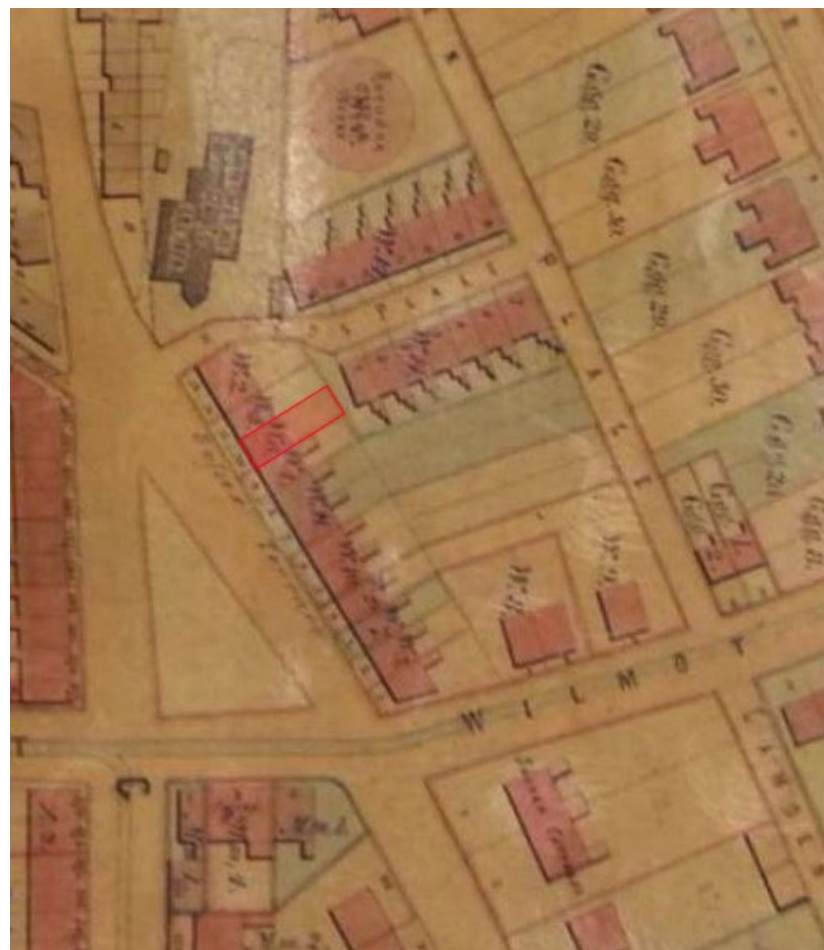
However, a closet wing had been built by the publication of the 1873 OS map, where it is shown adjoining the south side of the rear elevation with two smaller structures at the rear [Plate 2.10]. This map also indicates that a lightwell had been built alongside the rear elevation, as there still is today. The 1895 OS map suggests that second structure adjoining the rear of the closet wing had been removed [Plate 2.11] and although the 1916 OS map is more simplistic, it suggests that the footprint of the building remained unchanged between 1895-1916 [Plate 2.12].



2.7 C. and J. Greenwood, surveyed 1824-1826, published in 1828 (Mapco)



2.8 1834 Estate Map (Camden Town History)



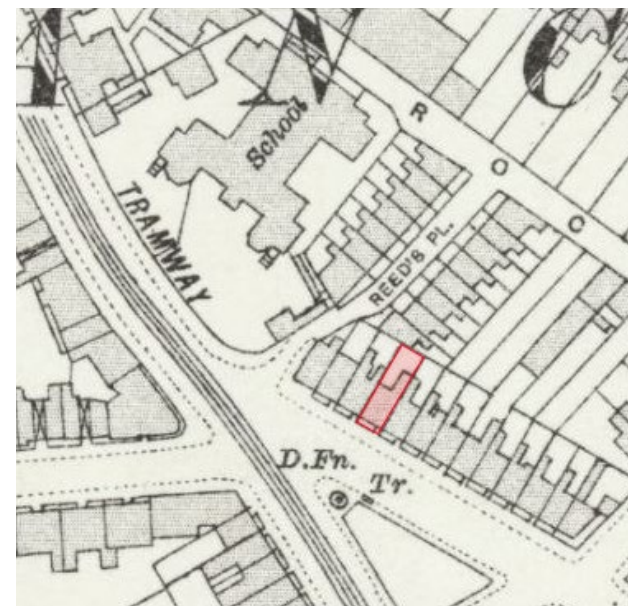
2.9 1870 Estate Map (Camden Town History)



2.10 1873 OS Map (NLS)



2.11 1895 OS Map (NLS)



2.12 1916 OS Map (NLS)

2.2.2 20th-Century Alterations

A 1946 aerial shot of the terrace shows the original butterfly roof of No. 126, which was repeated across the rest of the terrace [Plate 2.13].

No original or early internal plans have been found of the building, and the earliest plans date from 1964 and 1965, when two separate schemes of improvements were approved. These reveal that the original internal layout, which followed the standard townhouse plan identified by Sir John Summerson, had been little altered by the mid-20th century. It was comprised of a single room to the front and rear on each floor, with a passage and staircase on the south side of the plan against the party wall [Plates 2.14 and 2.15]. Each room was heated by a central chimneystack in the north party wall, and the 1965 plan also shows that there were coal cellars under the pavement of St Pancras Way. This layout was typical of a late Georgian or Regency terraced house.⁸

In 1964, permission was granted to convert the building into two self-contained maisonettes, though the scheme was never implemented [See Plate 2.14]. Nevertheless, there are changes that are shown on the plans which must have taken place under this scheme or thereafter, for they correlate to the layout shown on the 1965 plans discussed below, or the present condition of the building. This includes the rebuilding of the lower ground to ground floor stair, the rebuilding of partitions in the first floor rear closet wing and the removal of an Air Raid Shelter in the rear garden.



2.13 1946 Aerial View (Historic England)

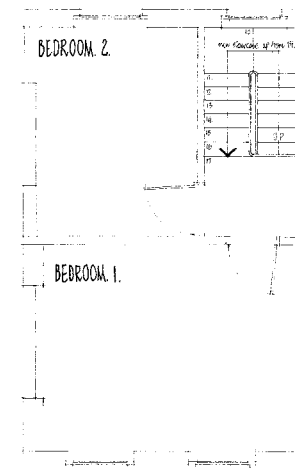
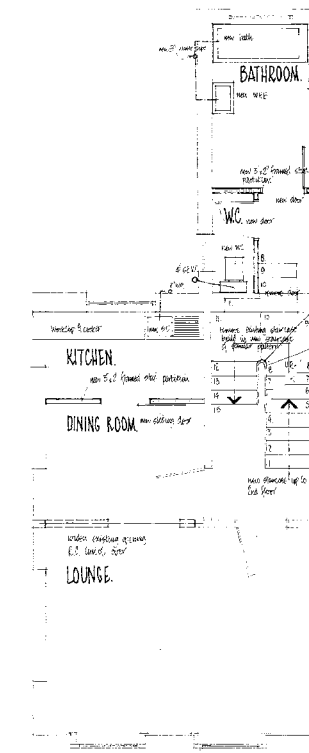
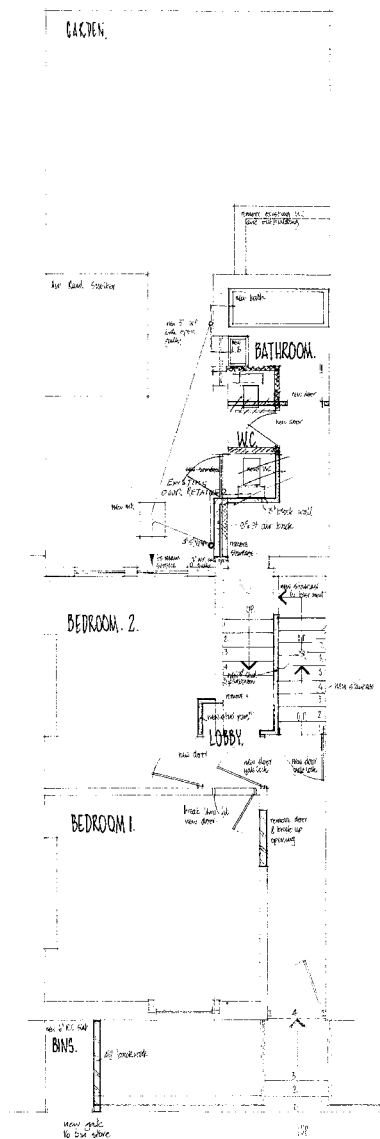
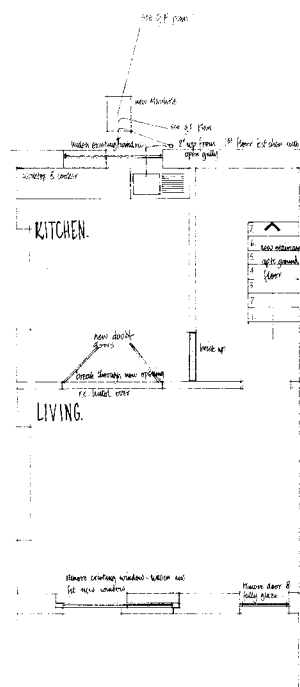
In 1965, a second scheme was approved to retain the house as a single dwelling. The 1965 plans [See Plate 2.15] reveal improvements made to the lower ground, where a larger window was installed in the front elevation, and a rear door to the garden was replaced with a half-glazed door. To the ground floor closet wing, a new cupboard was added on the south wall, and the external W.C / outbuilding was demolished.

In 1974, planning permission was granted for a third-floor studio / bedroom roof extension at No. 126, but this was never built.

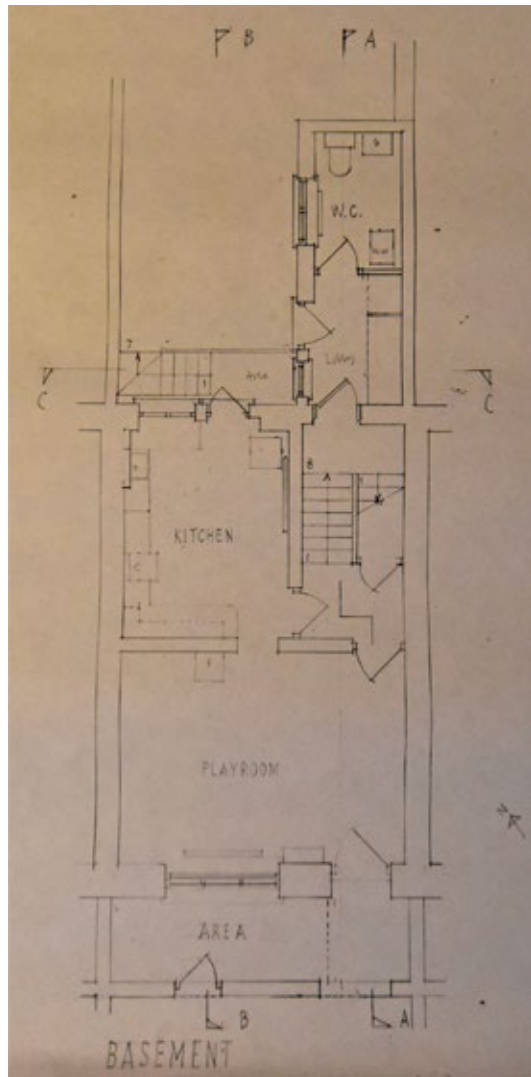
In the early 1980s the property was sold, and internal alterations were carried out to refurbish the building as a single-family home. The proposed lower ground floor plan shows that the front room was to be used as a playroom, with a new single doorway between the front and rear room, which was converted into a kitchen. The chimneybreasts shown in the north wall on the 1965 plan in Plate 2.15 were also removed. The closet wing, which was on the half landing between the lower ground and ground floor, contained a lobby, cupboard and W.C at the rear [Plate 2.16]. At ground floor level, an opening was made between the front and rear room to link a new dining room with a rear kitchen. The 'slot' annotation in the front wall appears to refer to a new glazed slot added at high level in the partition. The windows in the rear elevation were also altered to include a new door and rear balcony to the lower level of the rear garden [Plates 2.17 and 2.18]. The 1965 layout shown in the ground-to-first floor closet wing was seemingly retained. No alterations are shown on the first and second floors, which were retained with their existing layouts [Plates 2.19-2.20]. The present layout of the second floor must have been altered sometime after the early 1980s.

