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# 124A and 124 St Pancras Way, London NW1 9NB

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## Heritage Statement



savills

**Project:** 124 and 124a St Pancras Way, London NW1 9NB

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**Job Number:** 499344

**File Origin:** E:\London Jobs\Heritage team jobs\1. London\Camden\St Pancras Way (124a),  
Camden\Reports

**Document:** (001)

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### Abbreviations and Conventions used in the text

c.	circa	LPA	Local Planning Authority
CA	Conservation Area	m	metres
ha	hectares	NGR	National Grid Reference
HA	Heritage Asset	NHLE	National Heritage List for England
HE	Historic England	NPPG	National Planning Practice Guidance
HER	Historic Environment Record	NPPF	National Planning Policy Framework
km	kilometres	RPG	Registered Park and Garden
LB	Listed Building		
RN	Reference Number		
LBC	Listed Building Consent		
P/LBC	Planning / Listed Building Consent		

### Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

### Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) and National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2019).

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## 1.0 Introduction

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### 1.1 Project background

- 1.1.1 This Heritage Statement has been prepared by Savills Heritage & Townscape to provide relevant and proportionate information to accompany a Listed Building Consent application in relation to the proposed works to No. 124 and 124a St Pancras Way NW1 9NB (hereafter known as 'the Site'). Located at NGR 529092 184413, the Site now consists of two residential units No. 124 and No. 124a following approval in March 2017 (see LBC and PP: 2018/6039/L and 2017/1569/L), and is situated within the planning jurisdiction of Camden Council (hereafter 'the Council' or 'the Local Planning Authority').
- 1.1.2 The purpose of this Heritage Statement is to set out the potential impact of the proposed scheme for the minor adjustments to the two self-contained residential flats (Use Class C3) at 124 and 124a St Pancras Way which include 'the remediation to reinstate wall openings originally represented in the property's historic plans, and the re-configuration of the internal layout to provide suitable spaces tailored to those inhabiting the property' in relation to the character and significance of the Grade II listed No. 124 St Pancras Way. Given the proposed works are limited to inside the Site, the assessment of any impact on the Jeffrey's Street Conservation Area has been scoped out of this report.
- 1.1.3 An aerial view of the Site and wider vicinity is shown in **Figure 1** below.
- 1.1.4 The Site consists of two dwellings within an original 19<sup>th</sup> century terraced urban vernacular townhouse (No. 124 St Pancras Way). Part of a wider historic terrace, the Site fronts onto St Pancras Way and College Gardens. The wider terrace comprises of Nos. 108-132 St Pancras Way, all of which are included within the Grade II group listing (List UID: 1245848). The Site also sits within the north-east portion of the Jeffrey's Street Conservation Area.
- 1.1.5 It has been assessed that no further designated or non-designated heritage assets are experienced in tandem with the Site or could be impacted by the proposals.



*Figure 1: Aerial view of the proposed development site (Site outlined in red) and its environs. Image: Google Earth.*

## **1.2 Exclusions and further considerations**

1.1.1. Archaeology is not assessed within this report.

1.1.2. A walkover site visit was conducted on 25<sup>th</sup> February 2022 and subsequently on 25<sup>th</sup> April 2022, with access to the front and rear façade, and internal access to both 124a and 124. Due to the nature of the proposals involving both residential apartments, the significance of No. 124 St Pancras Way as a whole has been assessed.

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## 2.0 Methodology

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### 2.1 Aims, objectives and scope

2.1.1 As part of any planning or listed building consent application all local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. This is in response to paragraph 194 of the National Planning Policy Framework (NPPF) 2021 which sets out the information requirements for determining applications and states that:

*'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'.<sup>1</sup>*

2.1.2 In response to the NPPF, Section 1 of this report sets out the project context. Section 2 provides an understanding of the report purpose, as well as the process and heritage terminology required to understand the significance of heritage assets and robustly determine any potential impact proposals may have on this. This is followed by identifying the heritage assets which may be impacted by the application proposals in Section 3. Section 4 sets out the historic development of the site, while Section 5 provides proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the proposals. Section 6 concludes.

2.1.3 The legislative, planning policy and planning guidance context for the consideration of these proposals is set out in **Appendix 4**. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2021), the PPG (2019), as well as regional and local planning policy and further Historic England guidance for development impacting the historic environment.

### 2.2 Heritage terminology

2.2.1 A **heritage asset** is defined by the NPPF as:

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<sup>1</sup> NPPF 2021 (p.55)

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*<sup>2</sup>

2.2.2 The **significance** of a heritage asset is defined within the glossary of the NPPF as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*<sup>3</sup>

2.2.3 The **setting** of a heritage asset is described by the NPPF as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*<sup>4</sup>

2.2.4 A **designated heritage asset** is described by the NPPF as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*<sup>5</sup>

2.2.5 Such assets are statutorily identified as having a level of special architectural and / or historic interest (significance) to justify designation. There are then particular procedures within the planning and listed building consent decision making process, often including statutory duties, to ensure that their special interest (significance) is preserved or enhanced wherever possible as priority. These are set out in detail within **Appendix 4**.

2.2.6 It should also be noted that in legislation and designation criteria, the terms 'special architectural or

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<sup>2</sup> NPPF (2021) Annex 2: Glossary (p.67)

<sup>3</sup> NPPF (2021) Annex 2: Glossary (p.71)

<sup>4</sup> NPPF (2021) Annex 2: Glossary (p.71)

<sup>5</sup> NPPF (2021) Annex 2: Glossary (p.66)



historic interest' are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

2.2.7 The NPPF also identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute **non-designated heritage assets**.

2.2.8 Altogether, the terminology and the associated considerations noted in the paragraphs above form the basis for assessment within this report.

## 2.3 Process

2.3.1 Baseline conditions were established through consideration of the historic environment within the vicinity of the site and a desk-based review of existing sources of publicly accessible information.

2.3.2 A site visit and walkover of the immediate area were undertaken on both 25<sup>th</sup> February 2022 and subsequently on 25th April 2022 to inform the understanding of the site and those heritage assets within the vicinity which may be sensitive to the proposals.

