



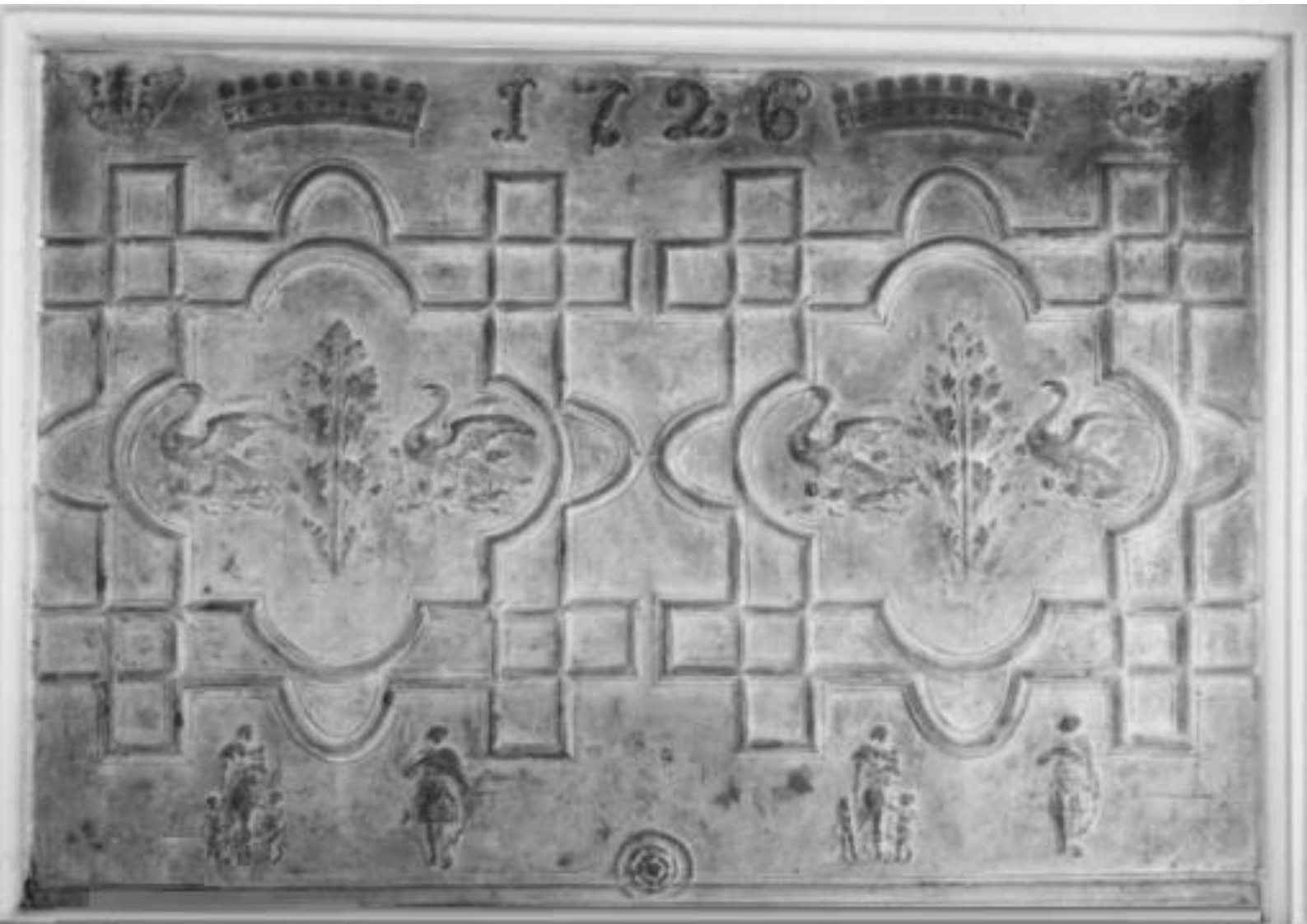
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Heritage Appraisal Addendum

No.8 Great James Street, London WC1N 3DP

May 2023





1 Introduction

1.1 The following report has been prepared by The Heritage Practice as an Addendum to the Heritage Appraisal dated December 2020. The original Appraisal includes a full assessment of the history, development and significance of the listed building and its contribution to the surrounding area.

1.2 The site consists of a Grade II* listed building dating from 1710-24 and located in the Bloomsbury Conservation Area. The house forms part of a group of fourteen terraced early 18th century houses at nos.3-16 (consecutive).

1.3 Planning permission (2020/5943/P) and listed building consent (2021/0854/L) were granted on 27 January 2022 for the conversion of the building from office use to a single family house, alongside a range of beneficial internal and external modifications to the building.

1.4 This Addendum has been produced to support the submission of a listed building consent application for minor changes to the 2022 approved scheme. It should be read in conjunction with the proposed plans by Bailey Lewis Architects. *A comparison of the approved and proposed drawings are shown in Appendix B of this report for ease of reference.*

1.5 The Addendum will describe the proposed works and will assess their impact upon the special architectural and historic interest of the listed building. They will be assessed in line with the relevant statutory, national and local heritage policy framework.

1.6 It will be demonstrated that the proposed modifications to the approved scheme are minor in their scope and will cause no harm to the special interest of the listed building. Overall, the revised scheme will continue to demonstrably enhance the special interest of the listed building through its restoration as a single family house and to deliver a range of significant heritage benefits.

2 Assessment of the works

2.1 This section will provide details of the proposed works and how they differ from the consented scheme. The impact of the proposals on the special architectural and historic interest of the listed building will be considered. The proposals will then be assessed in line with the relevant statutory, national and local heritage policy framework.

Lower Ground Floor

2.2 The majority of the proposed modifications to the approved scheme are concentrated at this floor level, which is an area of lower significance, characterised by its modern fabric, finishes and absence of decorative features. The original Heritage Appraisal (2020) confirmed at paragraph 3.7 that *"The basement rooms, originally the kitchen and scullery, probably never had panelling and are now modern office spaces with new doors with new toilets in the closet wing."*

2.3 It is proposed to install partitions within the rear room to create a shower/WC room adjacent to the party wall. This will utilise the existing cupboard space which is accessed from the front room. A lobby and TV room will be created from the remainder of the space.

2.4 The rear room is entirely plain, with no features and no fireplace to the corner stack. The room also lacks external windows due to the infill structure within the rear courtyard. The proposals are very modest and although there will be an element of subdivision in the centre of the plan, a large room will still be maintained towards the rear. The proposals are considered acceptable within the overall context of the beneficial reinstatement of the building as a single family house and taking account of the significant enhancements secured through the removal of the lateral openings with no.7 over the upper floors and the removal of the incongruous corridor through the rear room at ground floor level.



2.5 The areas beyond the main envelope of the house are plain and simple, with no features besides for the arched roof profile to the existing store room and adjacent kitchen. The following minor changes to the use of these spaces is proposed, all of which will remain ancillary and secondary in character.

- Approved wine store and powder room to become a single space for use as a bootroom;
- Approved shower room to become a utility room;
- Approved store room to become a wine cellar;
- Approved laundry room to become a store room.

2.6 In order to accommodate the proposed use of this series of spaces, the following physical alterations are proposed.

- The position of the door opening between the proposed boot-room and proposed store will be slightly altered from the approved plans.
- A new single leaf door opening will be created from the proposed boot-room to the proposed utility. This will utilise the existing historic window opening which is currently blocked.

2.7 These physical alterations will only affect plain masonry walls, with no panelling or detailing and the overall loss of low significance fabric will be limited. These minor changes will have no harmful impact upon the spatial quality of this part of the building, which will remain as a series of small, cellular, ancillary spaces.

2.8 The approved scheme provides for a set of French doors in the opening between the approved shower room and the adjacent glazed lightwell area. Instead, these this will consist of a single leaf door with side panels. This minor modification will have a neutral impact upon the building as the opening itself will be newly formed, in an area of very low significance.

Ground Floor

2.9 The approved scheme provided for a breakfast room within the closet wing at this floor level. It is now proposed to create a small pantry and WC from part of the room, which will provide a more practical balance and use of space, given that there is already a formal dining room to the front of the ground floor plan. The proposed partitions will be fully reversible and will be scribed around the existing panelling and cornice. A small amount of harm will be caused to the spatial quality of this room and the appreciation of its panelling as a single entity. However, the proposals to the 1st floor level closet wing (see below) will represent an enhancement when compared with the consented scheme and the overall impact is therefore considered neutral.

2.10 The existing door which sits within the opening between the rear room and closet wing will be removed. This is a later added part glazed timber door which is not in keeping with the original character of the building.

1st Floor

2.11 Here the approved bathroom within the closet wing will be used as a study. This will avoid the installation of additional plumbing to the space, as well as removing the requirement to fix new bathroom fittings to the walls. This space is located at principal floor level and it is considered more appropriate for its panelled interior to be experienced as part of a living space rather than a bathroom.