Little has changed to the property since the 1980s, but it was Grade-II listed in 1994. Photographs from late-20th century document the exterior of the building at this time, showing the round-headed sash window to the ground floor, four-over-four sashes to the first floor and two-over-two sashes to the second floor [Plates 2.21 and 2.22].

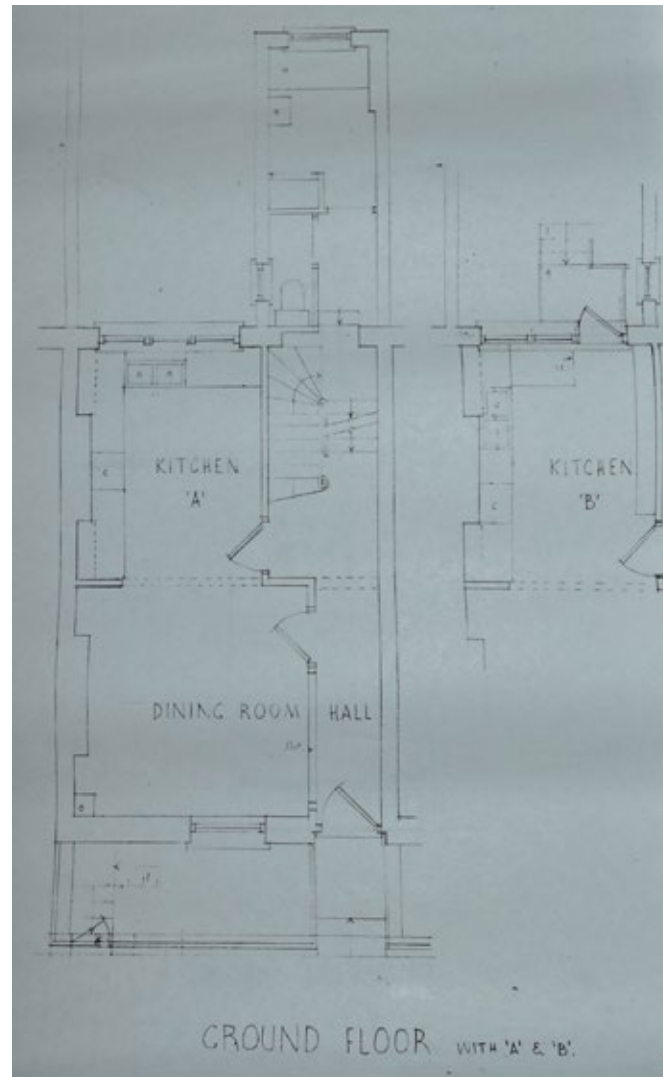
8 Neil Burton and Peter Guillery, *Behind the Façade: London House Plans 1660 – 1840* (Reading: Spire Books, 2006), p. 15.



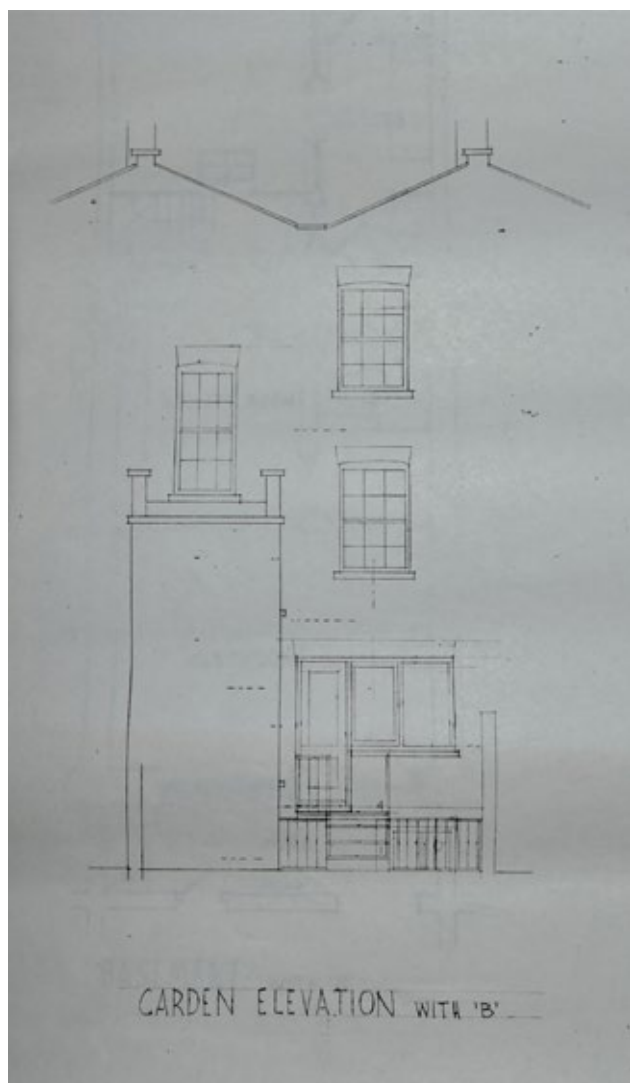
2.14 1964 unrealised conversion of No. 126 into two Maisonettes (Camden Planning Archives)



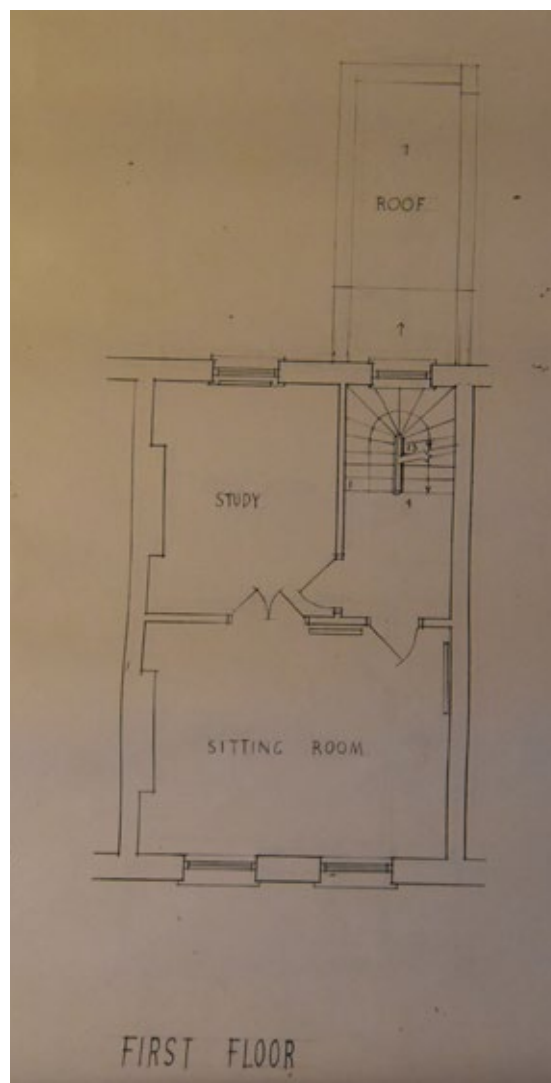
2.16 1980s proposed basement plan (Client's Own)



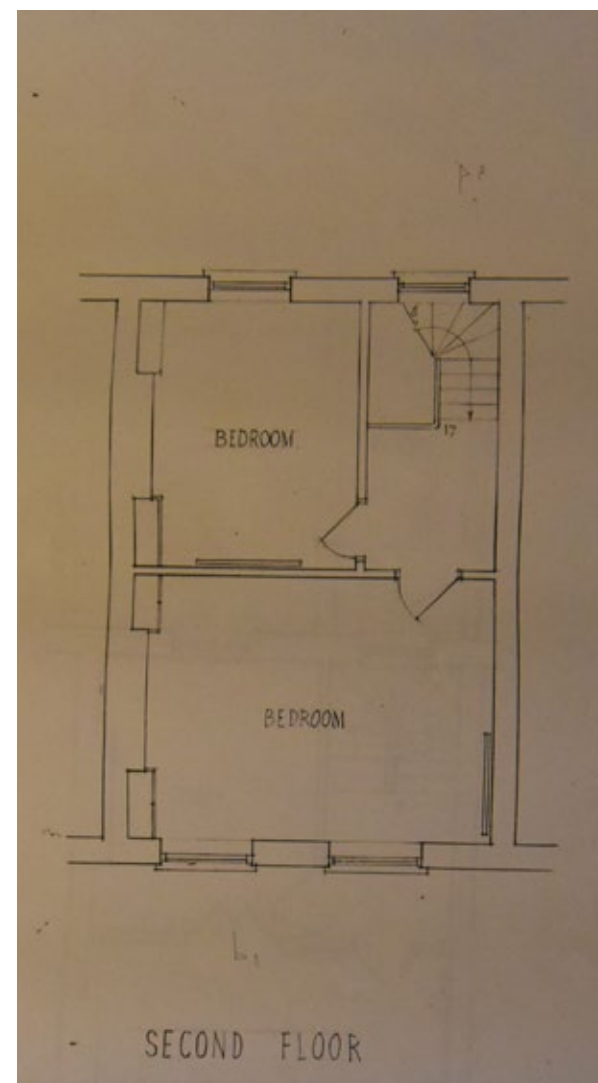
2.17 1980s proposed ground floor plan (Client's Own)



2.18 1980s proposed rear elevation drawing (Client's Own)



2.19 1980s proposed first floor plan (Client's Own)



2.20 1980s proposed second floor plan (Client's Own)



2.21 Late-20th century photo of St Pancras Way looking north (Camden Local Archives)



2.22 Late-20th century photo of St Pancras Way looking south (Camden Local Archives)

2.3 Relevant Planning History

H12/9/4/6841

Permission granted in 15-04-1964

To convert the dwelling-house No. 126, St. Pancras Way, St. Pancras, into two self-contained maisonettes.

H12/9/4/18329

Conditional permission granted in 06-05-1974

Erection of a third floor extension to provide a studio/bedroom.

2.4 Sources and Bibliography

Camden Local Archives

Drainage Plans

Late-20th century photographs of St Pancras Way

Camden Planning Archives

Planning Files relating to 126 St Pancras Way

Historic England

Online Photograph Collection

RAF Aerial Views

London Picture Archive

Photographs of St Pancras Way

LSE

Charles Booth's Poverty Map Online

Websites

Camden History Society

Camden Town History

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Layers of London

Mapco

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Published 2020. [https://static1.squarespace.com/static/57ee2b1bb3db2b9bde3a3aa0/t/5e76796296c2552a3b58c420/1584822716240/](https://static1.squarespace.com/static/57ee2b1bb3db2b9bde3a3aa0/t/5e76796296c2552a3b58c420/1584822716240/Street+names+%26+their+origins.pdf)

[Street+names+%26+their+origins.pdf](https://static1.squarespace.com/static/57ee2b1bb3db2b9bde3a3aa0/t/5e76796296c2552a3b58c420/1584822716240/Street+names+%26+their+origins.pdf)

London Borough of Camden. *Jeffrey's Conservation*

Area Statement. April 2003.

Summerson, John. *Georgian London*. New Haven and London: Yale University Press, 2003.

Ward, Laurence. *The London County Council Bomb Damage Maps: 1939- 1945*. London: Thames & Hudson, 2015.

Unpublished Sources

1980s plans in possession of the previous occupier of the property who carried out the works.