2.3.3 Like the NPPF, Historic England guidance includes the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- **Archaeological interest.** 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.
- **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.
- **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 skills, like sculpture.

- 2.3.4 These criteria form the basis for the assessment within this report. They derive from earlier Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 2.3.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2<sup>nd</sup> Ed.) – The Setting of Heritage Assets (December 2017)* are relevant. In addition, *Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)* and *Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)* are also relevant.
- 2.3.6 Change is inevitable, and often beneficial, and these Historic England documents provide guidance in respect of managing change in a way that conserves or enhances the significance of heritage assets. They form guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative development, acknowledging that an unreasonable, inflexible approach will prevent action that could give a heritage assets new life, setting out that a reasonable proportionate approach to owners' or developers' needs is therefore essential.
- 2.3.7 The Historic England Guidance advocates a systematic and staged approach to promoting well-informed development within a heritage context and analysing its potential impact through: the identification of heritage assets potentially impacted by proposals; the assessment of the significance and setting of the identified heritage assets; the avoidance, minimisation and mitigation of an emerging proposal's impact based on the establishment of a contextual design response that also looks for opportunities to better reveal or enhance significance and meets the overall objectives of the NPPF; and providing an assessment of the impact of a final proposal on the significance and setting of heritage assets.

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## 3.0 Identification of Heritage Assets

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### 3.1 Applicable heritage context

3.1.1 A mid-terrace Regency townhouse within the wider mid-1820s terrace block which fronts onto St Pancras Way and the corresponding College Gardens, the Site also sits within Jeffrey's Street Conservation Area.

3.1.2 Statutory Grade II listed, under the listing 'Numbers 108-132 and attached railings, 108-132, St Pancras Way' (NHLE: 1245848) the terrace is described as follows:

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.

3.1.3 The Site additionally sits within the north-east portion of the Jeffery's Street Conservation Area. First designated in November 1985, the conservation area has since been extended in November 2012, with the original and new section being divided in two sub areas. Located to the north of Camden Town, the conservation area's boundary runs along part of Camden Street and Kentish Town Road to the west; Royal College Street and St Pancras Way to the east; and extends to the north east as far as Rochester Place. To the south, the area is separated by an elevated section of the railway line and Camden Road Station at the junction of Camden Road and Bonny Street. Centred around one of the oldest streets in Camden, Jeffery's Street (c.1800), the conservation area is characterised by its remaining Regency terraced buildings. The result of early 19<sup>th</sup> century planned residential development following Lord Camden's obtainment of an Act of Parliament in 1791, the conservation area mainly consists of residential streets with 18<sup>th</sup> and 19<sup>th</sup> century terraced houses and corresponding lanes set between formalised areas of green open space.

### **3.2 Summary of heritage considerations**

- 3.2.1 Whilst the Site is both Grade II listed and within Sub Area 2 of the Jeffery's Street Conservation Area, as the proposals are limited to the interior of No. 124 St Pancras Way, the potential impact on the significance of both the designated heritage assets Nos. 108-132 St Pancras Way and the Jeffery's Street Conservation Area have been scoped out of this report. This is on account of the internal nature of the proposals, which seek to alter the interior of No. 124 St Pancras Way only, and as such only the potential impact on the significance of the Grade II listed No. 124 St Pancras Way will be assessed.
- 3.2.2 All other heritage assets within the locality are sufficiently removed when considering the nature proposals, to be certain that there be no impact on their significance or setting. They have not been included for assessment in this report as a result.



Figure 2: Aerial view of the proposed development site (blue cross), in relation to the Jeffery's Street Conservation Area (outlined in red). Image: Google Earth



Figure 3: Built Heritage Assets Map (with the Site outlined in red, Grade II Listed buildings indicated in blue, Locally Listed buildings in yellow and Locally Listed street features or other structures in green). Source: Camden Council.

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## 4.0 Historic development

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### 4.1 Introduction

4.1.1 The following section provides a summary of the historic development of the Site and its environs. The history and context is important in establishing an accurate understanding of the character, appearance, setting and significance of the relevant heritage assets.

### 4.2 Origins of No. 124 St Pancras Way and immediate setting

4.2.1 The land on which No. 124 St Pancras Way would come to be situated is recorded cartographically from the mid-seventeenth century. Then known as the parish of St Pancras, the area of the Site is illustrated as early as John Rocque's *London 10 Mile Round Map* (1746) (see **Figure 4**). Both Rocque's map and Thomas Milne's *Land Use Map of London and Environs in 1800* (1800) (see **Figure 5**) highlight the rural character of the area surrounding the established settlement of Kentish Town, as both enclosed meadows and pasture. Developed through organic ribbon development along the thoroughfare towards Highgate (later known as Kentish Town Road), Kentish Town is depicted as a village like settlement. As the thoroughfare moves south from the village like settlement, it forks near the Site's land forming a secondary road, later known as Royal College Road.

4.2.2 It was not until the late 18<sup>th</sup> century that the area significantly developed as a result of the Earl of Camden's preliminary proposals to develop Camden Town following the enabling Act of 1788. The Act would allow the Earl to develop land along the east side of Camden High Street, and sell subsequent leases of 40 years permitting development in the surrounding areas. The resultant development conjoined Kentish Town and Camden.

4.2.3 Further built development took place in the early 19<sup>th</sup> century, as illustrated by the *Map of London* (1827). This was concentrated in Camden Town in the south-west, and also included the buildings surrounding the Site such as those on Jeffrey's Street (see **Figure 6**). The three buildings at the south-eastern end of the Site's current terrace (those with commercial units at ground floor level) also appear to be under development at the time of the map's publication. College Gardens and the surrounding road network had also been established, with the Site's terrace being known as King's Road. At the time of the Map

of London, King's Road had not been fully developed with remaining vernacular architecture in the form of smaller dwellings labelled 'Camden Cottages'.