2nd Floor

2.12 The existing partition which subdivides the front room will be removed and a bedroom created across the full width of the house, rather than the consented bedroom and dressing room arrangement. This partition is clearly a later addition, which is scribed around the corning within the room – this can be appreciated at page 58 of the 8 Great James Street Photographic Survey Rev A dated



October 2020, which was submitted as part of the original proposals in 2020/21.

2.13 Consequently, the proposed removal of this partition will have a demonstrable positive impact upon the spatial quality and internal character of the front room of the listed building at this floor level. This will enhance its special interest by reinstating the full width and proportions of the room and its relationship with the three sash windows in the front façade of the building.

3^d Floor

2.14 The original scheme allowed for the reinstatement of a spine wall at this floor level. It is now proposed to install fitted cupboards either side of this partition, to provide storage for the front and rear bedrooms. The wall itself will be entirely new and therefore there will be no impact upon historic fabric. The provision of storage space is considered justifiable and will have no harmful impact upon the character of the space, given its plain walls and lack of period features.

2.15 The approved ensuite at the front of the building will become a family bathroom, with a door in the new modern partition with the adjacent space. This will have a neutral impact on the building.

2.16 The position of the door opening in the modern partition between the landing and the adjacent room to the front will be slightly modified. This is a plain wall, and the current door and architrave are modern.

2.17 Due to the position of the new fitted cupboards against the reinstated spine wall, the door from the landing into the front bedroom will be slightly repositioned. The wall in this location is currently solid, with no connectivity through to the stair compartment. The modified position of the door opening will reinstate horizontal circulation through the building as part of the wider enhancements to plan form and spatial quality at this floor level.

Roof level

2.18 The proposed internal layout at this floor will differ from the consented arrangement of spaces in so far as the approved bathroom to the rear attic room will be repositioned to the front attic space.

2.19 The inner roof slopes to be new M profile roof will be raised in pitch by 9 degrees. There is no change to the ridge height or pitch of the roof from the front and rear elevations. The M profile and central valley gutter would remain. The work would not be visible externally. This is wholly new accommodation and therefore the minor changes will not impact upon the special interest of the listed building.

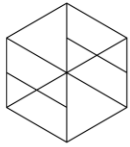
2.20 The consented southern dormer (front) will be re-positioned closer to no.7 Great James Street by 350mm in response to the revised layout at this floor level. The approved dormer (appendix A) were not symmetrically positioned on the roof but more broadly positioned between the three window bays on the main front façade below. The proposal would provide a more symmetrical appearance to principal front façade of the listed building.

2.22 One additional conservation rooflight is proposed. The rear facing rooflight is part of the approved scheme. The proposed new rooflight will be set within the inner slopes and will not be externally visible. Given its position, low profile design and the overall height of the building it will not be readily visible.

Assessment of the proposals against the relevant statutory, national and local policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

2.23 The main issues for consideration in relation to this application are the effect of the proposals on no.8 Great James Street as a listed building.



2.24 The proposed works are very minor in their scope and relate in many instances simply to revised uses for various rooms, particularly within the rear parts of the building at lower ground floor level. Here, the character of the spaces and their cellular quality will be retained, as ancillary to the main building. The proposals will deliver several enhancements to the special interest of the listed building, notably to the closet wing at 1st floor level and the front room at 2nd floor level. Several other elements of the proposals are neutral in their impact. Within the rear room at basement level and the closet wing to the ground floor the proposals will introduce a modest degree of subdivision, however overall, the revised scheme is still considered to deliver significant benefits to the special interest of the listed building. Externally the changes are limited to two new rooflights and a slightly repositioned new front dormer, none of which will have a harmful impact upon the character of the listed building.

The National Planning Policy Framework 2021

2.25 The NPPF requires the significance of heritage assets to be described and for great weight to be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be. The proposed minor revisions to the layout of the building and the use of its various spaces are minor in their scale and scope and will largely sustain and enhance the significance of the listed building.

Local Policy

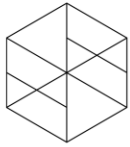
London Borough of Camden Local Plan

2.26 The proposals are considered to comply with the relevant parts of Policy D2- Heritage of the London Borough of Camden Local Plan 2017. This requires development to preserve and where appropriate enhance heritage assets. The Council will resist proposals for a change of use or alterations to a listed building which would harm its special architectural and historic interest.

2.27 This application seeks only modest changes to the 2022 consented scheme. These are concentrated in areas of low significance at lower ground and 3rd floor levels. Further enhancements to spatial quality and internal character have been secured at 1st and 2nd floor level. Overall, the proposals will preserve, and in many respects enhance the heritage asset, which in this case is the listed building.

The London Plan 2021

2.28 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that the significance of heritage assets should be conserved and that development proposals should avoid harm. Opportunities for enhancement should be identified and integrated into the design process. In this case the revised conversion and refurbishment proposals will continue to deliver the benefits of the consented scheme, with minor changes to its layout and the flow of spaces. Further enhancement opportunities have been identified and incorporated into the proposals and overall, there will be no harm to the special interest of the listed building.



3 Conclusion

3.1 The current application seeks listed building consent for a number of proposed revisions to the conversion and refurbishment scheme which was granted planning permission and listed building consent in January 2022.

3.2 The proposed revisions to the 2022 consented scheme have been outlined in detail above and the impact of the works upon the special architectural and historic interest of the listed building considered. Overall, the scheme will continue to deliver significant benefits to the listed building, not least its reinstatement as a single family house, which will enhance its character, legibility and authenticity. At ground, 1st and 2nd floor levels the original plan form will be fully reinstated, besides for the very minor addition of a partition within the ground floor closet wing. The lower ground floor level is of far lower significance and is plain and relatively featureless. The spaces here will remain ancillary and secondary to the main living accommodation over the upper floors and a minor change to the layout of the rear room is more than outweighed by the overall enhancement that the proposals secure for the listed building. The 3rd floor is also an area lacking historic character and which has had its plan form significantly altered as part of the office use of the listed building. Here the plan form and spatial quality of the house will be reinstated, and the minor proposed revisions will have only a neutral impact.

3.3 The proposed works are considered to fully comply with the requirements of the London Borough of Camden's Local Plan 2017. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.

Appendix A Relevant statutory and policy context

A1 The following paragraphs briefly set out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning (Listed Buildings and Conservation Areas) Act 1990

A2 Section 16 of the Act requires 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."*

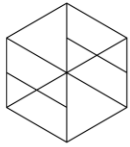
A3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: *"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

The National Planning Policy Framework (2018)

A4 The National Planning Policy Framework (NPPF) 2021 sets out the government's approach to dealing with the historic environment. Section 16 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the



potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

London Borough of Camden Local Plan

A4 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning

policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010.

Policy D2 – Heritage has relevant parts and outlines that:

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

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.

Listed Buildings

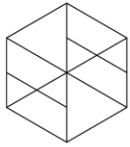
Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- 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*

The London Plan

A5 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20- 25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

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



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*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.*



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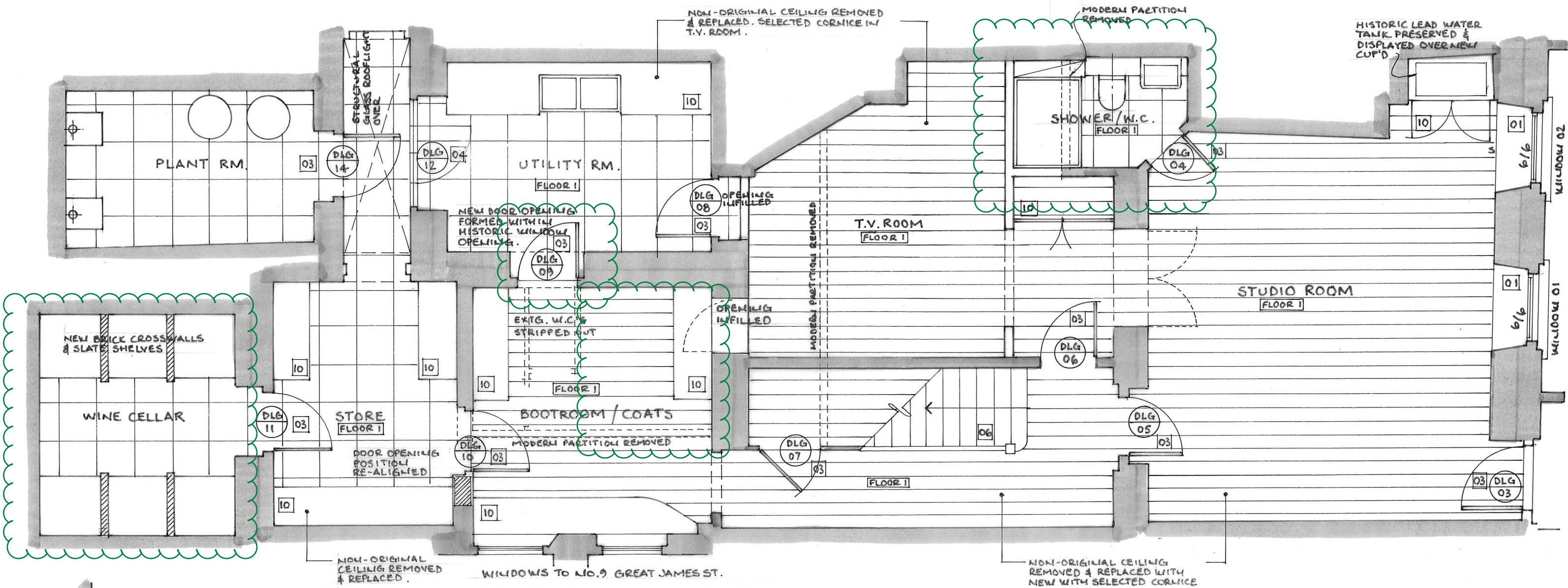
Appendix B