3.0 Site Survey Descriptions

3.1 The Setting of the Building and the Conservation Area Context

3.1.1 The Wider Setting: Jeffrey's Street Conservation Area Context

The Jeffrey's Street Conservation Area lies just north of Camden Town, bound by Camden Street and Kentish Town Road to the west, Royal College Street and St Pancras Way to the east, and extending north east as far as Rochester Place. To the south, the area is defined by the railway line with Camden Road Station, at the junction of Camden Road and Bonny Street. The Jeffrey's Street Conservation Area is predominately composed of a quiet enclave of residential streets and narrow lanes, set between the busy thoroughfares of Camden Street and Royal College Street. It consists, mainly, of 18th and 19th century terraced houses set between areas of open green space. The massive brick viaduct of the North London railway cuts diagonally across the southern end of the area. Jeffrey's Street runs from one small triangular open space at the junction of Kentish Town Road and Camden Street to another, where St Pancras Way branches off Royal College Street.

3.1.2 The Immediate Setting: College Gardens, St. Pancras Way and Royal College Street

The intersection of Royal College Street, Jeffrey's Street and St Pancras Way forms a triangular space, with a central public garden called College Gardens, which is enclosed by iron railings and a row of trees. The buildings to the south of the gardens on Wilmot Place comprise a short terrace of late 1790s / early 1800s buildings, with a timber shop front to the west end terrace. The central terrace that was

once the Camden Falcon pub is slightly taller than its neighbours, with stucco quoins and a simple cornice, and has been painted white with margined windows. To the west, the gardens are bounded by a modern development of flats, Philia House. To the north of the gardens and directly opposite / in the immediate setting of 126 St Pancras Way is the K2 telephone kiosk and a granite drinking fountain that commemorates Joseph Salter, who was prominent in local affairs and died in 1876; both pieces of street furniture are statutorily listed Grade II.

No. 126 forms part of the Grade II-listed early-19th century terrace, Nos. 108-132 St Pancras Way, that bounds the east side of the gardens with shops at either end. The terrace consists of three-storey houses with raised ground floors over lower ground floors, and there are plain stock brick frontages with rusticated stucco at ground floor level. The whole terrace is bounded by iron railings, which are included in the Grade-II listing. There are a variety of front door styles, but they all have semi-circular fanlights, and some of the houses have decorative iron balconies at first floor level. Many of the original timber sash windows have been altered and there are a number of unsympathetic styles and materials to the fenestration. However, only one of the houses has had a roof extension, No. 112, leaving the remainder of the terrace with an untouched roofline.

3.2 The Building Externally

3.2.1 The External Areas

126 St Pancras Way is a three-storey terraced building (plus lower ground floor), built in the early-19th century between 1827-1834 **[Plate 3.1]**. It is set back from the pavement behind a lightwell enclosed by spear-headed iron railings caulked into a painted stone plinth, which are included in the Grade-II listing **[Plate 3.2]**. The ground floor entrance is accessed via a bridge and steps over, also enclosed by railings. The front lightwell is laid with concrete and accessed via modern and poor-quality metal steps from the pavement.

At the rear of the house, there is another narrow lightwell serving the lower ground floor, with stone steps up to the garden **[Plate 3.3]**. This appears to have been built in the 1870s. The lightwell is enclosed by modern white painted stick iron railings, which support a modern replacement balcony to the ground floor. The rear garden is also accessed via the modern ground floor balcony with steps down **[Plate 3.4]**. The garden is paved with modern stone slabs and there are beds for planting that wrap around the parameter. It is bounded by a rendered wall to the north of the garden, and brick walls to the south and east, which have been substantially rebuilt in areas. To the rear of the closet wing, there is a modern wooden structure used as a shed / playhouse **[Plate 3.5]**.

3.2.2 Front Elevation

The principal façade to St Pancras Way is of two bays and three storeys over a lower ground floor and is faced in stock brick with plain stucco to the lower ground floor and rusticated stuccoed to the ground

floor [see Plate 3.1]. There is a string course above the ground floor stucco. The fenestration comprises an oversized and visually detracting modern window at lower ground floor level and a modern arched-headed sash window at ground floor level, with a replacement panelled entrance door adjacent incorporating a modern slim fanlight over. Modern four-over-four sashes at first floor level. At second floor level, there are two seemingly original two-over-two sashes. Original window openings on the ground to second floor have rendered sills and splayed brick lintels.

3.2.3 Rear Elevation

The rear elevation also comprises two bays, with a two-storey closet wing to the south side of the building that was built in the 1870s [see Plate 3.3]. The composition of the lower ground floor has been altered by the addition of a large, glazed window and door, and the ground floor elevation appears to have been rebuilt with a glazed door and windows set in timber panelling, which detracts from the appearance of the stock brick façade. The upper floors of the building are faced in original stock brick and the fenestration comprises original six-over-six sashes with sills and lintels to the north side, though the windows on the second floor are later replacements with horns, in the original style. To the south, a tall original six-over-six sash window lights the stairwell. The rear of the closet wing is obscured by the wooden play house, but it is rendered and comprises a late-19th-century eight-over-eight sash window to the first floor [See Plate 3.5]. There is a modern black drainpipe and a vertical drainpipe. Parapet and exposed brick to the closet wing upstand.

3.2.4 Return Elevations

The return of the closet wing faces onto the north side of the garden **[Plate 3.6]**. It is rendered with an asymmetric composition composed of a modern window and door to the ground floor, with an altered late-19th century sliding sash to the east, and one small modern casement window to the first floor. It has a stepped parapet and a convoluted network of downpipes attached to the side elevation.

3.2.5 Roof

The roof was not inspected at the time of survey. Google street view shows that it has a likely original butterfly slate roof, with a modern skylight in the south pitch. Flat asphalt roof to the later closet wing **[Plate 3.7]**.



3.1 Front elevation (2023, Donald Insall)



3.2 Front lightwell showing the modern replacement stair (2023, Donald Insall)



3.3 Rear elevation showing the rebuilt ground floor (2023, Donald Insall)



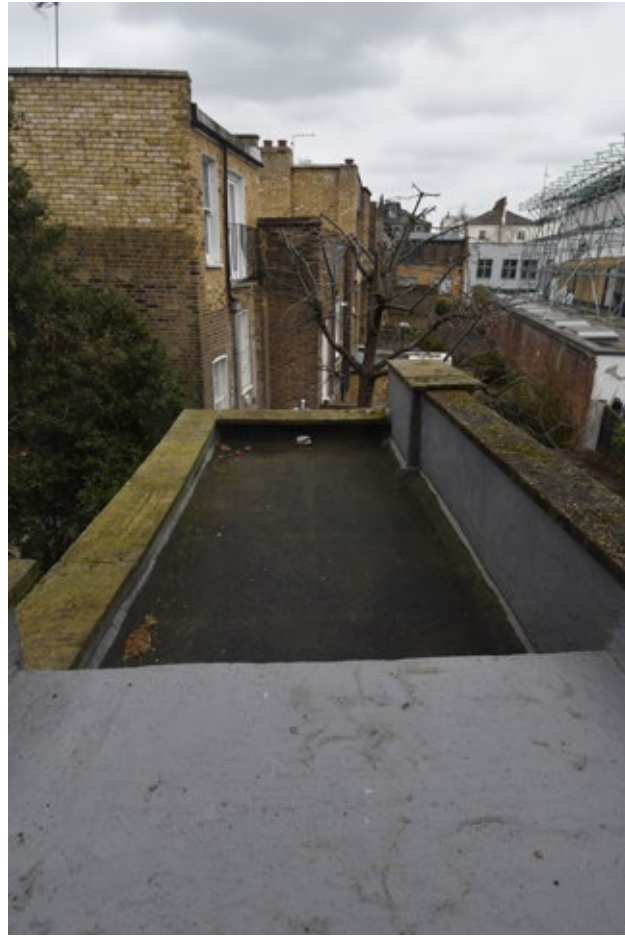
3.4 Rear garden (2023, Donald Insall)



3.5 Modern timber structure to the rear of the closet wing (2023, Donald Insall)



3.6 Return elevation of the closet wing extension (2023, Donald Insall)

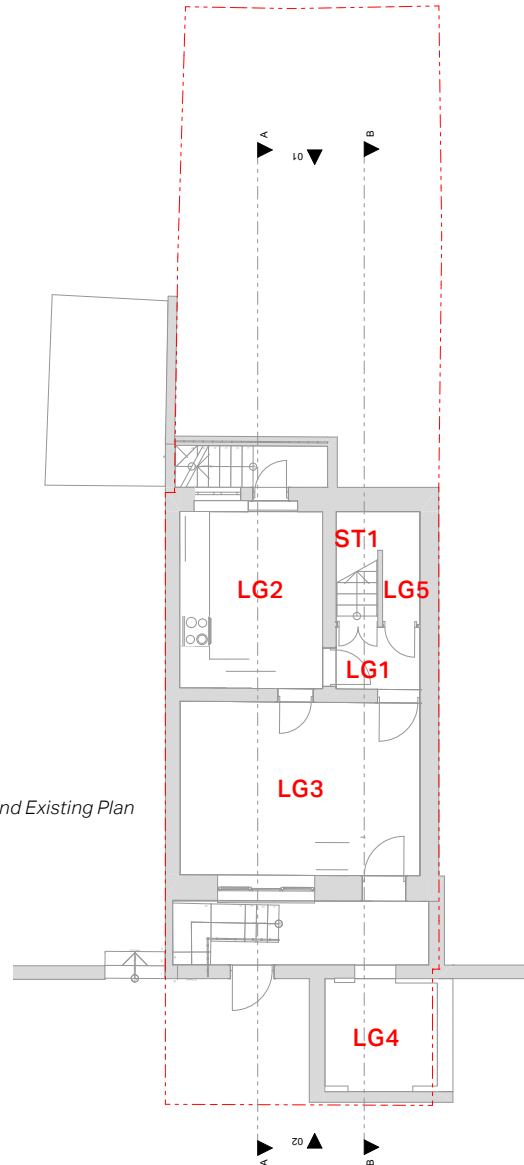


3.7 Modern flat roof to the closet wing extension (2023, Donald Insall)

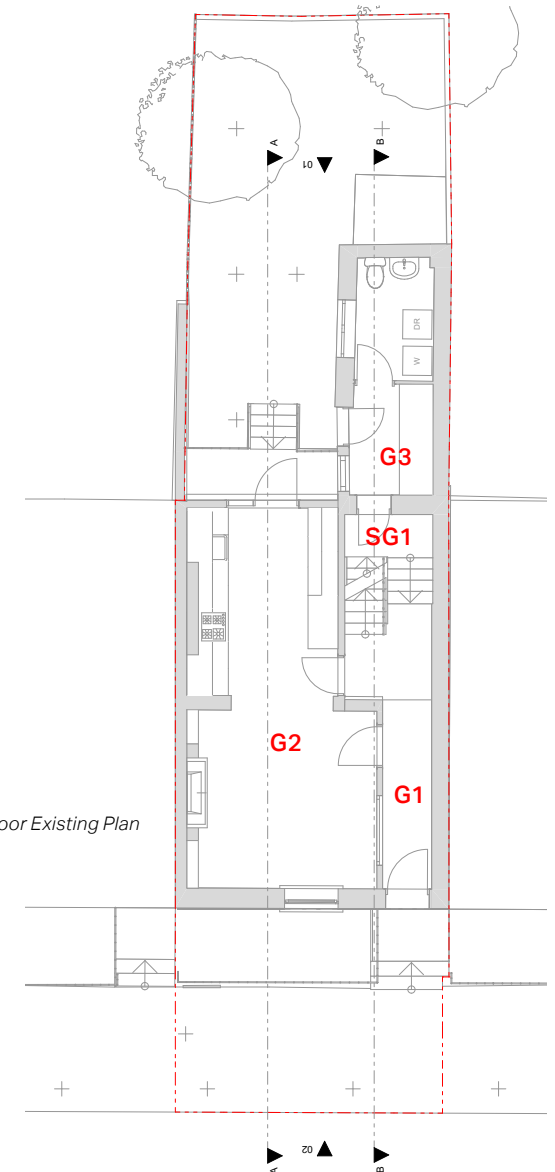
3.4 The Building Internally

The following descriptions should be read in conjunction with the labelled existing plans in Plates 3.8, 3.9, 3.10 and 3.11.