4.2.4 The completion of the Site and corresponding terrace is confirmed by the 1873 Ordnance Survey Map (see **Figure 7**). This map highlights the presence of a set of central steps at the rear of the property with a water closet to the north-west of these. Modest in scale the Site and corresponding terrace, are highlighted within Charles Booth's *Poverty Map* (1886) (see **Figure 8**), as belonging to individuals who were 'Fairly comfortable [and had] Good ordinary earnings', with streets to the east such as Rochester Terrace and Wilmont Place comparatively housing 'Middle Class. Well to do'. Census records (see **Appendix 2**) indicate that at the end of the 19<sup>th</sup> century, the Site had been divided into two residential units.

4.2.5 In 1952 (see **Figure 10**), the neighbouring gardens were reduced in length with the development of a Scientific Instrument Works to the rear. The map indicates that the Site's water closet is still to the west. Satellite Imaging dating 1999 (see **Figure 11**) indicates that the water closet had later been demolished and replaced with a eastern 2 storey addition with lower ground. This is confirmed by archival architectural plans dated 1969 (see **Figure 12** and **Figure 13**), which shows the existing presence of a closet wing to the right of the rear elevation (west) to the ground and lower-ground, and it's approved partial demolition and alteration to keep the bathroom at lower-ground. Originally occupying a kitchen to the ground floor, and bathroom to the lower-ground, the historical closet wing would be partially demolished, removing the kitchen at ground floor. Instead, as per the proposed plans, two kitchens would be established to the rear of the property, one at lower-ground and the other at ground floor, with a new closet wing located to the left (east) of the rear façade running from the lower-ground and ground floor providing a play room and bathroom accessed off existing openings off the stairwell. Further alterations to the property during this application included the blocking up of the rear ground floor room's doorway, and creation of new opening between the front and rear room to allow access.

### 4.3 Original Composition of No. 124a St Pancras Way

4.3.1 As previously discussed, the building was constructed c.1820s-1830s, as part of the terrace Nos. 108-132 (even nos.). This is highlighted by the building's design and architectural features following trends

of the time, demonstrating a clear division and hierarchy of space.

4.3.2 Originally a single dwelling at the point of construction, the building conforms to the standard pattern of townhouses at the time with a simplistic internal plan form. It comprises of two rooms on each level, with principle rooms being on the ground and first floor (piano nobile) and corresponding hallway and stairs to one side. The principle rooms to both the first and ground floor have been divided equidistant from front to back by a cross-wall, and corresponding opening. Principality of the ground floor is highlighted by the remaining reeded cornices, stub cross wall and downstand beam, and fireplace openings though surrounds are no longer present.

4.3.3 The original composition was later adapted through the demolition and replacement of the historic north-western closet wing to the rear of the property in the latter half of the 20<sup>th</sup> century and the introduction of the larger south-eastern closet wing. Both are visible today. The latter utilised the historic stairwell to provide access to the new spaces at each floor.

4.3.4 The modern north-eastern closet comprises a two storey stepped flat roofed extension with lower ground in broadly the same footprint of the original closet wing.

#### **4.4 The Internal Division and Subsequent Composition of No. 124 St Pancras Way**

4.4.1 Other internal and external changes since its construction in the early-mid-19<sup>th</sup> century include alteration and replacement of original windows to the front and rear façade, the introduction of secondary glazing, drylining, the widening and closing of original internal openings, and the removal of architectural features such as dado panelling, fireplace surrounds and hearths.

4.4.2 In 2017, No.124 was divided into two dwellings (see LBC and PP: 2017/6039/L and 2017/1569/L), with No.124a occupying the lower ground floor as a one bedroom flat, and the upper three floors acting as No.124 a two bedroom property. It should be noted that not all of approved works were enacted, leading to No.124a occupying the lower ground and ground floor.





Figure 4: John Rocque, London 10 mile Round Map (1746). Land of Site indicated in Red. Source: Layers of London.



Figure 5: Thomas Milne, Land Use Map of London and Environs (1800). Land of Site indicated in Red. Source: Royal Collection Trust.

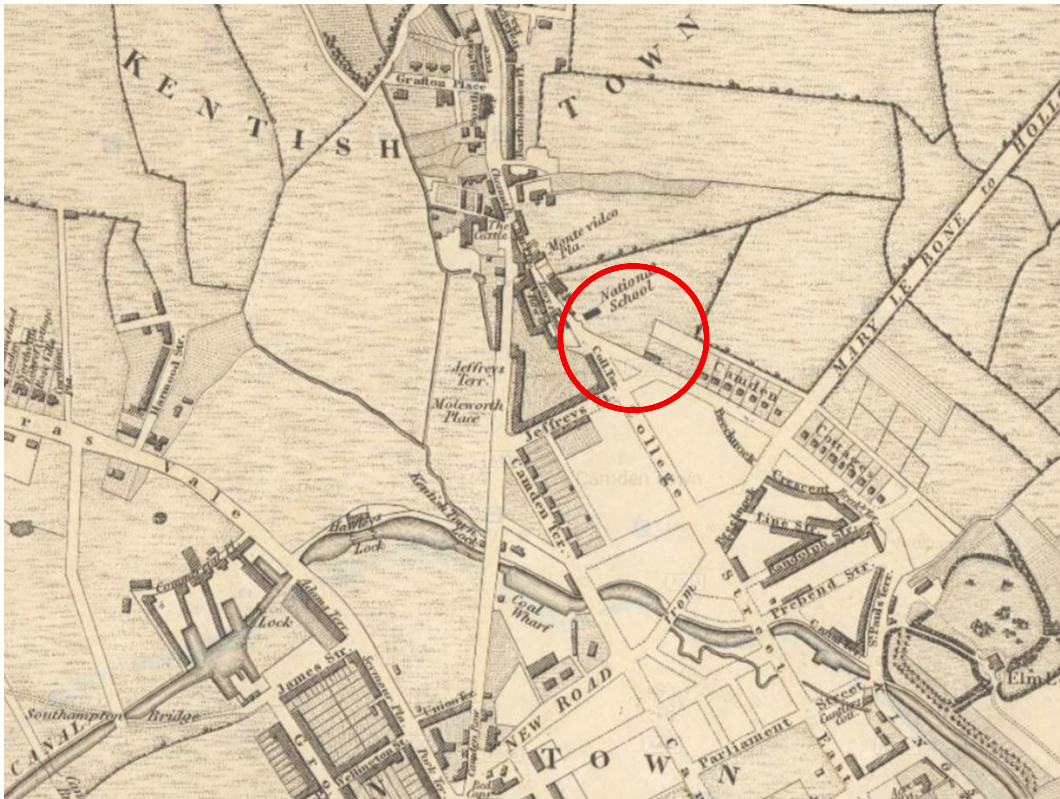


Figure 6: C. and J. Greenwood, Map of London (Sheet 1) (1827). Land of Site indicated in Red. Source: Old Maps.