Comparison of Approved and Proposed Plans

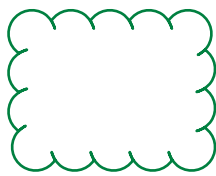
LOWER GROUND FLOOR



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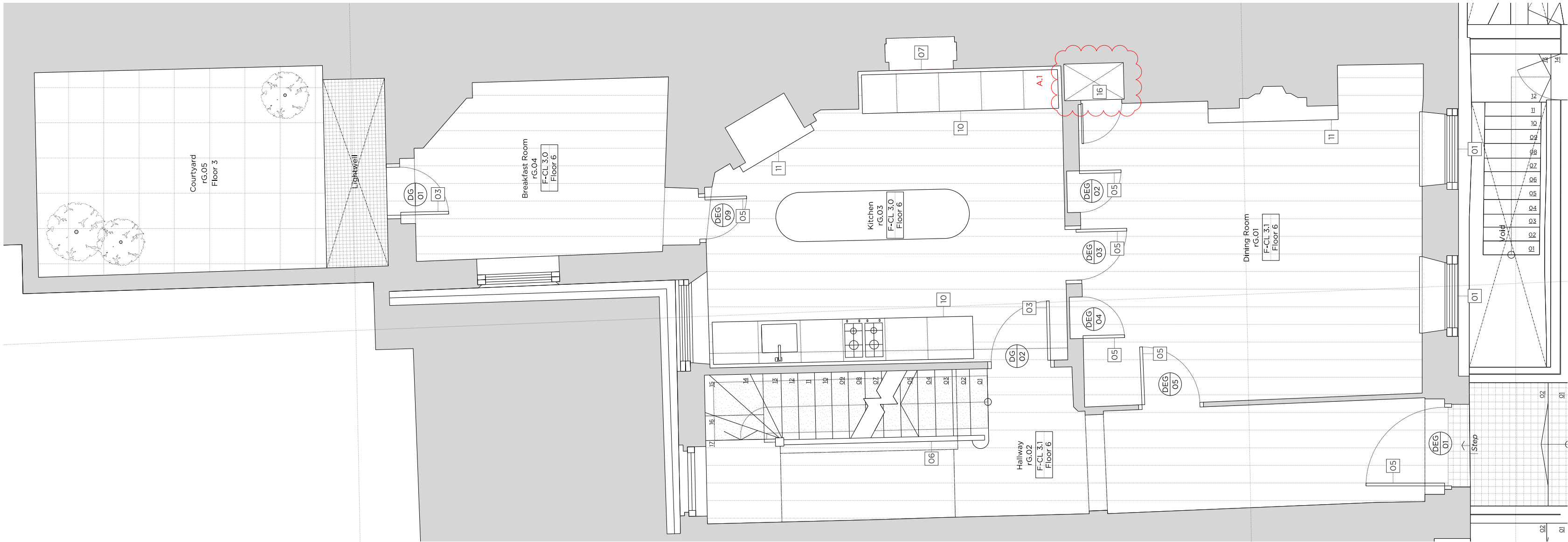