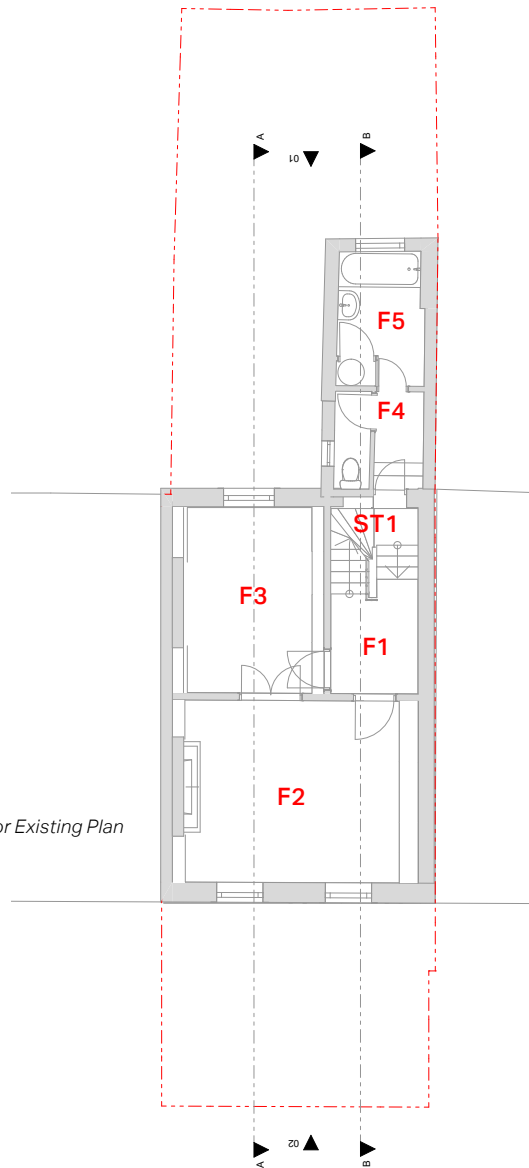
3.8 Lower Ground Existing Plan



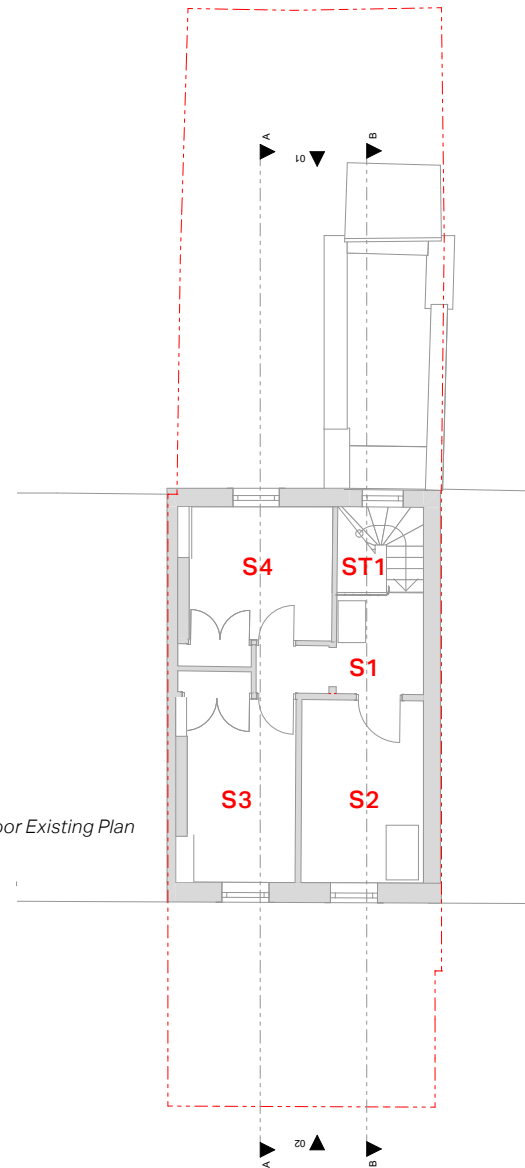
3.9 Ground Floor Existing Plan



3.10 *First Floor Existing Plan*



3.11 *Second Floor Existing Plan*



3.4.1 Lower Ground

The lower ground floor layout is mostly true to its original planform, with one large front room (which may have been separated by a corridor to the external front door), a separate rear room and passage to the side with the stairwell. The floor throughout is overlaid in a modern cork finish that is of no interest.

LG1, ST1 and LG5

Hall is in its original location but with modern fittings throughout, including a modern skirting board. The staircase in ST1 has been rebuilt between the lower ground floor and half landing, but the balustrade is original and appears to have been reused **[Plate 3.12]**. Modern cupboard to the underside of the stair in LG5, where the rebuilt treads are obviously visible **[Plate 3.13]**. To the east is a door to the large front room and to the north is the door to the rear room. The east door appears to be an early-20th century replacement and the north door is modern with glazed panels. A modern shelf runs along the south party wall. Large spotlight in ceiling.

LG2

Utility kitchen. Modern door and architrave from LG1. All fixtures and fittings are modern, including a replacement skirting board. The north party wall indicates the original location of the removed chimneybreast with a chamfered support to the chimneystack **[Plate 3.14]**. The rear wall to the east has been significantly altered, with modern door and window **[Plate 3.15]**. To the west wall, a new opening was formed to the large front room with modern door and architrave in c.1980.

LG3

Large front room. Heavily altered interior with what appears to be a plasterboard ceiling and modern replacement skirting. Identical to LG2, the original location of the chimneybreast is indicated by a chamfered support to the centre of the north party wall **[Plate 3.16]**. Modern architrave and door to the modern c.1980s opening in the spine wall to LG2, with early-20th century door adjacent to LG1 **[Plate 3.17]**. The front west wall comprises a modern door and architrave of no interest to the external lightwell, a modern built-in cupboard for the boiler and a detracting modern window **[Plate 3.18]**.

LG4

Under pavement cellar. Not inspected.



3.12 Staircase flight from lower ground floor to the half landing. The treads have been rebuilt (2023, Donald Insall)



3.13 The underside of the lower ground floor stair in LG5, showing its modern construction (2023, Donald Insall)



3.14 *Utility kitchen, west wall in room LG2 (2023, Donald Insall)*



3.15 *Utility kitchen east wall in room LG2 (2023, Donald Insall)*



3.16 Removed chimneybreast on the north wall of LG3 (2023, Donald Insall)



3.18 West wall of LG3 (2023, Donald Insall)



3.17 East wall in room LG3, showing the modern replacement doors (2023, Donald Insall)

3.4.2 Ground Floor

The ground floor is used as the main entrance, kitchen and dining room, with a rear closet wing that was added in the late-19th century. Its original two-room standard planform is legible, through it has been altered with a large opening in the partition wall between the front and rear room to form an open plan space.

G1

Entrance hall **[Plate 3.19]**. This is in its original position, accessed via the main entrance from St Pancras Way. Original timber floorboards that been re-laid, given the new nail marks in the boards, and covered in a new stain. Original dado panelling to the north and south walls with modern stain. To the north wall, a modern stained-glass window was inserted in the c.1980s **[Plate 3.20]**. Modern entrance door with a seemingly modern overlight replacing an original fanlight, which is also truncated by a detracting high-level utility meter. Plain modern ceiling, no cornice, with modern light fittings.

ST1

The stairwell is situated in its original location against the south party wall. The flight from the half-landing to ground floor is original, with a Regency style newel post and curved timber handrail, with historic dado panelling on the south wall **[Plate 3.21]**. From ground to first floor the stair is also original, with a rounded newel post on a curtail step and rounded balusters set on an open string **[Plates 3.22]**.

G2

Open plan kitchen/ dining, formerly two rooms that were connected in the c.1980s with a large opening in the original spine wall **[Plate 3.23]**. The dining area is the original front room **[Plate 3.24]**. Timber floorboards are likely original, but they appear to have been previously lifted and re-laid, and there are 4-5 rows of new boards alongside the front elevation. The original entrance to the front room from G1 is still in situ, with an original four-panelled wooden door and architrave, which has been locked shut **[Plate 3.25]**. Plain modern ceiling with no cornice, modern picture rail and appears to be mostly replacement modern skirting. To the north party wall is the original chimneybreast with a Regency style marbled chimneypiece, likely original, but the fire grate appears to be a modern addition **[Plate 3.26]**. Modern shutters in an appropriate style to the arched-headed sash window; these are attached to new secondary glazing.

The kitchen is in the original rear room. Modern six panelled door in original architrave from G1 but otherwise all modern interior, including a modern plain ceiling with modern cornice surrounding the modern kitchen cupboards, replacement skirting and new kitchen fixtures and fittings **[Plate 3.27]**. The rear east wall comprises a modern glazed window, sidelight and overlight.

G3

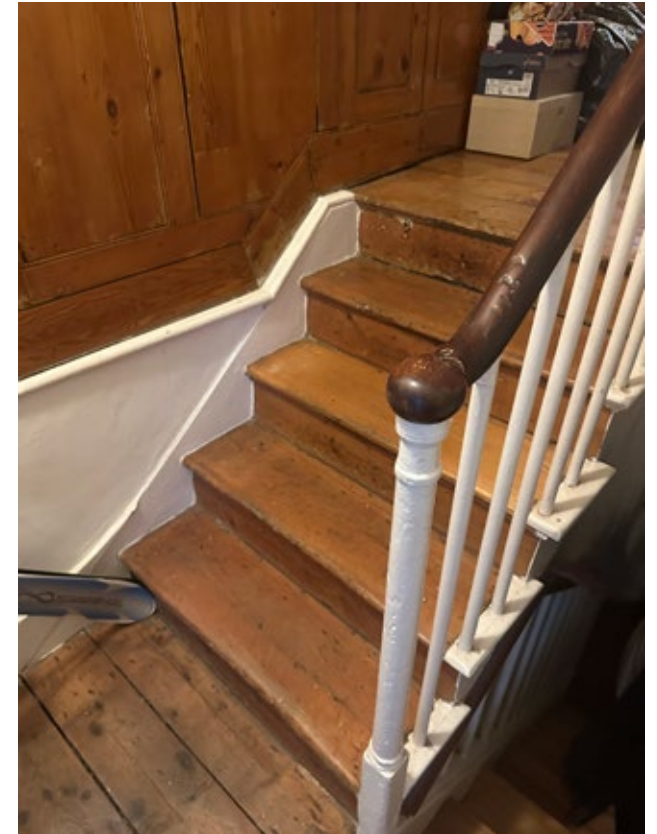
Late 19th-century closet wing, built between c.1870-1873. This comprises the W.C and storage space. From the landing, the entrance to the closet wing dates to the late-19th-century with an arched opening and door dating to this time, with margined glazing and flush beaded panels **[Plate 3.28]**. All modern interior with plain ceiling, modern skirting and tiled floor, built-in cupboards on the south wall and modern door and window on the north wall **[Plate 3.29]**. W.C to the east is equally modern with a plain modern door **[Plate 3.30]**.