Figure 7: Ordnance Survey (1873). Site indicated in Red. Source: Groundsure.



Figure 8: Charles Booth, Poverty Map (1846). Site indicated by Green Cross. Source: Layers of London.



Figure 9: Bomb Damage Map (1945). Site indicated by red line. Source: Layers of London.

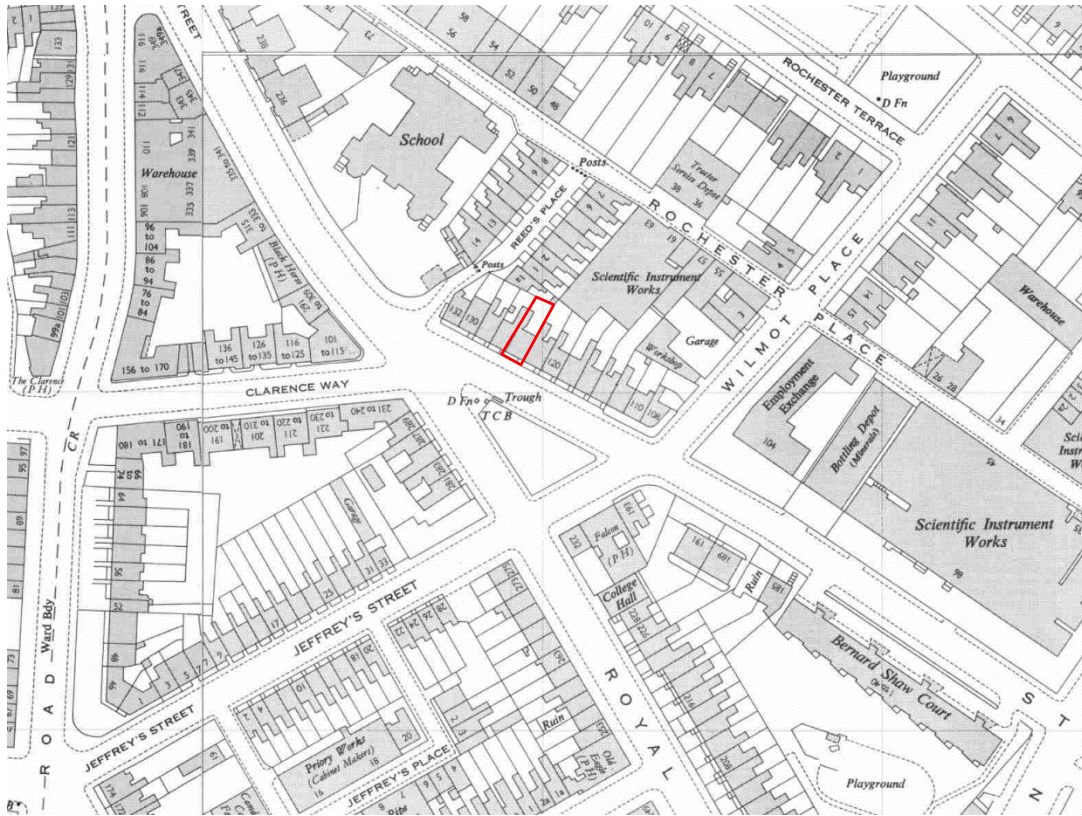


Figure 10: Ordnance Survey (1952). Site indicated in Red. Source: Groundsure.