PROPOSED

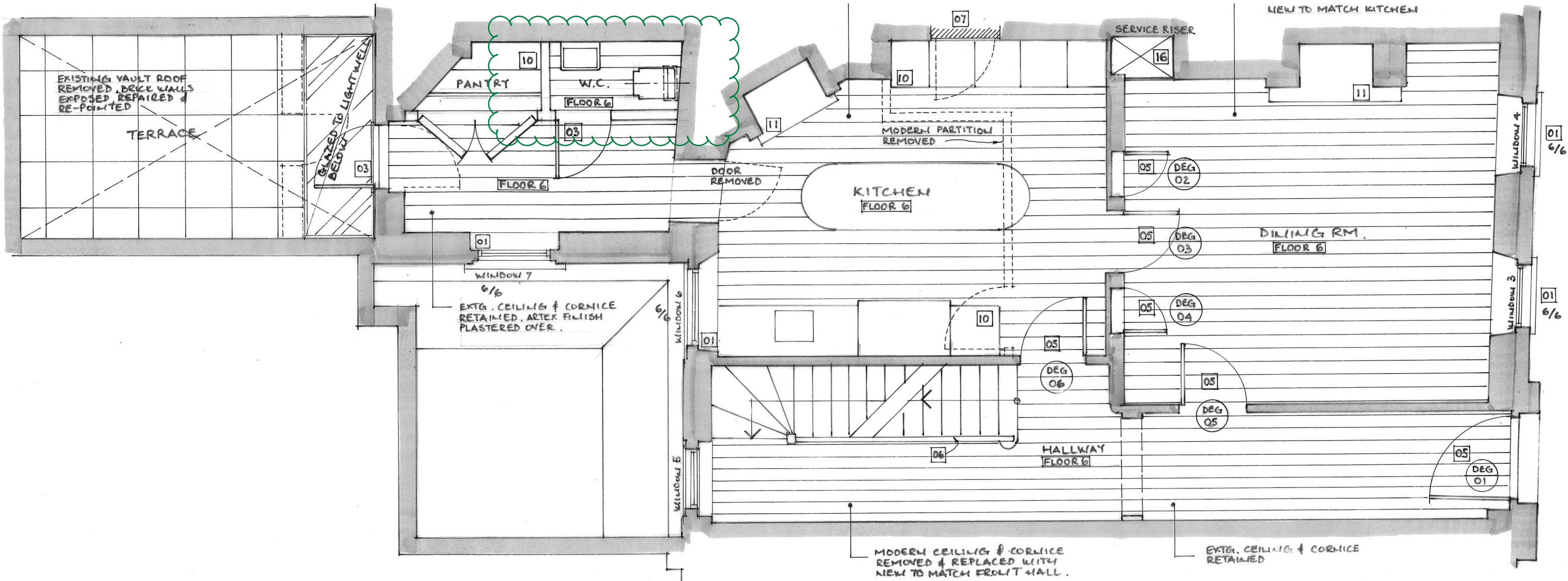


PROPOSED AMENDMENTS TO THE APPROVED FLOOR PLANS

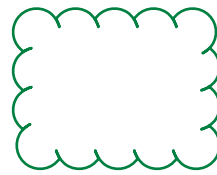
GROUND FLOOR



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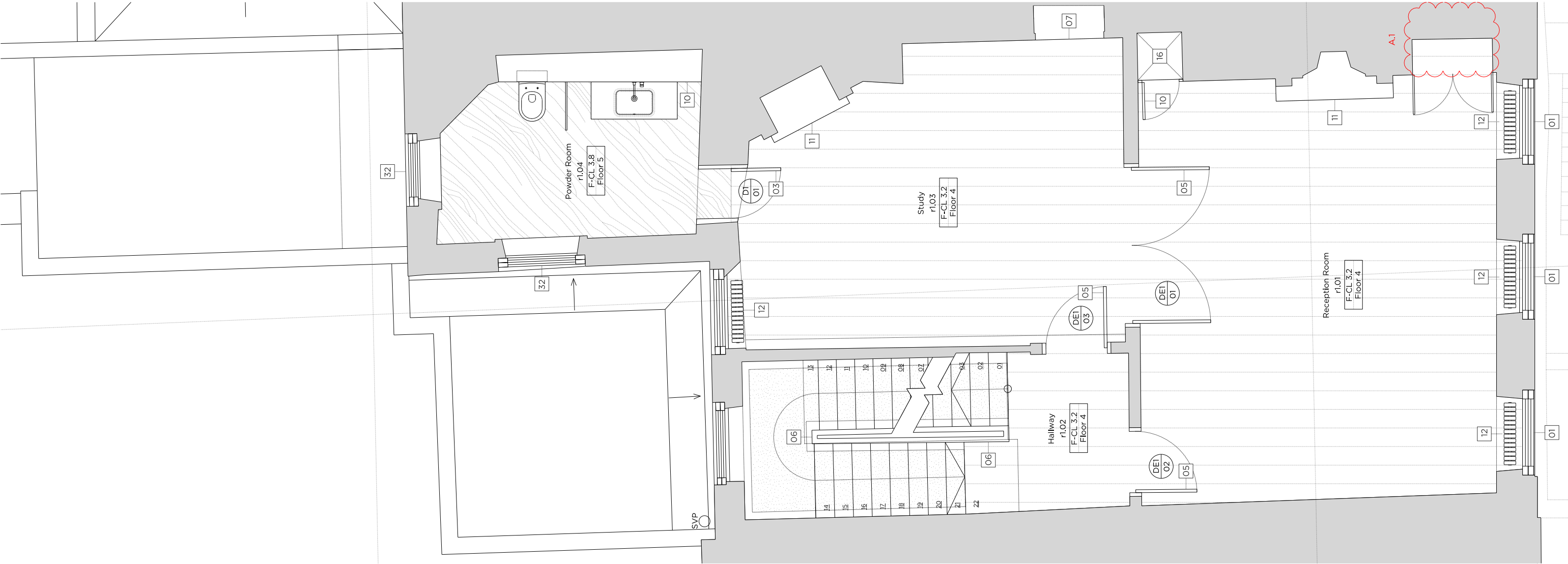


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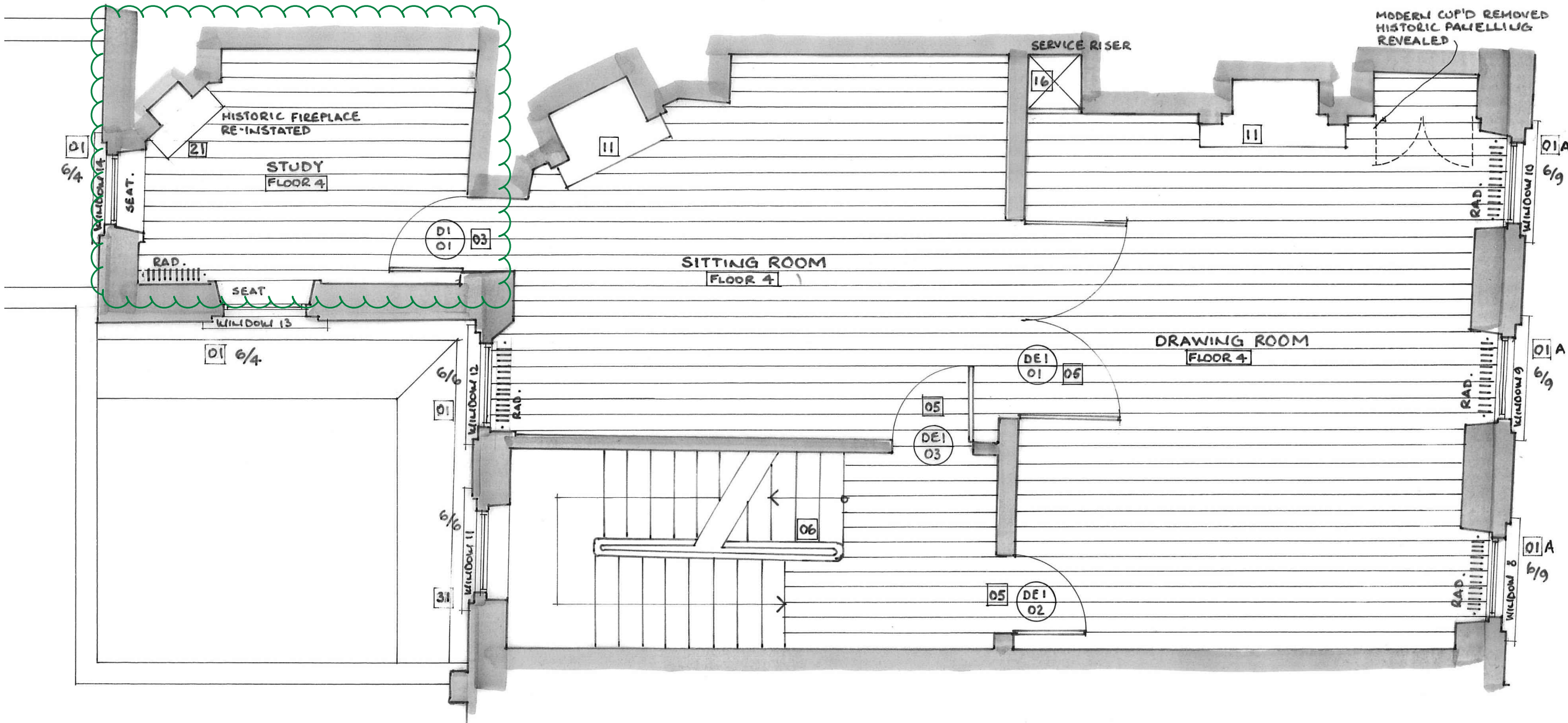


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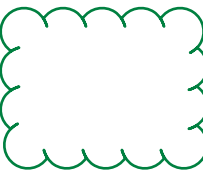
FIRST FLOOR



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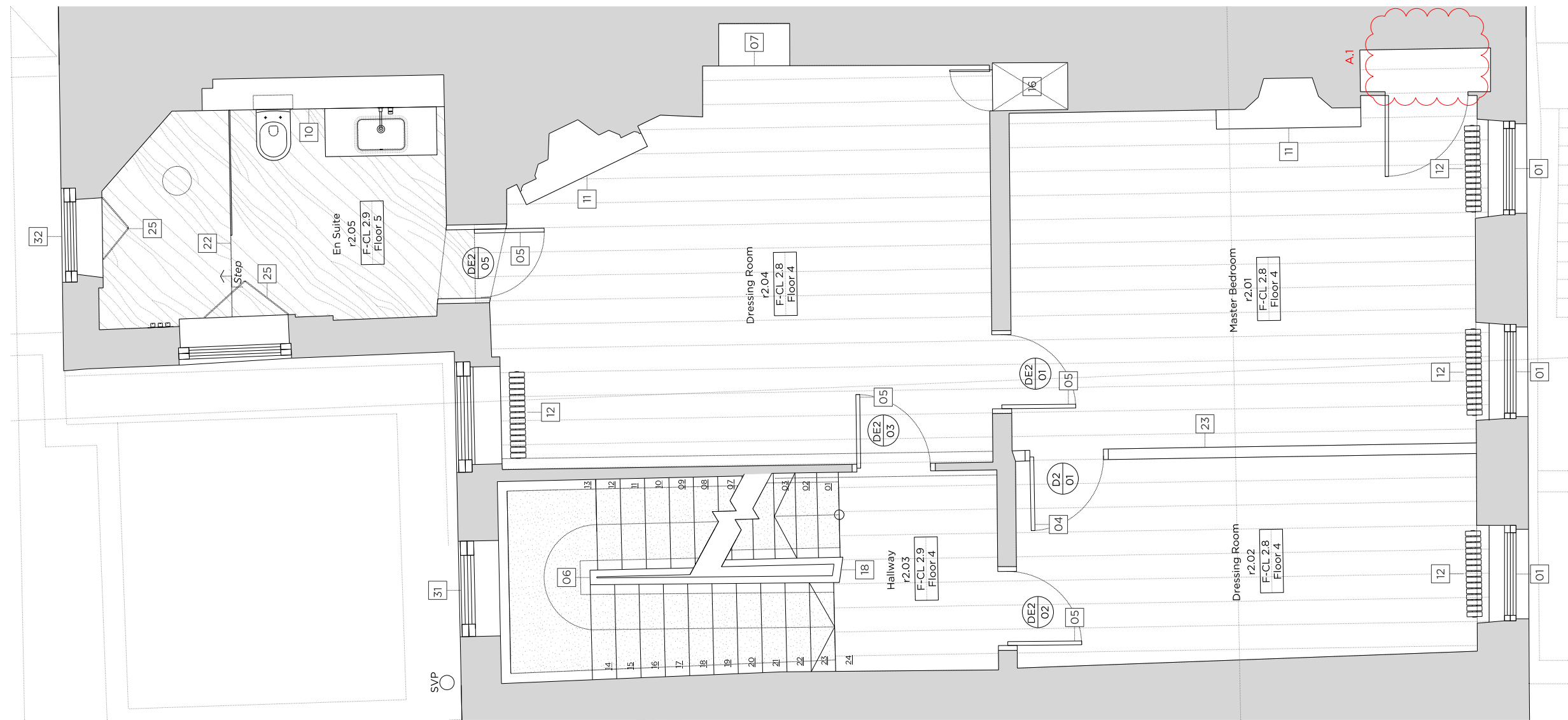