3.19 Ground floor entrance hall in G1 (2023, Donald Insall)



3.20 Modern stained glass window on the north wall of G1 (2023, Donald Insall)



3.21 Original staircase from half landing to ground floor (2023, Donald Insall)



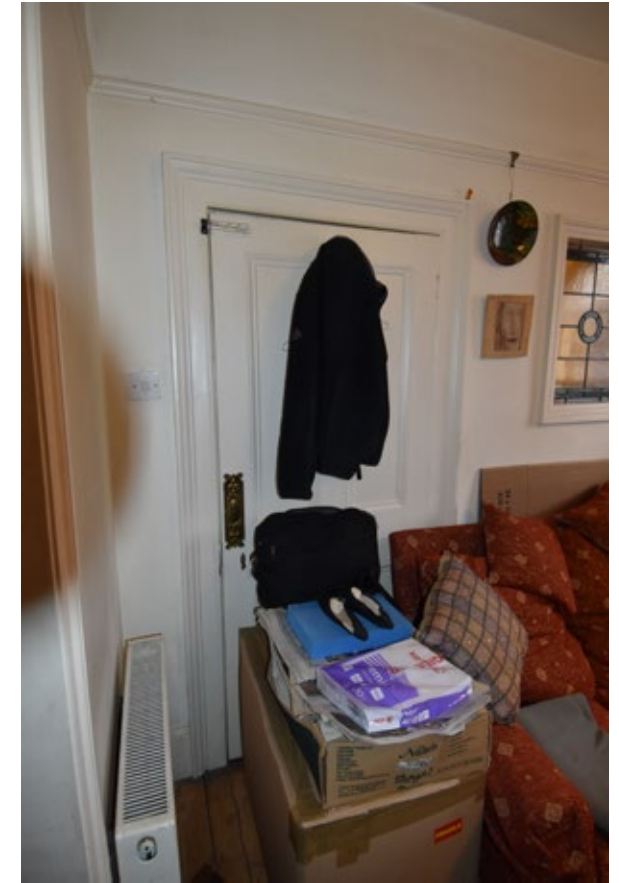
3.22 The original staircase from the ground to first floor (2023, Donald Insall)



3.23 Ground floor kitchen and dining room in G2 (2023, Donald Insall)



3.24 Ground floor front room in G2 (2023, Donald Insall)



3.25 Original entrance door to ground floor front room in G2 (2023, Donald Insall)



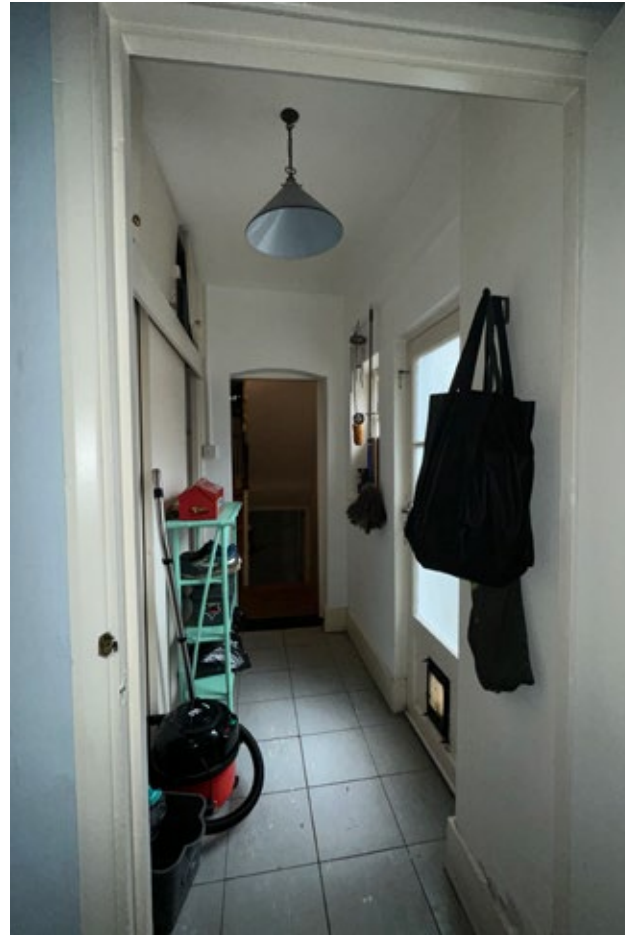
3.26 Original chimneypiece in the ground floor front room in G2 (2023, Donald Insall)



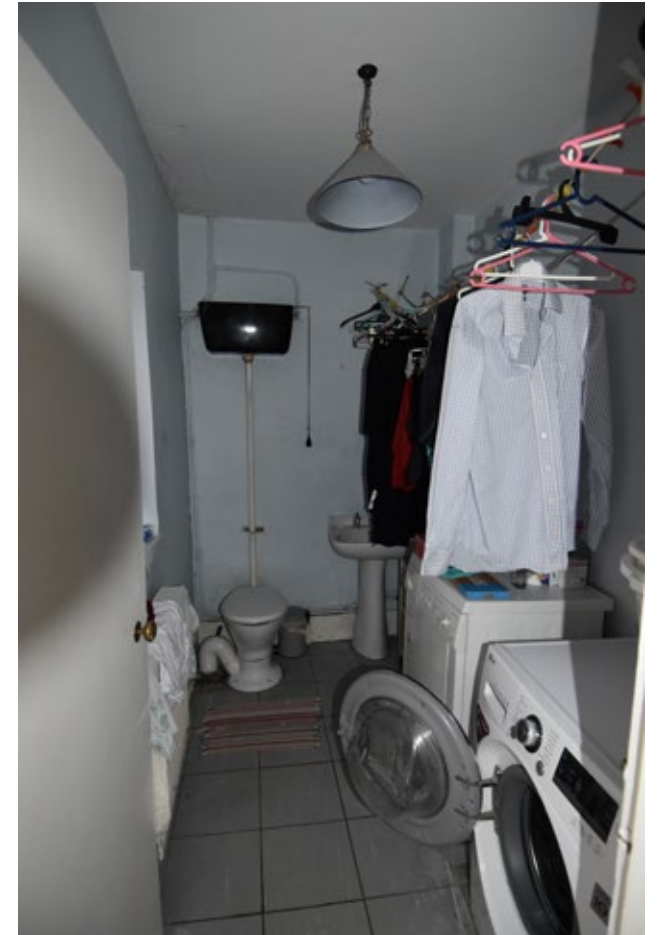
3.27 Ground floor rear kitchen in G2 (2023, Donald Insall)



3.28 Late-19th century door to the closet wing extension in G3 (2023, Donald Insall)



3.29 The modern interior in the closet wing in G3 (2023, Donald Insall)



3.30 Modern W.C in the ground floor closet wing in G3 (2023, Donald Insall)

3.4.3 First Floor

The first floor's planform is true to the original layout, with a large front room and smaller rear room used as a sitting room and study. These are linked by a double door opening, which may be part of the original layout. The late-19th century closet wing also serves this floor. Floor comprises modern carpet finishes throughout.

ST1

Original staircase with rounded stick timber balusters on an open string and a curved timber handrail [Plate 3.31].

F1

Landing is in its original position but plain modern ceiling and replacement skirting [Plate 3.32]. The doorways to the front and rear rooms are original, with original four panelled doors and architraves.

F2

Large front room, used as living room / library. Original four panelled door and architrave from F1. Ceiling with adapted cornice – this originally appears to have been reeded (when compared to similar cornices in neighbouring properties) - but the reeding has been removed and finished in plain render. Modern picture rail, which ties in with the joinery on the south wall, and mostly original skirting board that has been adapted around modern cupboards [Plates 3.33 and 3.34]. The north wall has an original chimneybreast with a historic stone chimneypiece that may have been reused from elsewhere, as it seems overly grand for the status of

the house. Its bold neo-classical detailing nonetheless suits the historic character of the interior. To the east is a historic and possibly original double door linking F2 and F3 [Plate 3.35]. To the south there are modern and visually detracting built-in cupboards from floor to ceiling, which truncate the cornice, and to the west there are seemingly original architraves to the windows with modern radiators below. The north window has modern secondary glazing [Plate 3.36].

F3

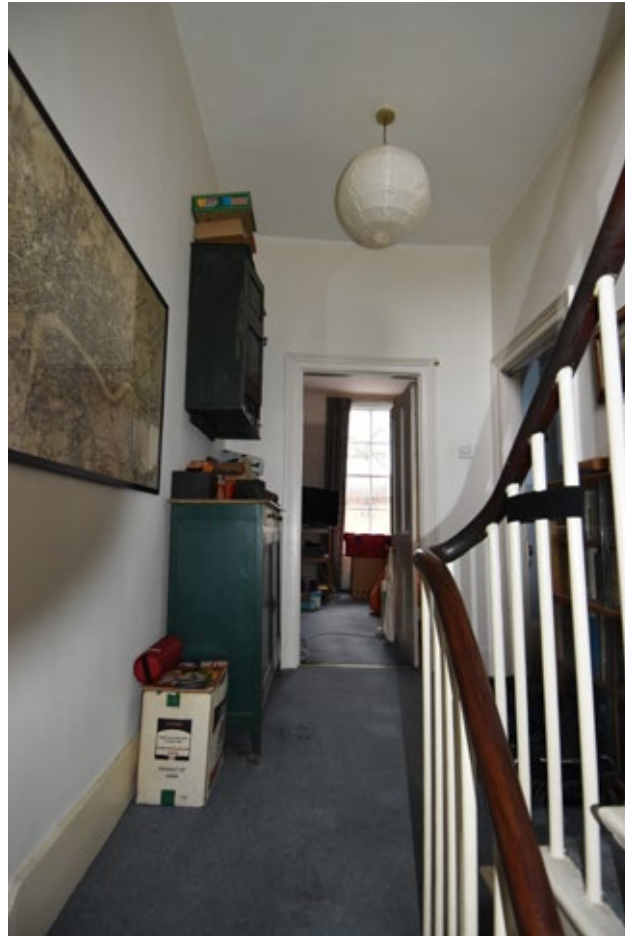
Rear room [Plates 3.37-3.40]. Original four panelled door and architrave from F1. Ceiling with adapted cornice – this originally appears to have been reeded (when compared to similar cornices in neighbouring properties) - but the reeding has been removed and finished in plain render. Modern picture rail, which ties in with the joinery on the south wall, and mostly original skirting board that has been adapted around modern cupboards. To the north is a blocked original chimneybreast and to the north and south, there are modern built-in joinery units. To the east there is an original window, architrave and panelled shutters, and to the west there is a historic and possibly original double door to F2, which is off centre to the room.

F4 and F5

Late 19th-century closet wing. Modern replica door and architrave from the stairwell landing, matching that in G3 [Plate 3.41]. The partitions and interior to the W.C and bathroom are modern, dating to the mid-20th century, and are of no interest [Plate 3.42-3.44].



3.31 Original staircase from first to second floor (2023, Donald Insall)



3.32 First floor landing in F1 (2023, Donald Insall)



3.33 First floor front room in F2 (2023, Donald Insall)



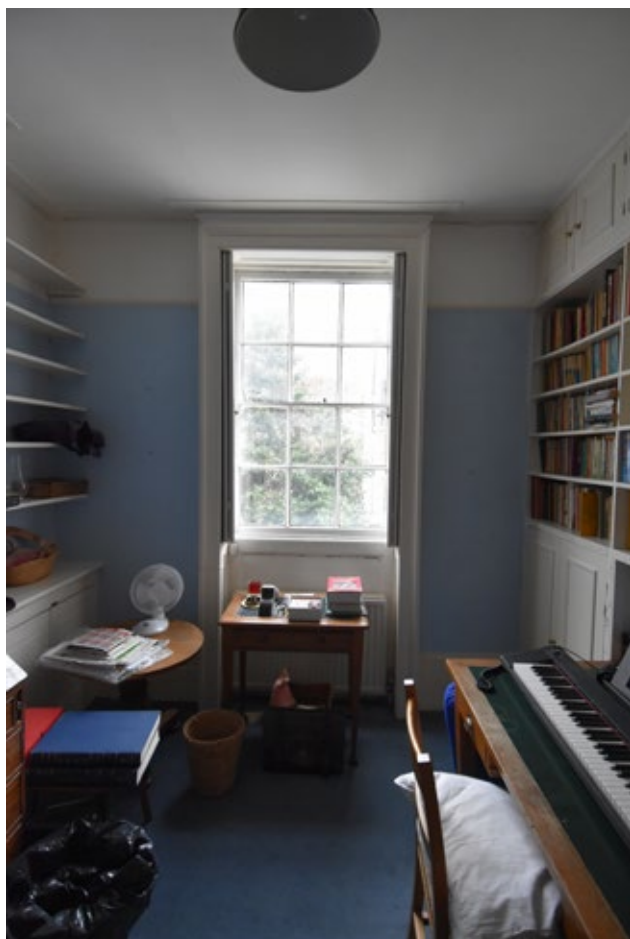
3.34 First floor front room south wall in F2 (2023, Donald Insall)