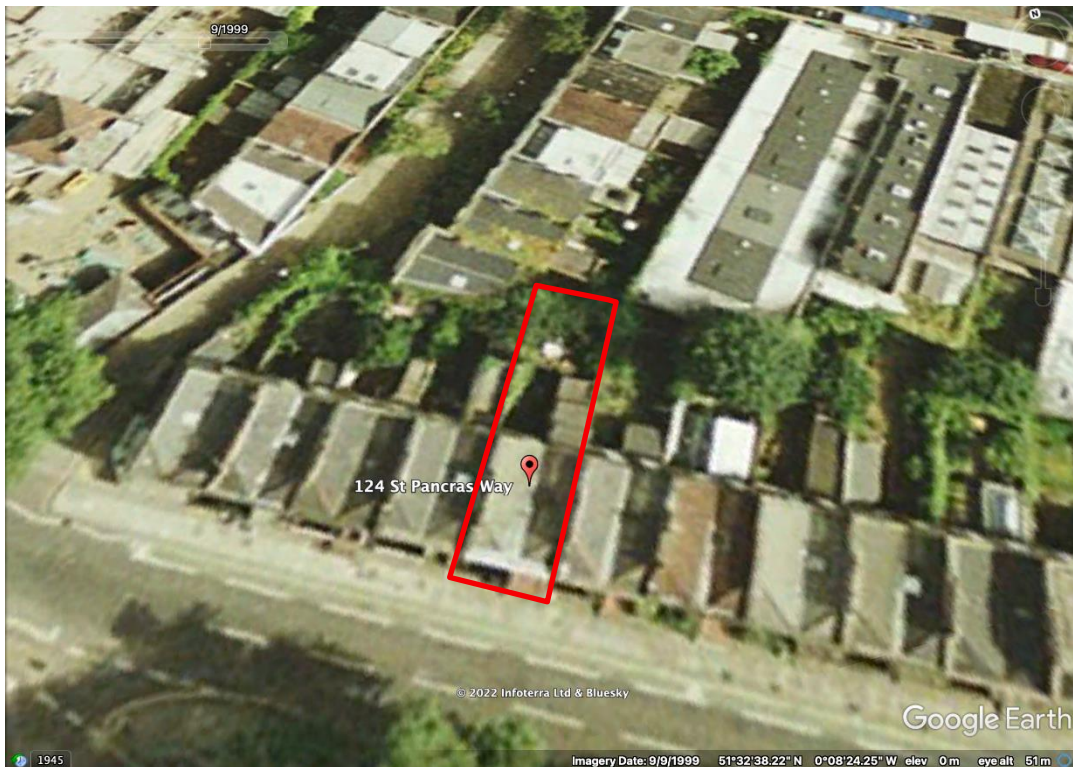


Figure 11: Satellite Image of Site (09/09/1999) Source: Google Earth

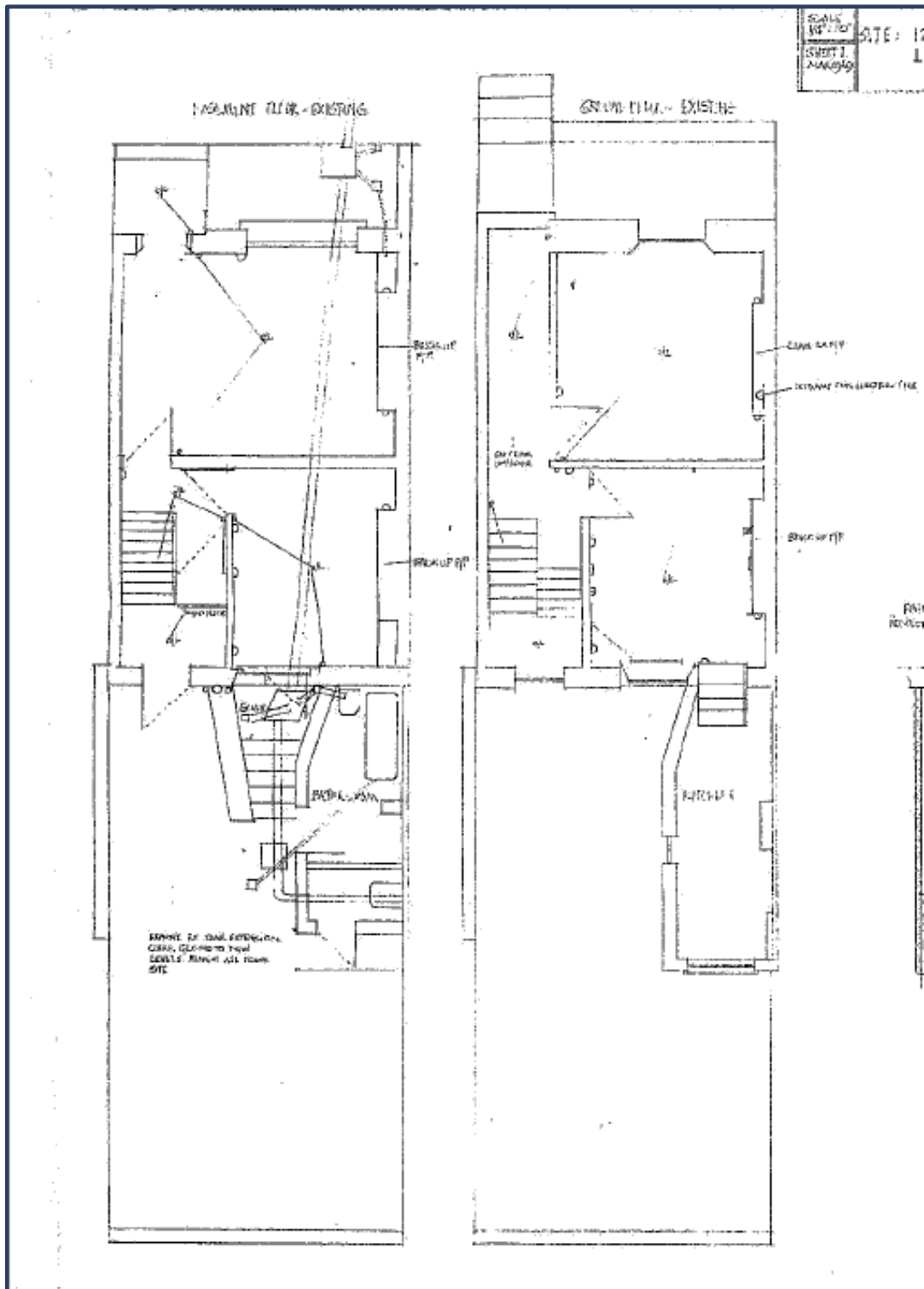


Figure 12: No. 124 Existing Architectural Plans (June 1969). Source: Camden Local Studies and Archive Centre.



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## 5.0 Significance and Setting of Heritage Assets

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### 5.1 Introduction

5.1.1 The following section sets out the significance of the heritage asset(s) identified. This is based on an understanding of historic development and the significance criteria or ‘interests’ set out in the NPPF and Historic England guidance. This is proportionate to the potential impact of the proposals and sufficient to understand potential impact.

### 5.2 Significance – No. 124a and No. 124 St Pancras Way (Grade II listed)

5.2.1 Due to the nature of the proposals impacting both subunits (No. 124 and No. 124a) within No. 124 St Pancras Way, the significance of the original house as a whole will be assessed. Part of the greater Grade II group listed terrace ‘Numbers 108-132 and attached railings, 108-132, St Pancras Way’ (List UID: 1245848), the Site’s significance is considered to be primarily derived from the main façade’s contribution to the architectural interest of the unified, group-listed terrace façade, which comprises of 13 houses, 4 of which have shops to the ground floor.