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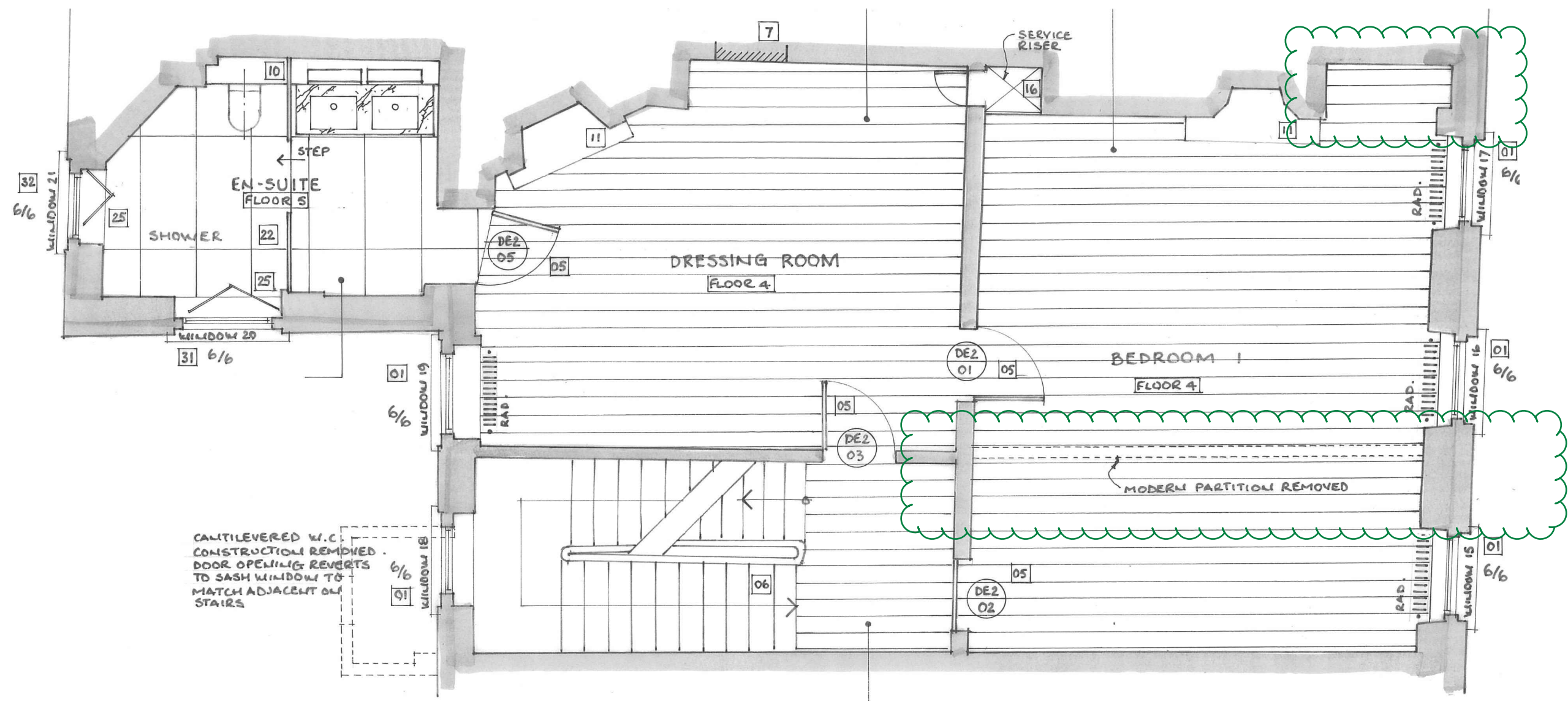


PROPOSED AMENDMENTS
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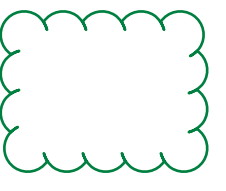
SECOND FLOOR



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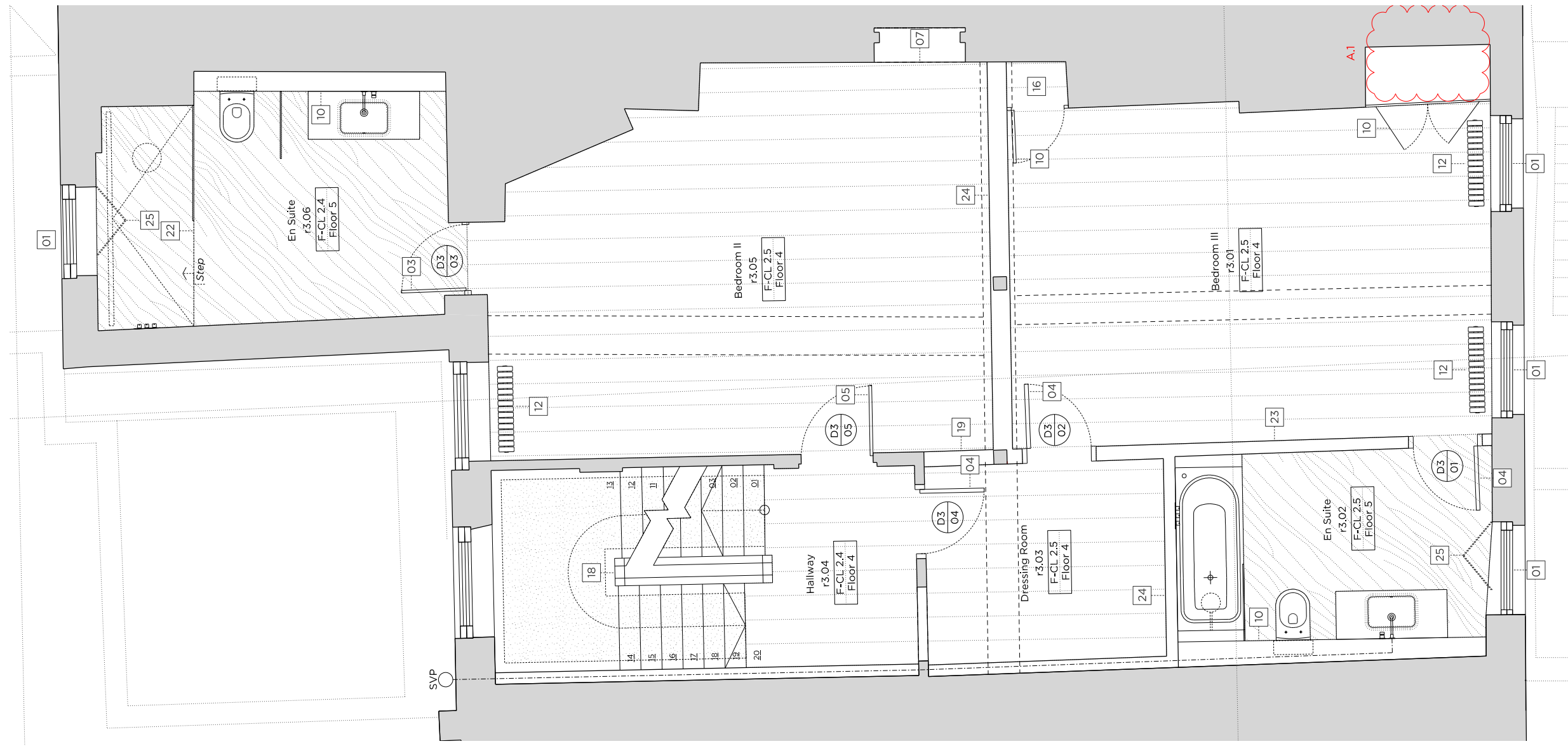