3.35 First floor front room east wall (2023, Donald Insall)



3.36 First floor front room west wall in F2 (2023, Donald Insall)



3.37 First floor rear room in F3 (2023, Donald Insall)



3.38 First floor rear room west wall in F3 (2023, Donald Insall)



3.39 First floor rear room north wall in F3 (2023, Donald Insall)



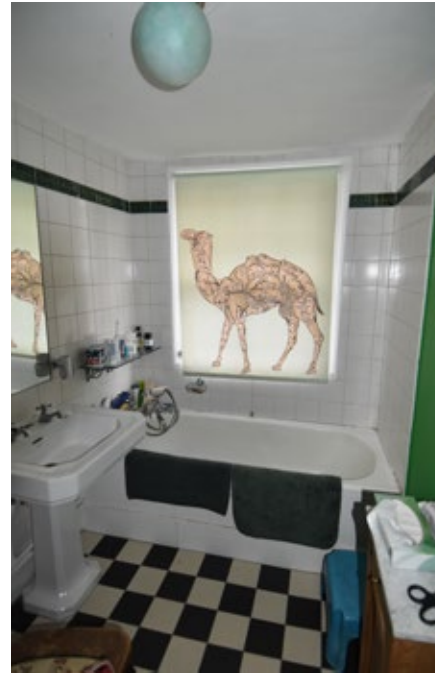
3.40 First floor rear room south wall in F3 (2023, Donald Insall)



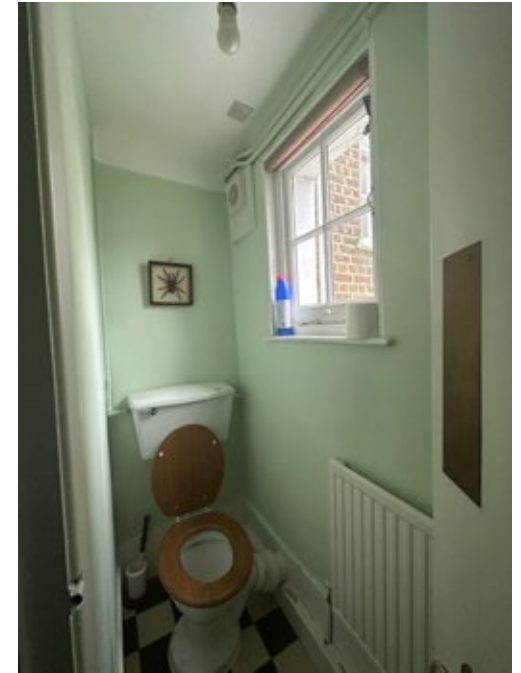
3.41 Modern replacement door to the closet wing in F4 (2023, Donald Insall)



3.42 Modern interior of the first floor closet wing in F4 and F5 (2023, Donald Insall)



3.43 Modern bathroom in the first floor closet wing in F4 and F5 (2023, Donald Insall)



3.44 Modern bathroom in the first floor closet wing in F4 and F5 (2023, Donald Insall)

3.4.4 Second Floor

The original second-floor layout has been altered with modern partitions subdividing the formerly open front room, and a lobby subdividing the northern front and rear room, to create three separate bedrooms.

ST1

Original staircase terminates at this level. Modern high-level bulkhead above stair, which detracts from its appearance.

S1

Landing [Plate 3.45]. This is original but there is a plain modern ceiling and skirting. Original four panelled door and architrave to S2, original architrave to north lobby with no door. Modern lobby beyond formed of stud partitions.

S2

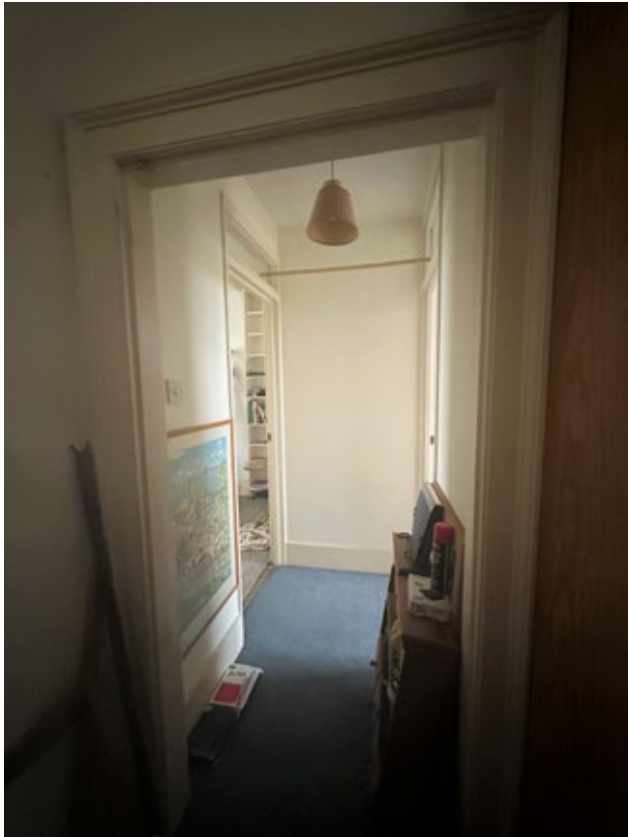
South front bedroom [Plates 3.46 and 3.47]. Original four panelled door and architrave from S1, but with modern architrave internally. This room originally formed part of the full-width front room with S3. S2 has a plain modern ceiling, no cornice, modern skirting and a modern carpeted floor. The window architrave in the west wall is original, but modern secondary glazing has been applied to the front window.

S3

North front bedroom [Plate 3.48]. Like S2, this room originally formed part of the large front room before subdivision. All is modern aside from the blocked and built-out chimneybreast to the north and the original window architrave to the west, with modern secondary glazing to the front window. The original spine partition between S3 and S4 has been demolished and a new partition has been built further to the east, forming a cupboard.

S4

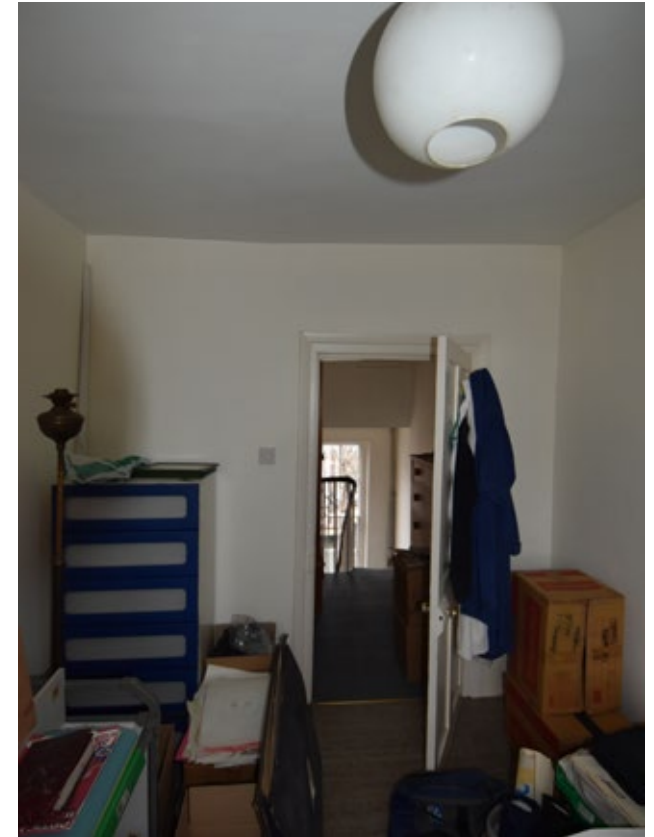
Rear bedroom [Plate 3.49]. This is in the original location of the rear room, but the room has been reduced in size to accommodate the southern lobby and the spine partition has been rebuilt between S3 and S4. All is modern, including a modern timber floor, aside from the blocked chimneybreast to the north and the original window architrave to the east.



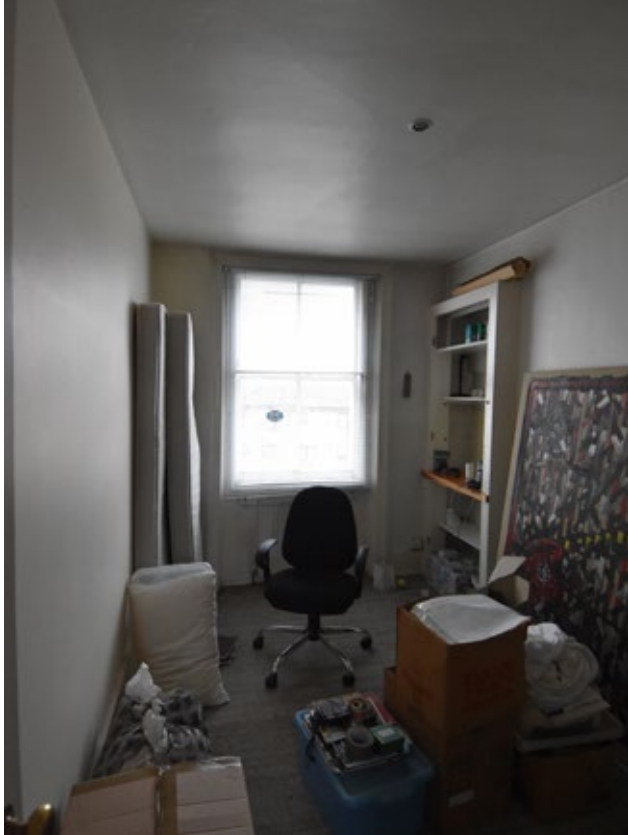
3.45 Second floor landing in S1 (2023, Donald Insall)



3.46 Second floor south front room in S3 (2023, Donald Insall)



3.47 Second floor south front room, showing the modern door architrave to the interior (2023, Donald Insall)



3.48 Second floor north front room in S3 (2023, Donald Insall)



3.49 Second floor rear room in S4 (2023, Donald Insall)

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of 126 St Pancras Way and its contribution to the significance of the Jeffrey's Street Conservation Area, so that the proposals for change to the building are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.2 Assessment of Significance

126 St Pancras Way is a terraced house that was built as part of the development of Camden Town by George Lever the Younger between 1827-1834. It is built in stock brick and stucco and conformed to a standard two-room house plan, typical of the late-18th and early-19th century period, with a rear closet wing added in the 1870s.

No.126 is **principally significant** for the role it plays in the overall town plan and design of Camden Town, and the group value it has with its neighbouring Grade-II listed terrace. This is best expressed through the materials and composition of the three-storey terrace with its two bays, front lightwell, railings and butterfly roof, that generally characterise estate building in London in the Regency period. No. 126 is also **historically significant** for its broader illustration of early-19th century domestic architecture and social attitudes to living, which is conveyed through the hierarchy of the external architecture and what survives of the original internal plan form and fittings.

This special interest is manifested in the fabric and plan form of the building, which has the following hierarchy of significance:

Of the **highest significance** is:

- The **façade to St Pancras Way**, along with its original railings and unaltered butterfly roofline, which shares group value with the neighbouring terrace. However, the replacement sash windows with mismatching glazing bars detract from its original composition, together with the overly large window in the basement and modern lightwell stair.

Of **high significance** is:

- The **rear elevation**, but not including the altered elevations on the lower ground and ground floors.
- The **plan form** that generally follows the original two-room standard plan. The lower ground floor has been little altered aside from a new opening for a door between the front and rear room and the

potential loss of the corridor wall, together with a larger opening between the front and rear room on the ground floor. The first-floor plan form does not appear to have been altered since the building's construction, but the second floor has been altered with a detracting layout.

- The original Regency style **staircase**, other than the rebuilt treads and risers from the lower ground to half landing.
- The surviving original **doors, architraves, joinery and chimneypieces** that add to the special character of the building. These features are identified in Section 3 but principally include the dado panelling to the entrance hall, the four panelled doors, architraves and window architraves throughout, as well as the original or historic chimneypieces to the ground and first floor front rooms. The original cornices have been lost on the ground and in the main stairwell.