5.2.2 Internally, the significance of the original floorplan and design has been to a degree disrupted by past adaptation and modernisation leading to the loss of significance in the form of principle divisions, and original fabric.

#### *Architectural interest*

5.2.3 The Significance of No. 124 St Pancras Way is derived primarily from the architectural interest of its front façade, and its immediate and wider setting within both the terrace and St Pancras Way. It is also derived from its architectural representation of the period in which the terrace was constructed.

5.2.4 The Site contributes to the proportioned and symmetrical appearance of the terrace as a whole. All houses within the terrace are constructed of yellow stock brick, have rusticated stucco fronted to the raised ground floor and basement level with string course, and are two bays wide (bar No. 108 which has one bay, likely due to being originally built on a narrower plot).

- 5.2.5 Like other houses within the terrace and surrounding Jeffery's Street Conservation Area, the Site is legible as an early-mid 19<sup>th</sup> century terraced house, as it follows the architectural style of the time with Italianate influence including the use of stucco. Other external historical architectural features include entrance doorway with fluted pilasters, a semi-circular transom light (although no longer a fan light), four panelled door (sympathetically replaced), cast iron railings, timber sash and case windows (not the original pattern of 6/6), and highly decorative cast iron balconies to the first floor windows (matching those at neighbouring No. 130).
- 5.2.6 The remaining internal plan and interior architectural detailing provide insight into the original inhabitant's lives. This is emphasised in the way No. 124 St Pancras Way exhibits typical 19<sup>th</sup> century characteristics such as two rooms on each level, with principle rooms being on the ground and first floor, and corresponding hallway and stairs to the left hand side. Principality of these two floors is further emphasised by the opening between the front and rear room. However, both openings have been compromised by being enlarged in recent history, or in the case of the ground floor removed and reinstated.
- 5.2.7 To the lower ground floor there is little architectural interest that remains, with historical architectural features being limited to simple traditional styled skirting board, and bottom newel post detailing. Historic interior architectural features are predominately found at the ground and first floor and include: moulded ceiling cornice, an archway with decorative console brackets, further newel post detailing, dado panelling and simple stairs with square sectioned balusters to the entrance hallway, working two-part shutters and reeded plaster ceiling cornice. To the west wall of the first floor's front room is an early 19<sup>th</sup> century cast iron fireplace with an appropriately styled painted surround.
- 5.2.8 Overall the uniform architectural appearance of each building contributes to the whole terrace, and it is this collective set piece composition of unified materials and repetitive rhythms within the terrace and area of St Pancras Way as a whole that provide the greatest feature of architectural interest. Previous internal alterations have left little original architectural plan form or interior features, which has somewhat eroded the contribution that the interior makes to the building's significance. Furthermore, the modern extensions and alteration to the rear, have altered the originality and character of this section of the building.



*Historic interest*

5.2.9 The historic interest of No. 124 St Pancras Way can be attributed to its origin as part of the planned development of St Pancras Way, and the wider area of Camden. The planned estate reflects 18<sup>th</sup> and 19<sup>th</sup> century trends surrounding conscious urban development, through the creation of new towns and planned estates throughout Great Britain. This is emphasised by the uniformity of architecture, the use of a modified grid iron plan, and creation of planned green spaces which fused the formality of Palladianism with informal, more natural forms of English landscape, contained within a formal railed perimeter.

*Archaeological interest*

5.2.10 The archaeological interest of No. 124 St Pancras Way is primarily derived from the building retaining both a proportion of well-preserved interiors and areas of original fabric, which provide the opportunity for further understanding of original construction techniques used and greater insight into the lives of the property's original inhabitants. The historic development of St Pancras Way in the 18<sup>th</sup> and 19<sup>th</sup> centuries may have impacted on earlier below-ground deposits, which are likely to be transient in nature due to the rural origins of the area before larger scale building development.

*Setting*

5.2.11 As discussed above, the Site's immediate setting is comprised of St Pancras Way itself, which is characterised by its continuous unified façade surrounding the formalised open space of College Green. Part of a historic intersection with Jeffery's Street, Wilmot Place and Royal College Place the surrounding area, whilst predominately characterised by Regency terraces and modified iron grid plan, has a variety of architectural styles resulting from the development of historic gap sites following the Blitz such as the corner site of Philia House on Jeffery's Street.

5.2.12 A prominent gap site development is Philia House (No. 39 Jeffery's Street) and neighbouring Nos. 35-37 (odd nos.) which is considered to be out character with the area with greater massing and contrasting architectural features such as hipped roofs, corner bay windows and pantiled roofs. Additional alterations can be found on St Pancras Way, Wilmot Place and Royal College Place where terraces have been

adapted to house commercial Victorian shopfronts to the ground floor. Overall, the setting of No. 124 St Pancras Way is considered to contribute positively to its significance, as it informs the understanding of the historic development of the area.

### **5.3 Significance – Jeffery’s Street Conservation Area**

5.3.1 Originally designated on 12<sup>th</sup> November 1985, the Jeffery’s Street Conservation Area was subsequently extended in November 2012 to include the area of College Green and its historic intersection of north of the Site. The conservation area is predominately comprised of quiet residential streets, with corresponding narrow lanes. The conservation area sits between the busy thoroughfares of Camden Street and Royal College Street. The conservation area reflects the impact of wealth following the Napoleonic wars on London’s urban development throughout the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, and the influence the planned estate movement had on middle class areas. Jeffery’s Street Conservation Area includes a number of designated and non-designated heritage assets, all indicative of the respective phases of development in the area since the turn of the 19<sup>th</sup> century.

#### *Architectural Interest*

5.3.2 The Jeffery’s Street Conservation Area predominantly represents an area of Regency development, as highlighted through the built environment’s architectural character of late 18<sup>th</sup> and early – mid 19<sup>th</sup> century terraced houses resulting from piecemeal development, set between areas of green open space which were established from the 18<sup>th</sup> century through an intentional grid street plan. This is highlighted by the formalised unified character of the Grade II listed Nos. 11-33 Jeffery’s Street and Grade II listed Nos. 108-132 St Pancras Way.