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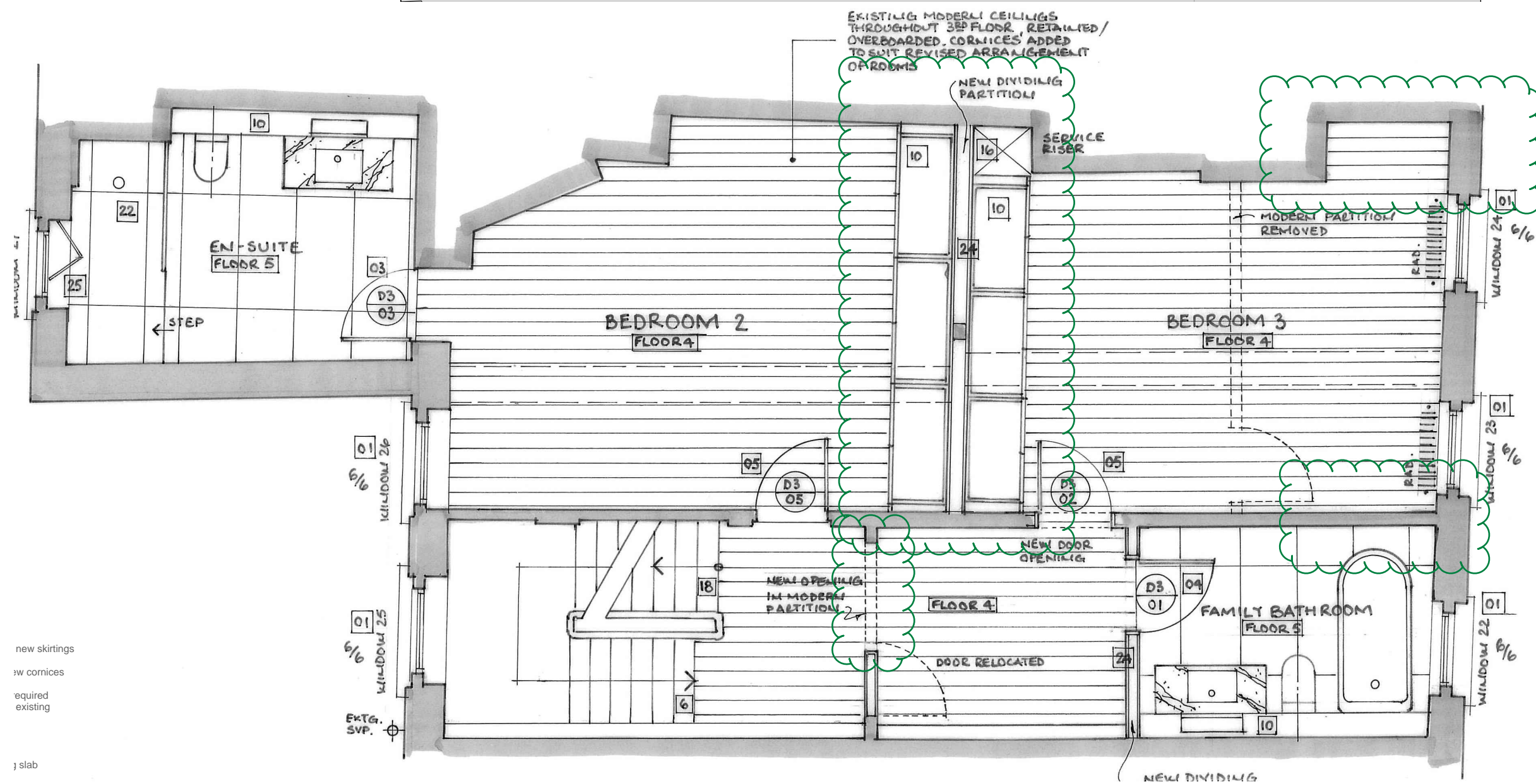


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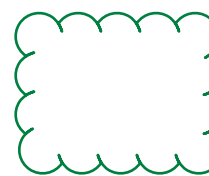
THIRD FLOOR



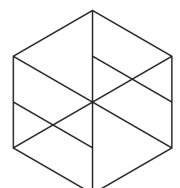
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PROPOSED AMENDMENTS TO THE APPROVED FLOOR PLANS