Of **moderate significance** are:

- The **1870s closet wing extension**. This has some moderate interest in illustrating the historical development of the house, but the relatively plain and altered elevations are of limited architectural merit and the modern interiors are of no interest.
- The **blocked chimneybreasts** on the ground to second floor, which are significant for illustrating the original layout, but these would be enhanced if their chimneypieces were reinstated.
- The **altered first floor cornice**, which has limited interest as the plain render has removed its original Regency decoration.

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole are:

- The **modern front entrance door**.
- The modern **treads and risers from the lower ground to half-landing**, which are 1960s replacements. These neither enhance nor detract from the character of the building, as they have been replaced in an appropriate fashion, with the retention / reinstatement of the original balustrade.
- The **rear exterior balcony and railings**, which are modern replacements.
- **Modern fixtures and fittings** throughout, such as the kitchen units and cupboards on the lower ground and ground floor, and modern built-in cupboards / shelves.
- **The modern interiors in the 1870s closet wing** extension.

Factors which detract from the building's significance are:

- The overly large and **visually detracting lower ground floor window** in the front elevation, which unbalances the original composition.
- The **modern lightwell stair**, which is a poor-quality replacement that detracts from the overall appearance of the building.
- The **replacement sash windows on the ground and first floor**, which have mis-matching glazing bars that detract from the original composition and the wider composition of the listed terrace.
- The **modern overlight to the front door**, which has replaced the original Regency fanlight.

- The **overly large modern window and poor-quality door** on the lower ground floor of the rear elevation.
- The **timber-cladding to the ground floor** rear elevation which is not in keeping with the historic materials and detracts from the original design of the stock brick façade.
- The modern **wooden structure** to the rear of the closet wing, which clutters the rear elevation.
- The **removed chimneystacks** on the lower ground floor, which detract from the original layout.
- The **modern replacement doors and architraves** on the lower ground, rear ground and second floor, which detract from the building's original Regency character.
- The **missing cornices** on the ground floor and in the main stairwell.
- The **high-level utility meter** truncating the original fanlight in the ground floor entrance hall.
- The **built-in joinery units on the first floor**, which conceal the original ceiling level and obscure the proportions of the rooms.
- The **modern partitions subdividing the original second floor layout**, which detracts from the significance expressed in the original plan form.
- The **modern bulkhead above the second-floor stairwell**, which conceals the original ceiling level.

Jeffrey's Street Conservation Area

The Jeffrey's Street Conservation Area is significant for its association with the development of the land between Camden Town and Kentish Town. This area was developed for housing as land was leased off east of Camden High Street and developments began to link up with the southern end of Kentish Town. Consequently, the conservation area consists of early 19th-century residential development, largely unchanged, save for the building of the North London Railway in 1850, which cut through residential developments and changed the social status of the area. During the late 19th century and 20th century, development has largely taken place in the rear gardens of the Georgian houses, though there are modern buildings interspersed through the townscape.

No. 126, together with the terrace it forms a part of, makes a positive contribution to the conservation area. However, there are elements that detract from the building's appearance and its overall contribution, including the modern replacement windows to the front elevation – which detract from the original pattern of the Regency composition – and the poor-quality modern lightwell stair. The rear elevation and garden are predominately concealed in public conservation area views, and therefore make a limited contribution to its character and appearance, but the upper floors of the rear façade and unbroken roofline make a positive contribution to glimpsed views from Reed's Place, and in private views. The interior makes no contribution to the character and appearance of the conservation area.

5.0 Commentary on the Proposals

The proposed scheme seeks to make some minor alterations to the internal layout of No. 126, in order to upgrade the existing residential accommodation as a single-family dwelling, alongside sustainability enhancements such as new secondary glazing, wall insulation and underfloor heating, to upgrade the residential accommodation for 21st century use and improve the building's thermal envelope.

The proposals are described in detail below, with the impact on the significance of the listed building set out in italics. This section should be read in connection with the labelled floor plans in Section 3.

As the proposals would only affect the interior of the listed building, the character and appearance of the Jeffrey's Street Conservation Area would be preserved, in full compliance with national and local planning policy and guidance on the historic environment.

5.1 Description of the Proposals and their Impact on the Listed Building

5.1.1 Layout Changes

Lower ground floor

LG2

In the rear room, it is proposed to replace the modern kitchen units with new units along the north and south walls, with appliances connecting to existing service runs. *The replacement of modern kitchen units, in a plain room with no historic fixtures and*

fittings surviving, would have a neutral impact on the significance of the listed building, together with the reuse of the existing service runs.

LG2 and LG3

Between the front and rear room, it is proposed to remove the modern 1980s doorway and widen the opening to create a narrow double doorway with new four panelled doors to match the others in the building. *This would require the very minor demolition of historic wall fabric, but the wall itself is plain with no historic fixtures or fittings surviving, and the proposed opening would also be of a minimal size. The original plan form would remain very much apparent around the opening, between large wall nibs and a downstand, and when considered on balance, no harm would be caused to the significance of the listed building, as the interest founded in the planform would be preserved.*

LG3

In the front room, it is proposed to retain and reverse the swing of the early-20th century door from the main stairwell. *This would have no impact on the significance of the listed building as the door would be retained in its existing architrave and with reused ironmongery. It would however provide the benefit of creating a more useable internal layout.*

It is also proposed to remove the detracting boiler cupboard and relocate the boiler to the under-pavement vault in LG4, with a new vent in the lightwell retaining wall that would be appropriately concealed behind a new air brick. The service pipework would run in the floor void to connect to existing internal service routes. *The relocation of the boiler would cause no*

harm to the significance of the listed building, as it would site the boiler in a more appropriate location and the extract vent would have no impact on the building's appearance, as it would be concealed on an inner wall behind a new air brick, which would blend with the existing materials and patina of the elevation.

ST1

To the main staircase, it is also proposed to add a secondary handrail on the outer wall of the stair, between LG1 and the half-landing in front of the closet wing, for additional support and accessibility. No handrail is proposed on the dado panelling between the half landing and the ground floor to G1, to ensure this significant historic feature is not damaged. *The proposed handrail would therefore be fixed to a plain wall and would also be fully reversible, where it would, on balance, cause no harm to the significance of the listed building.*

Ground floor

G1

In the main entrance hall, it is proposed to remove the utility meter that truncates the main entrance door and overlight, to reveal the original ceiling level. The utility meter would be relocated to the rear closet wing in G3, where it would be more appropriately concealed inside a modern cupboard. *Therefore, the relocation of the detracting utility meter would enhance the historic character of the interior and the wider significance*

of the listed building, as it would expose the original ceiling level and better reveal the form of the entrance door and overlight / fanlight.

It is also proposed to replace the modern glazing in the high level window situated within the wall between the entrance hall and the front room, which was added here in the 1980s, with new fire-rated glazing. *Therefore, the replacement of the modern glazing in the existing opening would have a neutral impact on the significance of the listed building.*

G2

In the rear room, it is proposed to remove the modern kitchen units and appliances. These kitchen units conceal the original chimneybreast and as part of these works, the breast would be exposed and reinstated with a new chimneypiece suited to the date and character of the interior. *Therefore, these works would better reveal the original proportions of the rear room, which would beneficially expose the concealed chimneybreast, which would also be reinstated with a new chimneypiece to enhance the enhance the character of the interior.*

ST1

To the main staircase, it is proposed to add a secondary handrail on the outer wall of the stair between the ground and second floor for additional accessibility (as the occupiers are older and require them for support), where there are plain plastered walls. *The proposed handrail would therefore be fixed to these plain walls, where it would have a limited*

impact on the appearance of the stair. The handrail would also be fully reversible, and it would, on balance, cause no harm to the significance of the listed building.

G3

In the 1870s closet wing extension, it is proposed to remove the modern partition enclosing the bathroom along with the sanitary fittings and rebuild the wall to include a sliding door with a new shower room internally. *The rebuilding of the modern partition would cause no harm to the layout or significance of the listed building, as this is a later extension with a modern interior that is of no architectural or historic interest. In addition, the new bathroom fittings would reuse the existing sanitary runs, which would be locally adapted within the floor void to suit the new layout and run through a new extract riser on the side wall, where they would discharge through the modern roof of the closet wing, so that no harm would be caused to the building's significance.*

First floor

F2 and F3

Minor alterations are also proposed to the first floor. In the front and rear room, this would include reversing the swing of the doors, which would be retained and reset into the existing architraves. The existing ironmongery would also be reused. *This would ensure the original doors and architraves would be retained and no harm would be caused to the historic character or significance of the interior.*

F3

In the rear room, it is also proposed to reinstate a chimneypiece to the blocked chimneybreast, which would be chosen to suit the date and character of the interior. *This would enhance the significance of the listed building.*

F4 and F5

In the closet wing, it is proposed to remove the modern 1960s partitions to the W.C and bathroom to create a single large bathroom at this level. The existing service runs would all be reused, other than a new extract vented out of the modern flat roof, which would be concealed externally by the brick parapet. *The removal of the modern partitions would cause no harm to the layout or significance of the listed building, as this is a later extension with a modern interior that is of no interest. In addition, the new bathroom fittings would reuse the existing sanitary runs, which would be locally adapted within the floor void to suit the new layout, and the extract would be concealed on the modern flat roof to ensure that no harm would be caused to the historic fabric or appearance of the listed building.*

Second floor

S1

At the top of the stairwell, it is proposed to remove the visually detracting high level boiler enclosure, which is no longer required. *This would expose the original ceiling level of the stairwell, which would enhance the appearance and significance of the listed building.*

S2 and S3

It is proposed to restore the original layout to the front room by removing the late-20th century partition dividing S2 and S3 and reinstating a chimneypiece to the blocked chimneybreast. *This would restore and better reveal the original layout and historic character of the interior, which would enhance the significance of the listed building.*

S3 and S4

It is also proposed to restore the original layout between the front and rear room by removing the modern partition and cupboards and reinstating a partition on the original line between the two rooms. The original doorway from S1 would be reused as the entrance to the rear room, which would be reinstated with a new four panelled door in the existing original architrave, to match the other original door on this floor. As in the front room, a chimneypiece would be reinstated to the blocked chimneybreast. *This would restore the original plan form and character of the interior, which would enhance the significance of the listed building.*

5.1.2 Sustainability Enhancements

Secondary glazing

Throughout the building, it is proposed to replace secondary glazing that was added in the late-20th century, which has come to the end of its working life. The seals on these units are broken and the building's thermal envelope would be improved by their replacement. This applies to the windows in the lower ground floor to second floor front rooms. In addition, new secondary glazing is also proposed to the remaining windows, to further improve the buildings thermal envelope and overall sustainability.

In all cases, the new secondary glazing would be designed with bespoke, fully reversible units to suit the differing size and design of each window and architrave, which vary from window to window. These details are requested to be reserved by condition.

Therefore, in principle the addition of secondary glazing would ensure the existing windows are maintained, to preserve the external appearance of the building, while considerably improving its thermal envelope. The secondary glazing would also be designed to suit each window and architrave, and to be fully reversible to ensure it could be removed in the future without damaging the window architraves. Consequently, the proposed secondary glazing would preserve and not harm the significance of the listed building (subject to detailed design development), but it would provide the benefit of improving the building's thermal envelope and long-term sustainability. This is a particular benefit in the context of the climate change emergency.

Underfloor heating

Underfloor heating is also proposed throughout the building. At lower ground floor level, where there is a modern concrete floor slab, the proposed Metal Plate Hot Water System would be laid over the concrete floor, with a new membrane and floor finish over, replacing the existing cork floor, which is of no interest. *Therefore, the lower ground underfloor heating would have no impact on the historic fabric or significance of the listed building, as it would only affect a new concrete floor slab.*

On the upper floors, the underfloor heating would include a Metal Plate Hot Water System, which would hang between the existing joists. Any original floorboards that survive would be carefully lifted and numbered so they could be re-laid, to ensure the historic fabric would be maintained and the system would also be fully concealed. The existing floor levels are proposed to be maintained, and the floors would be re-laid to abut the existing skirtings.