5.3.3 Later infill development following bomb damage has led to variation in built character, specifically in regard to height, style and massing. Similarly, whilst predominately residential in character, both modern and Victorian commercial units are also present to the ground floors to a number of buildings. Along Royal College Street, such shopfronts have been poorly altered leading to unsympathetic interventions such as modern shopfronts and fascias, soild brick infill and railings.

5.3.4 The buildings are constructed from a varied palette of materials that use yellow brick, stucco and slate,

although the prominence of yellow brick is particularly noteworthy. This gives the area a highly varied townscape, evidencing its continual development and re-development since the 18<sup>th</sup> century. However, later developments have had varying degrees of success upon the setting and significance of the conservation area, with poor quality development such as No. 30 Jeffrey's Street; Phila House, No. 39 Jeffrey's Street and nos. 277-281 (odd) Royal College Street having a negative impact on the conservation area, and in turn creating an area of opportunity for improvement.

#### *Historic Interest*

- 5.3.5 The historic interest of the Jeffrey's Street Conservation Area is derived from its origin as part of the planned estate movement by Lord Camden following his attainment of an Act of Parliament in 1791. Influenced by architects such as Nash, the area of St Pancras would mimic grander planned estates on a smaller scale both through the use of neo-classical Italianate style on the more modest 3 storey, 2 bay wide terraced houses, but also through its use in smaller development sites which followed old field patterns of the medieval parish leading to modified grid plans.

#### *Archaeological Interest*

- 5.3.6 The archaeological interest of the Jeffrey's Street Conservation Area can mainly be found in how it provides an insight into the way in which St Pancras was consciously developed, the construction techniques employed, and an insight into the lives of its inhabitants. This can be found in both the built fabric of the various historic buildings and the overall urban character of the Conservation Area, as well as the interrelationships between the two. The historic development of the wider area from the 18<sup>th</sup> century onwards may have impacted on below-ground archaeological activity, which is likely to be transient in nature due to the rural origins of the land.

#### *Setting*

- 5.3.7 As outlined within the conservation area appraisal, the Jeffrey's Street Conservation Area is immediately north of Camden, and south of Kentish Town. It is also positioned either side of two conservation areas, Rochester Conservation Area to the north-east, and Regent's Canal Conservation Area to the south. Like Jeffrey's Street, the neighbouring conservation areas highlight the area's development during the

early – mid 19<sup>th</sup> century, with the Regent’s Canal even tying the greater area to Nash who incorporated the canal into Regent’s Park. As a result, the extended townscape setting to the north of the Jeffery’s Street Conservation Area generally reads coherently with a fine urban grain made up predominately of neoclassical designed terraces laid out in a modified grid iron plan with corresponding private garden. Therefore, the greater setting of Norland Conservation Area has been assessed to make a positive contribution to the setting and significance of the Jeffrey’s Street Conservation Area.

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## 6.0 Proposals and Assessment of Impact

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### 6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that ‘... heritage assets are a irreplaceable resource...’ (NPPF, para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/ or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.1.2 Planning legislation and policy requires that development should seek to preserve or enhance the significance of a heritage asset. Heritage policy in both its national and local contexts are detailed in **Appendix 4**.

### 6.2 Proposed works

6.2.1 This report accompanies a full set of architectural drawings by Scenario Architecture (May 2023), which should be consulted in conjunction with the following section.

6.2.2 The Full Planning Permission and Listed Building Consent application consists of minor internal works, which are deemed to either have **no adverse** effect on the significance of the Site, or a **positive** effect through the reinstatement of lost plan form, and architectural features which is seen in some cases as a **heritage benefit**.

6.2.3 The proposed works are limited to the lower-ground to first floor levels and consist of the following:

- Installation of kitchen to lower-ground rear room, as per approved 2017 application (see LBC and PP: 2018/6039/L and 2017/1569/L);
- Reinstatement of ground floor front room doorway, and associated dado panelling in line with approved 2017 application (see LBC and PP: 2018/6039/L and 2017/1569/L);

- Relocation of kitchen from first floor to ground floor rear reception room;
- Reinstatement of fireplace openings, to both ground floor reception rooms, and first floor rear reception room;
- Reinstatement of alcoves either side of both fireplaces to ground floor;

### 6.3 No. 124 St Pancras Way (Grade II listed)

#### *Reinstatement of Historical Character to Ground Floor*

- 6.3.1 To the ground floor, the proposed works primarily seek to return the original plan form and historical character through the removal of an unregularised stud wall, and bespoke built-in furniture. Such proposals, will ensure the reinstatement of lost historical architectural character, and plan form.
- 6.3.2 The stud wall fills an enlarged opening between the ground floor entrance hallway and the front reception room. Believed to have been enlarged in the 1970s (see **Figure 14**), the works likely saw the removal of an original doorway with corresponding single leaf panelled door and architrave, as well as a proportion of dado panelling which lined the hallway. This alteration was sort to be originally rectified in the approved 2017 application (see LBC and PP: 2018/6039/L and 2017/1569/L) through the reinstatement of a traditional doorway and dado panelling in turn reinstating a portion of the Site's historical character, plan form and associated circulation. Whilst the current stud wall simply fills the previously enlarged space and has not caused any loss of historic fabric, it is deemed to erode some of the Site's significance, and it is therefore the intension of the Client to restore it to a traditional single-door opening with corresponding architectural detailing.
- 6.3.3 Additional unregularised works can be found to both the front and rear reception rooms through the combination of non-original built-in furniture and/or plaster infill either side of both chimney breasts and corresponding fireplace openings. Both are seen to have an impact on the original plan form of this principle floor. The proposals seek to rectify this through the reinstatement of alcoves with free standing furniture, and as such are deemed to cause **no harm**. Further proposed works include reinstatement of working fireplaces to both rooms with appropriate reed and bullseye fireplace surround, inserts and corresponding alcoves which will be utilised through free-standing storage.

Together these works will have a **positive impact**.