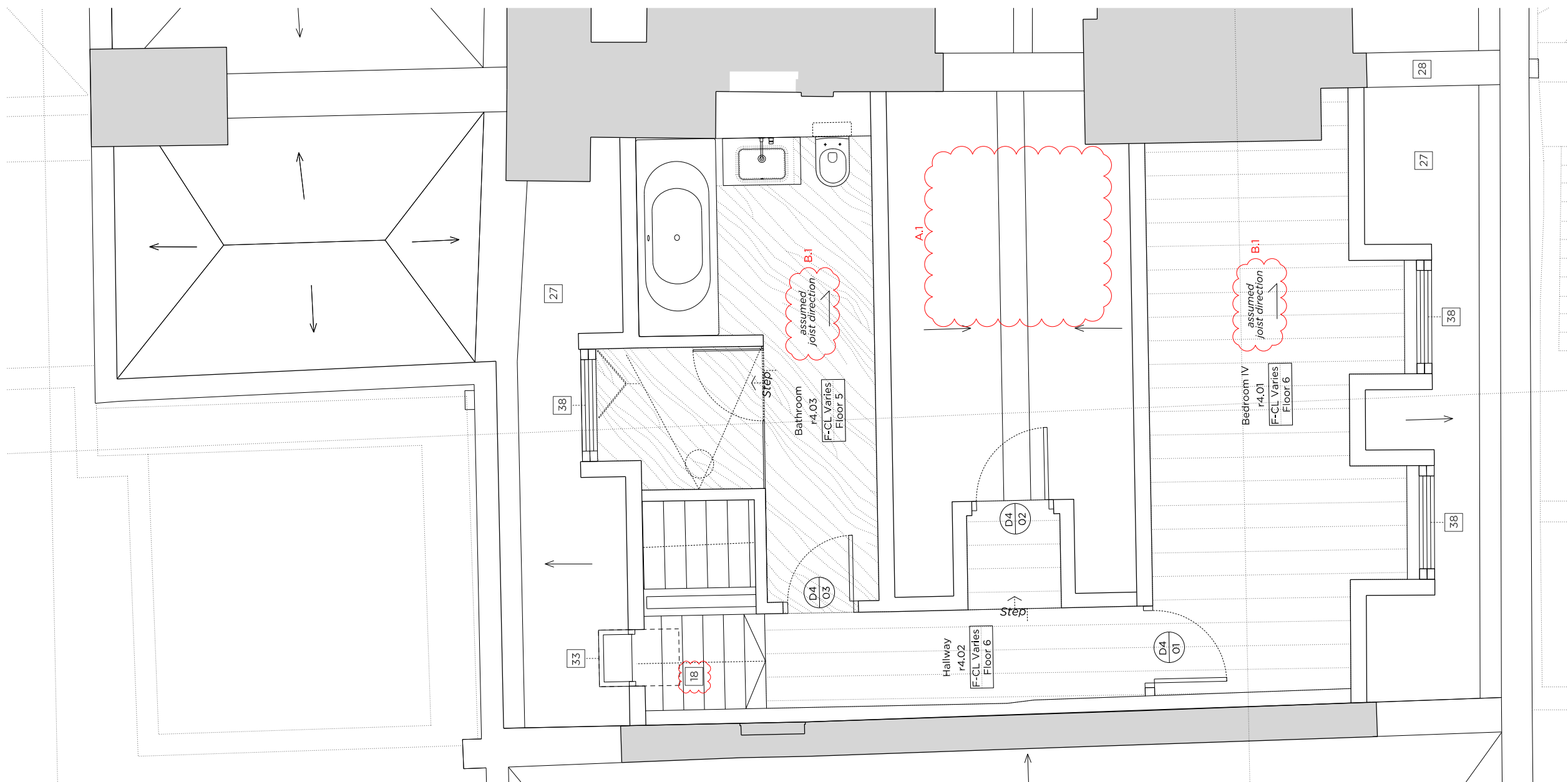


The Heritage Practice

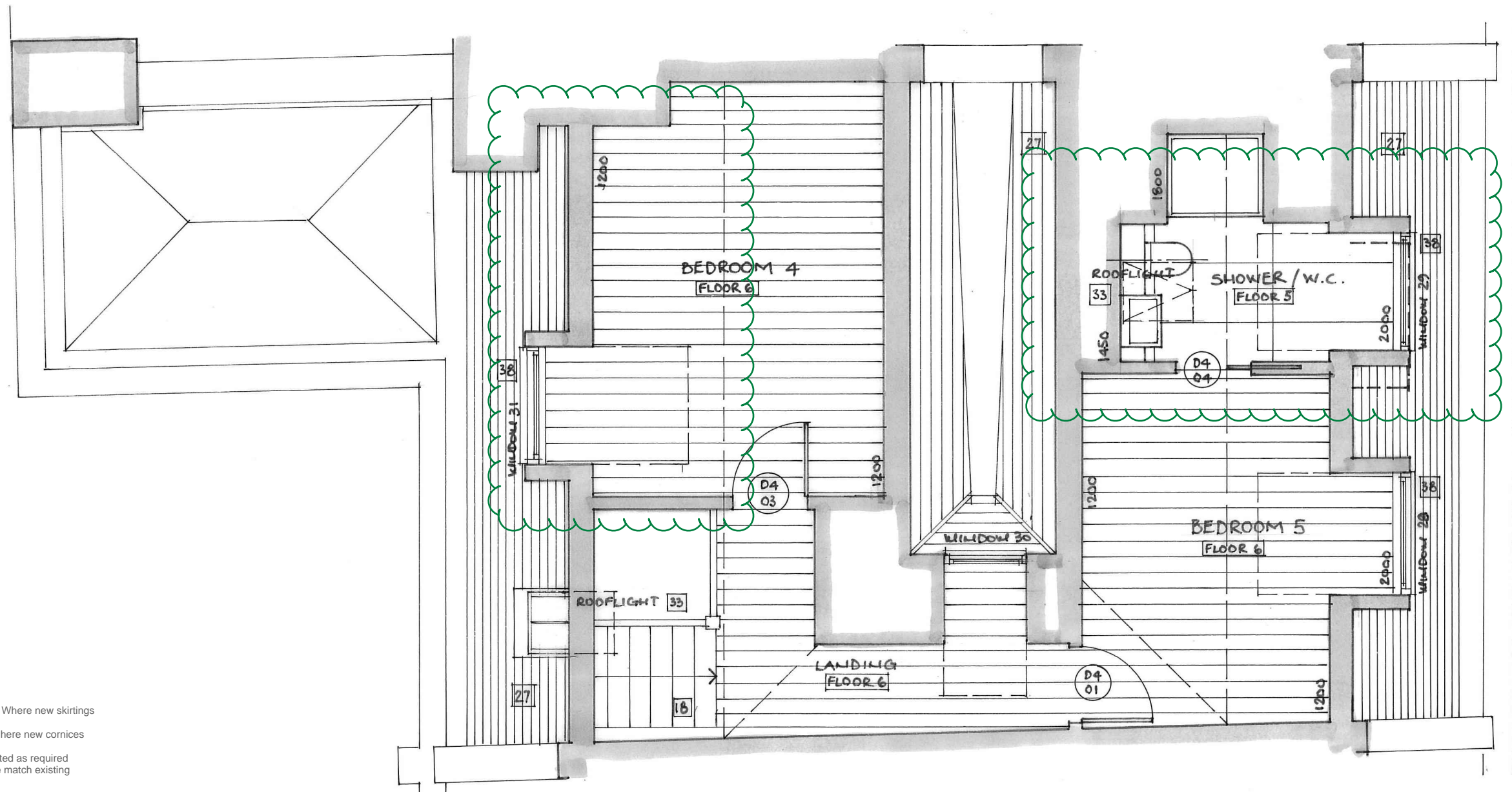
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS INFORMATION

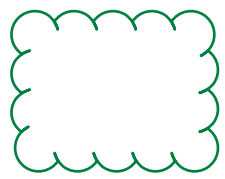
FOURTH FLOOR



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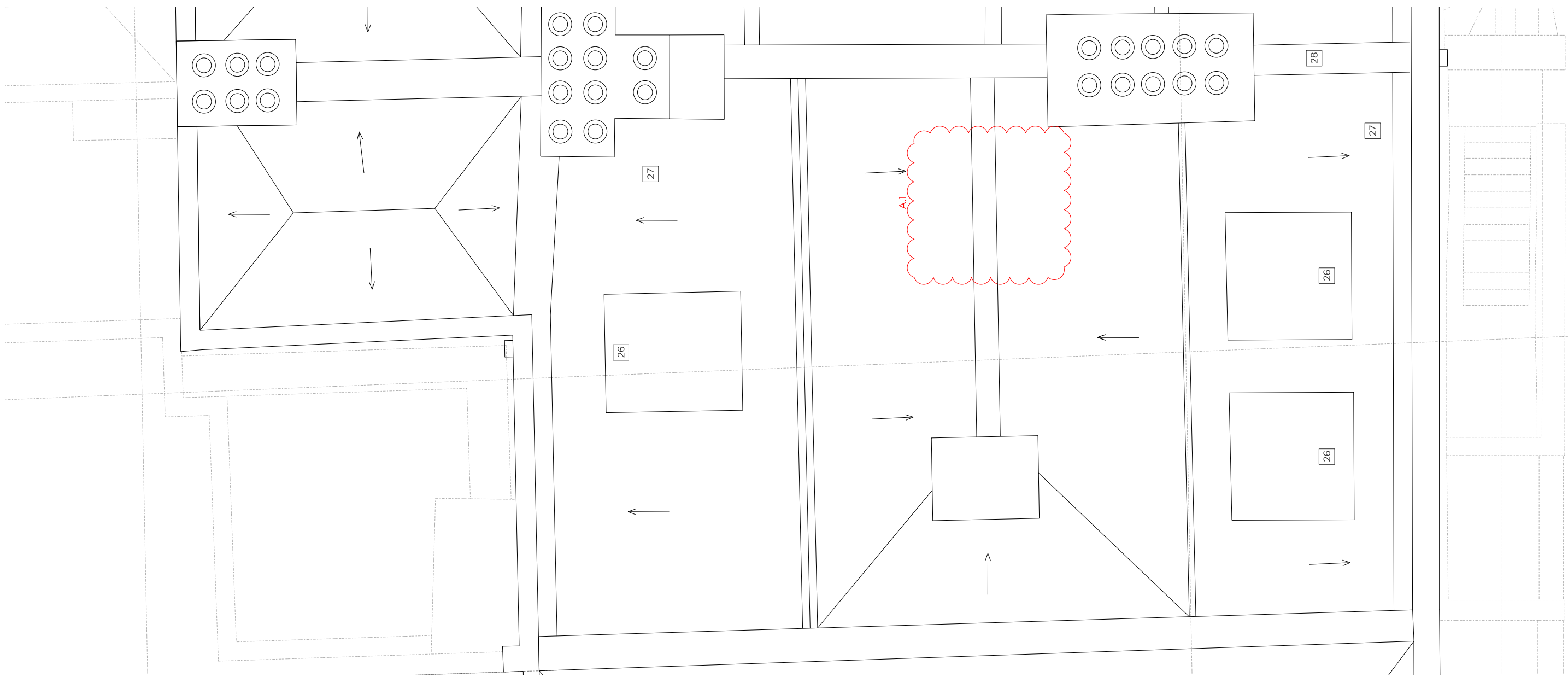
PROPOSED