Details of the underfloor heating are requested to be reserved by condition, but in principle the works would have a neutral impact on the historic fabric, appearance and significance of the listed building, as the heating apparatus would be fully concealed and the floor fabric and levels would be maintained, along with the existing skirtings.

Wall and roof insulation

Throughout the building, it is also proposed to provide new wall insulation to the front and rear external walls and in the rear and side external walls of the closet wing, other than in the stairwell. The walls would be

built out by 60mm with new breathable Flexi Rockwool, which would be positioned between timber battens with a new finish internally, to ensure it would be compatible with the historic fabric.

In the original part of the house, the majority of these walls are plain with no historic fixtures or fittings surviving. The lower ground and ground floors both have a modern skirting and no cornice or historic window or door architraves. In the first floor, in both the front and rear room, there is an altered original cornice, historic window architraves and an adapted original skirting. The second floor has historic window architraves, but a modern skirting and no cornice throughout. The ground and first floors of the closet wing are completely modern, with no fittings of interest.

Therefore, in the case of the lower ground, ground floor and closet wing, no historic fixtures or fittings would be affected by the proposed works. Nevertheless, the existing fittings, including the modern front door architrave to the lower ground floor and the modern skirtings, would be removed and reapplied to the new internal walls.

On the first and second floors, the historic fittings including the window architraves and skirtings would be carefully removed by a specialist joiner and reapplied to the new internal walls, to preserve these significant historic fittings and maintain the overall character of the interior. Where the one surviving cornice has been altered on the first floor, this would be remade to match the likely original reeded design around both the front and rear rooms, to enhance

the overall character of the interior. Examples of reeded first floor cornices have been found in the neighbouring properties, as shown in Plates 5.1-5.3.

With regards to the window architraves, those on the lower ground, ground floor and closet wing are modern and would either be replaced or relocated to the new wall. Where historic architraves survive on the first and second floor, some new rebated linings would be required to meet the junction of the new wall line, window and reinstated architrave, but this could tie in with the position of the new secondary glazing to create a neat junction between the reinstated architrave and the deeper wall.

This would change the relationship of the architraves to the windows / walls, which would cause some less than substantial harm to the significance of these features. However, each window would be designed with a bespoke solution to ensure there would be as seamless join as possible. A typical detailed drawing has been provided with this submission to illustrate the design intent, but full details of each window are requested to be reserved by condition.

Therefore, the proposed new wall insulation would provide a minimal build up to the external walls and the overall increase would be barely perceptible. Indeed, there would be no impact on the overall proportions of the rooms or layout of the listed building. Where some modern and isolated historic fittings would need to be removed and relocated to the new walls, such as skirtings, this would be carried out by an appropriate specialist, and they would all be retained to ensure the character of the interior and their relationship

with the historic structure would be maintained. The reinstatement of the first-floor cornice to the likely original design would also be a benefit arising from the works.

Some less than substantial harm would be caused by the relocation of the historic window architraves on the first and second floor, as it would result in a minor change to their visual relationship with the windows and walls, but this harm would be mitigated by the sensitive design solutions to minimise the visibility of the join between the architrave and deeper wall, and it would also be outweighed by the sustainability benefits that the new thermal wall insulation would offer, alongside the wider benefits of the scheme addressed in Section 5.2 below.

It is also proposed to provide new Rockwool insulation to the main roof void and the roof over the first-floor closet wing extension. *This insulation would sit above the existing ceiling joists, where it would have no impact on the historic fabric or significance of the listed building. The rockwool insulation would also be fully breathable to ensure it would be compatible with the historic fabric and structure of the building.*

5.2 Justification of the Proposals and Conclusion

In summary, the majority of the proposals would have a beneficial or neutral impact on the significance of the listed building, but some less than substantial harm would be caused through the relocation of the historic window architraves to new wall linings on the first and second floor. This harm would however be mitigated by sensitive design solutions, with bespoke solutions to be developed for each window to ensure there would be as seamless join as possible between the wall, window and relocated architrave.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, in this case the Camden Local Plan (2017) and The London Plan (March 2021). Decision-makers must also comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

With regard to Camden's Local Plan, Policy D2 on Heritage is principally relevant to the proposals. This 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.'* In this case, it is considered that the public benefits of the scheme – which may include heritage and environmental benefits – would outweigh the less than substantial harm caused. The benefits of the scheme are listed in full below.

Whilst the London Plan does not make provision for harm to heritage significance to be weighed directly against public or heritage benefits, the Local Plan and the National Planning Policy Framework (NPPF), which are material planning considerations, do allow for this. The courts have previously held that a decision-maker that properly works its way through the relevant paragraphs of the NPPF will typically have satisfied its statutory duties under the 1990 Act (see *Mordue v Secretary of State for Communities and Local Government (2015)*). The NPPF heritage policies are a powerful material consideration for the purposes of section 38(6) of the Planning and Compulsory Act 2004.

Consequently, it is considered that the public, heritage and sustainability / environmental benefits of the proposals would outweigh the less than substantial harm caused, in accordance with paragraph 202. These benefits would constitute a material consideration that would overcome any conflict with the regional policies and the presumption against proposals set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The benefits of the proposals would include:

- Improving the quality of residential accommodation, which would in turn contribute to sustaining the listed building in its optimum-viable residential use, as well as its long-term conservation.
- Considerably improving the building's thermal envelope through new secondary glazing and enhanced wall insulation, which would contribute to its overall sustainability and environmental performance.

- The removal of the visually detracting boiler cupboard in the lower ground floor front room.
- The relocation of the utility meter in the ground floor entrance hall, which would beneficially expose the entrance door, overlight/fanlight and the original ceiling level.
- The removal of the detracting kitchen in the ground floor rear room to expose the original chimneybreast.
- The reinstatement of a chimneypiece to the blocked chimneybreast in the ground floor rear room.
- The reinstatement of a chimneypiece to the blocked chimneybreast in the first-floor rear room.
- The reinstatement of the original design of the first-floor cornice in the front and rear room.
- The reinstatement of the original planform throughout the second floor.
- The reinstatement of chimneypieces to the blocked chimneybreasts in the second-floor front and rear rooms.

It is therefore the conclusion of this report that the proposals would comply with national and local planning policy and guidance on the historic environment.

Appendix I - Statutory List Description

NUMBERS 108 – 132 AND ATTACHED RAILINGS

Grade: II

Listed Entry Number: 1245848

Date first listed: 28-Oct-1994

Address: Statutory Address 1: Numbers 108-132 And Attached Railings, 108-132, St Pancras Way

TQ2984SW ST PANCRAS WAY 798-1/66/1773
(North East side) 28/10/94 Nos.108-132 (Even) and attached railings

GV II

Terrace of 13 houses, 4 with shops. Mid-1820s. Stock brick and stucco, slate roofs. EXTERIOR: 3 storeys and basements, No.112 with added mansard storey not of special interest. Each house is 2 windows wide except for No.108 (one window wide), with doors to right reached up steps over basement areas; the end houses with entrances on side returns. Stuccoed ground floors and basements with banded rustication treated as keystones over openings. A hierarchy of 12- and 8-light glazing bar sashes to the upper windows. The ground floors have always had a variety of fenestration, with margin lights to No.120 and round-arched windows to the remainder, Nos 114 and 130 with 12 lights and central round-arched glazing bars. Nos 116 and 122 with modern casement windows of no interest. Original doors except to No.122. All doorcases with engaged, fluted pilasters and semicircular toplights, No.130 with decorative fanlight, save Nos 108, 110, 112 and 132 which have shopfronts. Those to Nos 108 and 132 of particular interest as early C19 examples, with corner entrances. No.108

has moulded eaves cornice, deep frieze, engaged unmoulded pilasters and small panels under 6- and 4-light windows, these with thin mullions and central transoms. That to No.132 has simpler cornice and sides, but 12 and 10 smaller panes between slender glazing bars, and margin lights to top; square top-light over modern door at corner. Shopfront to No.114 with pleasant early C20 margin-light decoration to top, and contemporary door.

INTERIORS not inspected but many are noted to retain original cornices and shutterboxes as well as staircases.

SUBSIDIARY FEATURES: spearhead railings to basement areas and entrance steps in the properties without shopfronts. This terrace forms a strong and cohesive piece of townscape seen across College Green.

Listing NGR: TQ2910884410

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] 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.

Similarly, section 66 of the above Act states that:

In considering whether to grant 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.

Similarly, section 72(l) of the above Act states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Policy

Camden Local Plan (2017)

The following policies of Camden's Local Plan are relevant to the proposals impact on the historic environment:

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;

- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and o. carefully integrates building services equipment.

The Council will resist 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.

Policy D2 Heritage

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.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. 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.

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.

Conservation areas

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. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

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.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting,

including physical preservation, where appropriate. Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Jeffrey's Street Conservation Area Statement, London Borough of Camden

Summary:

Jeffrey's Street is one of the oldest complete streets in Camden, laid out circa 1800. The area was developed for housing as land was leased off east of Camden High Street and developments began to link up with the southern end of Kentish Town. Consequently, the Conservation Area consists of early 19th century residential development, largely unchanged, save for the building of the North London Railway in 1850 which cut through residential developments, polluting the environment and changing the social status of the area. During the late 19th century and 20th century, development has largely taken place in the rear gardens of the Georgian houses.

Character of the Conservation Area:

The Jeffrey's Street Conservation Area is an enclave of quiet, predominantly residential, streets and narrow lanes between the busy thoroughfares of Camden Street and Royal College Street. It consists, mainly, of 18th and 19th century terraced houses set between areas of green open space. The massive brick viaduct of the North London railway cuts diagonally across the southern end of the area. Jeffrey's Street runs from one small triangular open space at the junction of Kentish Town Road and Camden Street to another, where St Pancras Way branches off Royal College Street. This appraisal divides the Conservation Area into 2 sub areas. Sub Area One describes the character and appearance of the conservation area as first designated in 1985, while Sub Area Two describes the extension to the Conservation Area, agreed in 2002, which included Royal College Street and the area to the north-east.

Sub Area Two:

The intersection of Royal College Street, Jeffrey's Street and St Pancras Way forms a triangular space, with a small public garden, College Gardens, in the middle. The buildings on the south and east sides of this space, and the row of shops along the west side of Royal College Street that run from Jeffrey's Street to Camden Road Station were built in the 1790s and early 1800s like most of the Jeffrey's Street Conservation Area.

The space is enclosed on the west side by a recent development of flats, Philia House, and houses in yellow brick, and on the east side by an early 19th century terrace of houses with shops at either end, Nos. 108-

132 St Pancras Way. The terrace, which is statutorily listed, consists of three-storey houses with raised ground floors over basements, and has a plain stock brick frontage with rusticated stucco at ground floor level and is bounded by iron railings. There are a variety of front door styles, but they all have semi-circular fanlights, and some of the houses have decorative iron balconies at first floor level. Unfortunately, many of the original timber sash windows have been altered and there are a number of unsympathetic styles and materials. However, only one of the houses has had a roof extension, No. 112, leaving the remainder of the terrace with an untouched roofline. None of the houses have modern rear extensions; their unaltered rear elevations are particularly visible from Wilmot Place.

Regional Policy

The London Plan (March 2021)

In March 2021 the Mayor adopted The London Plan. This is operative as the Mayor's spatial development strategy and forms part of the development plan for Greater London. Policies pertaining to heritage include the following:

Policy HC1 Heritage Conservation and Growth

(C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be

actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) 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;

b) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

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.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

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

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 199 the framework states the following:

...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.

The Framework goes on to state at paragraph 200 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. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 201 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total 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; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, 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

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 202 of the NPPF states the following;

202. 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, where appropriate, securing its optimum viable use.

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 206 states that:

... Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas and world heritage sites it states, in paragraph 207, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability

to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has

evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative

change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and

harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms 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 (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public

benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