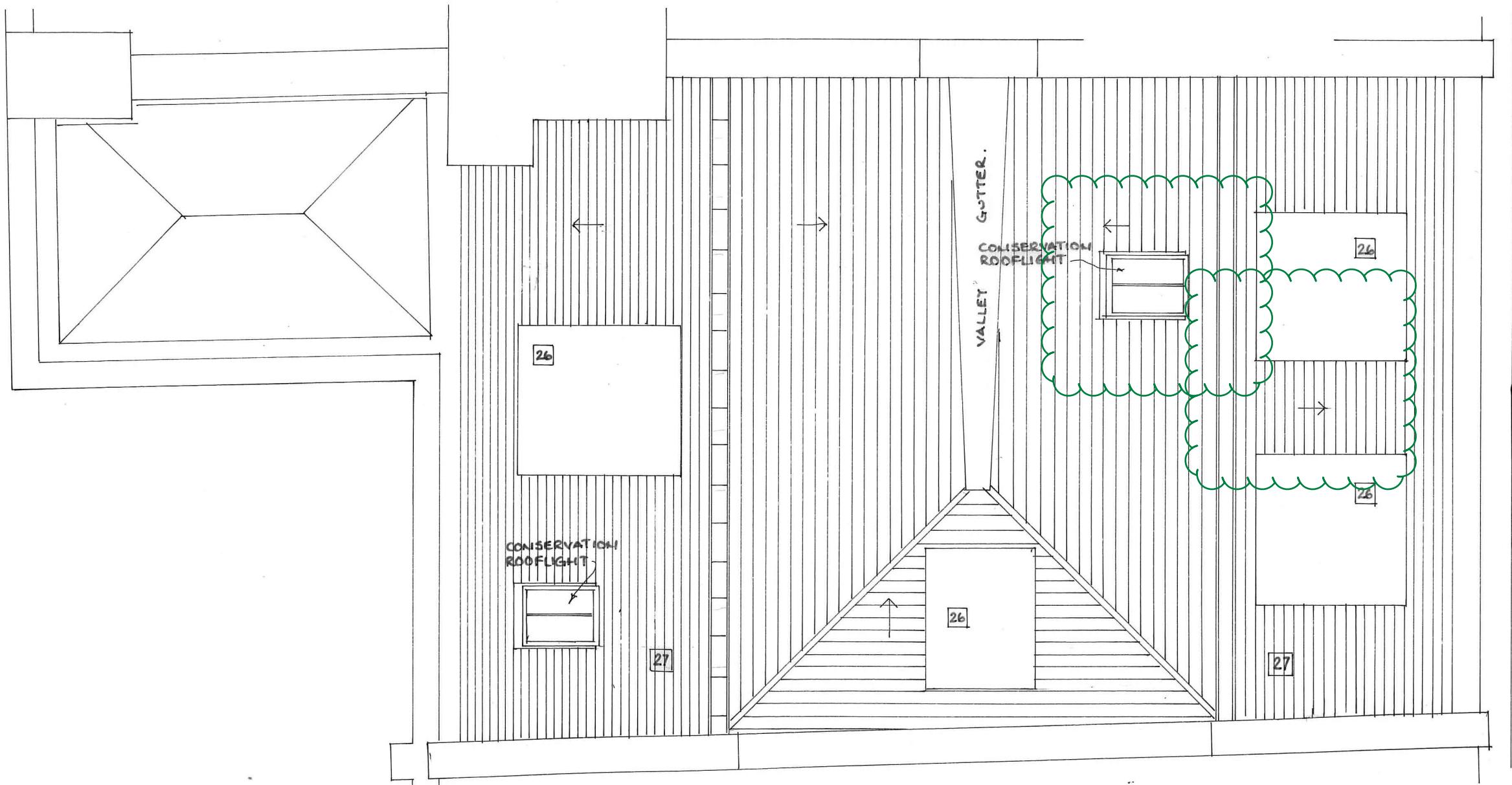
PROPOSED AMENDMENTS
TO THE APPROVED FLOOR
PLANS

Where new skirtings
here new cornices
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match existing

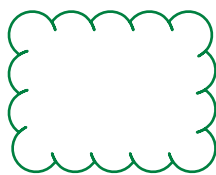
ROOF PLAN



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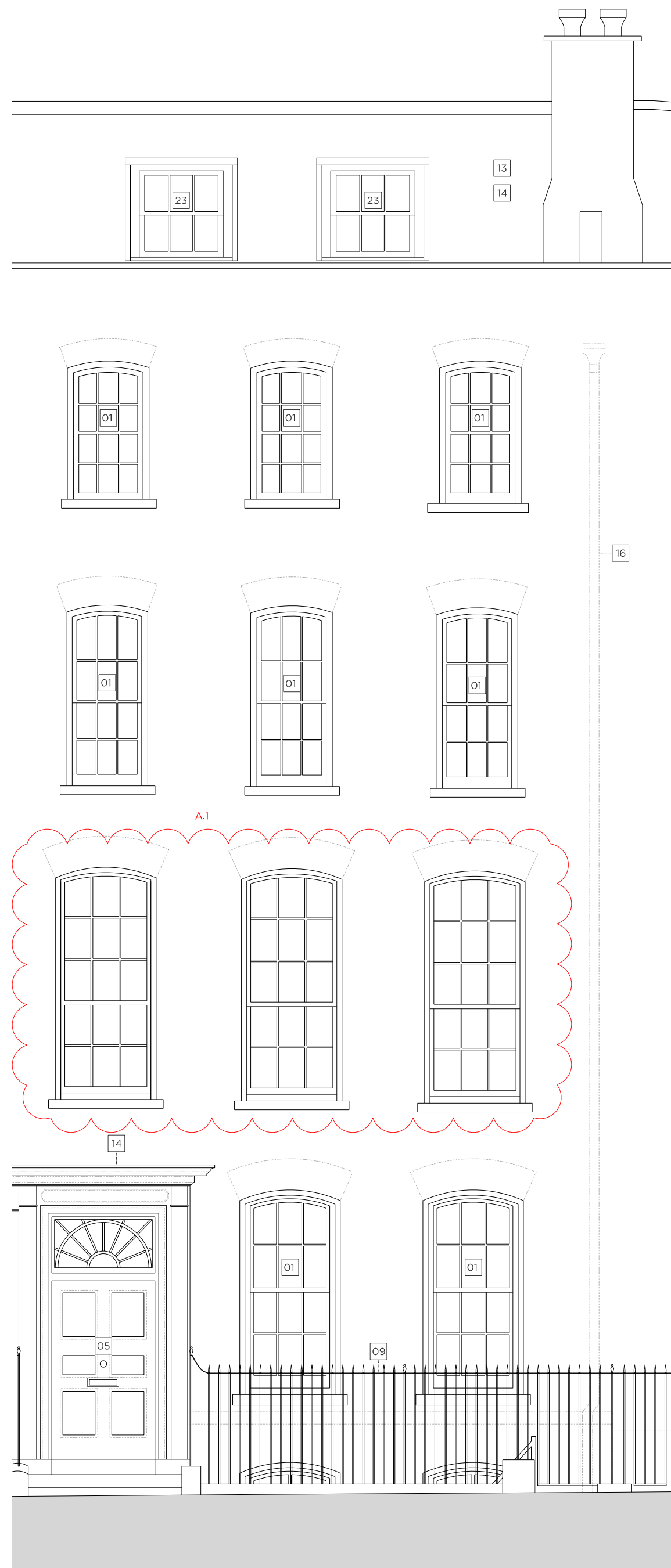


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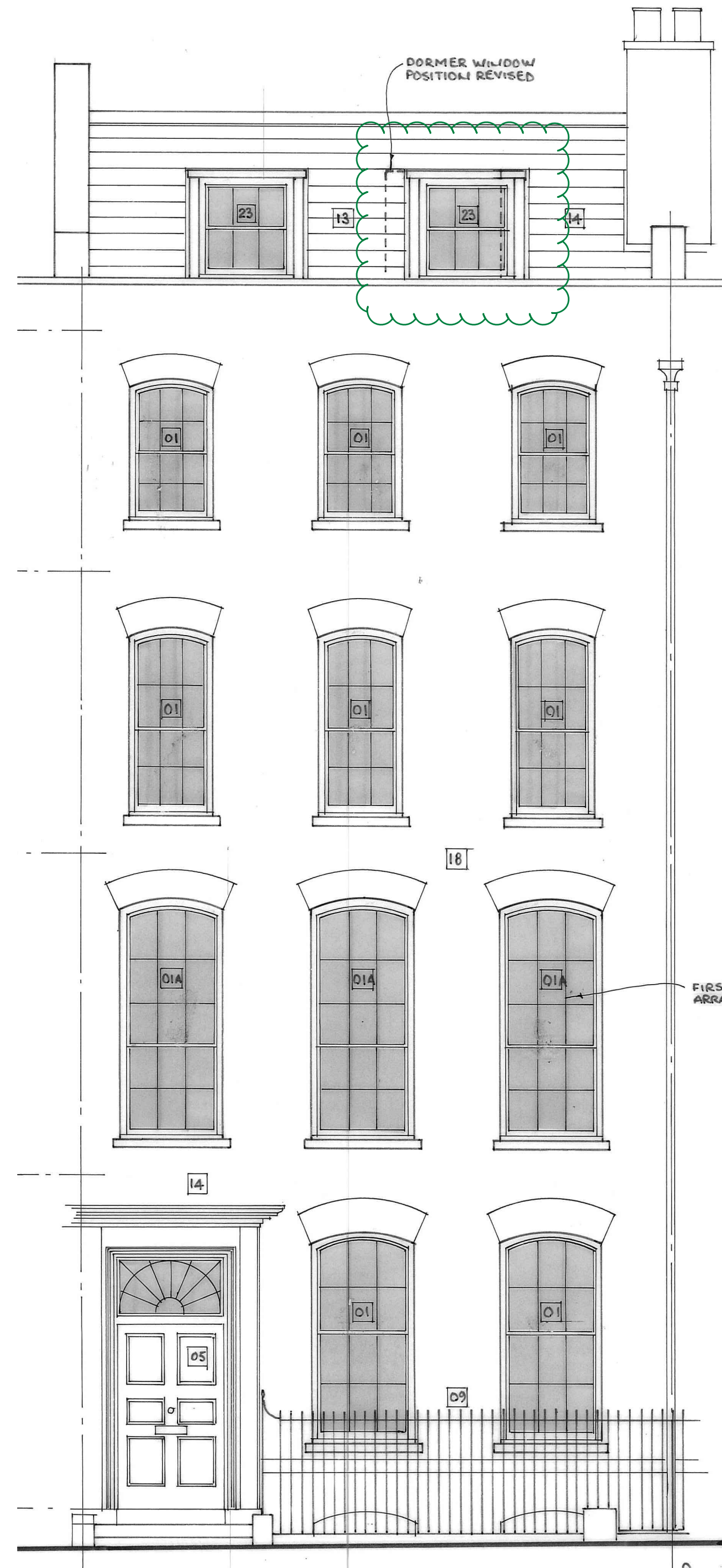


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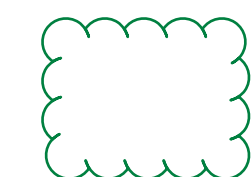
APPROVED



PROPOSED



FRONT ELEVATION



PROPOSED AMENDMENTS
TO THE APPROVED FLOOR
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