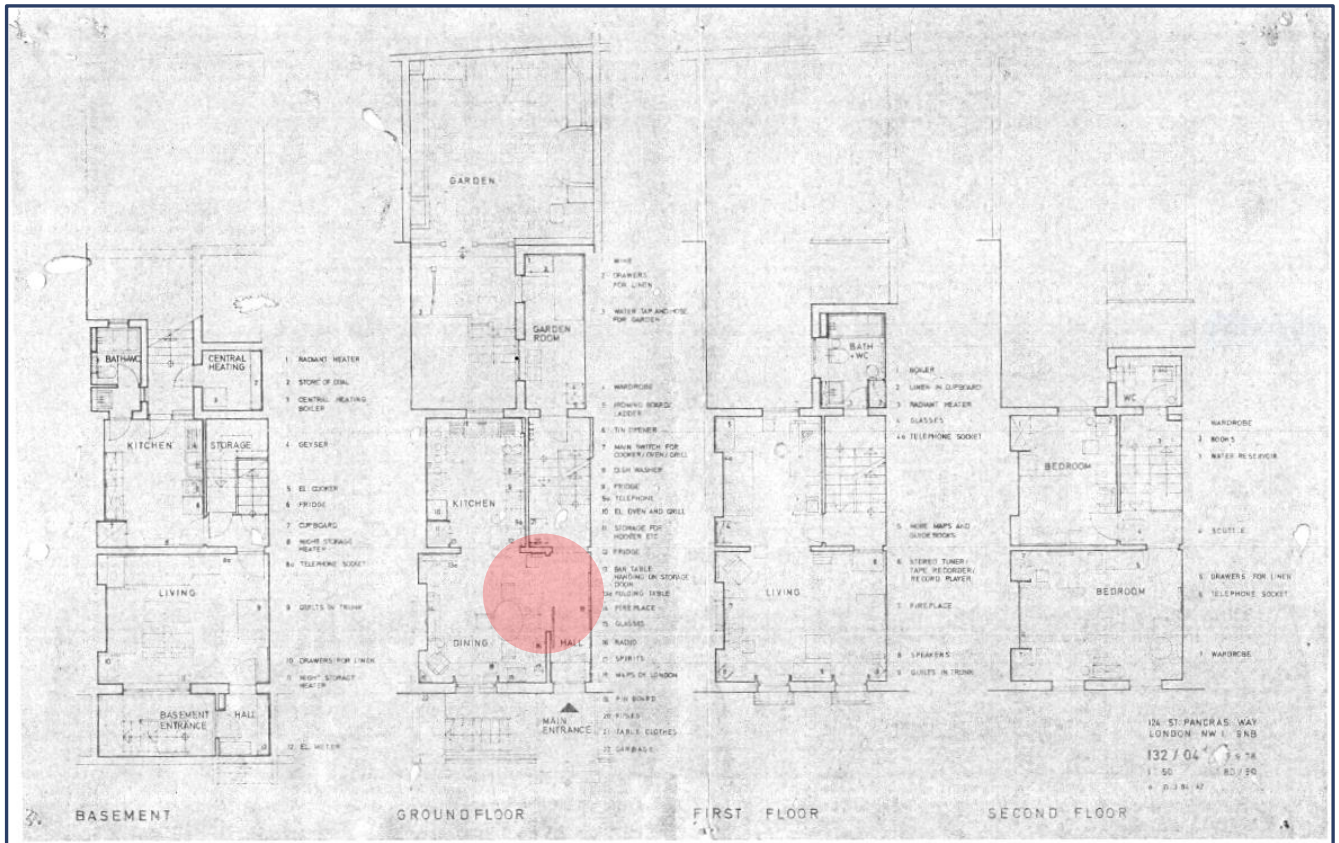


Figure 14: 1978 Proposed Architectural Floor Plans of No. 124 St Pancras Way. Source: PDA Planning and Development Associates. Opening indicated by red circle.

6.3.4 Other proposed works include limited new interventions through the relocation of the kitchen from the rear first floor room, to the rear ground floor room. The kitchen units will run along the back, and hallway wall ensuring that the rear fireplace is not obscured. Whilst this will lead to the rear room's doorway being sealed shut, this is deemed to cause **no adverse impact** on the Site's significance. The kitchen will also utilise existing service routes for ducting and extraction.

6.3.5 Overall, proposed works to the ground floor are seen to have a **positive impact** on the Site's significance, through reinstating of historical character through legible plan form, circulation and appropriate architectural features.

*Minor Alterations to lower ground and first floor levels*

- 6.3.6 Proposed works to other floors of the house are minor in nature and are deemed to have **no negative impact** on the Site's significance.
- 6.3.7 To the lower ground floor, a kitchen is to be fitted as per the 2017 application. Conversely, to the first floor, proposed works include the removal of the kitchen and reinstatement of the rear room as a reception room, and replacement of the bathroom furniture to the closet wing at first floor level. The reestablishment of the first floor rear reception room includes the reinstatement of a fireplace with appropriate reed and bullseye fireplace surround and inserts, which is deemed to have a **positive impact** on the Site's significance.



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## 7.0 Conclusion

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- 7.1.1 Savills Heritage and Townscape have been instructed to provide a Heritage Statement to accompany a Listed Building Consent application in relation to the proposed works as set out above, and the potential impact the proposed works may have upon the setting and significance of No. 124 St Pancras Way.
- 7.1.2 Part of the Grade II listing ‘Numbers 108 – 132 and attached railings, 108-132, St Pancras Way’, No. 124 St Pancras Way is listed due to its group value as a classical Italianate styled Regency terrace townhouse within the wider terrace. Furthermore, the Site sits within the north-eastern portion of the Jeffery’s Street Conservation Area. Originally the medieval parish of St Pancras, the conservation area is now heavily characterised by speculative development of urban vernacular townhouses. The Site along with other houses both within its terrace and surrounding streets such as Jeffery’s and Royal College Street contribute to the historical Regency – early Victorian homogenous residential character that represents the greater planned estate movement. This association has led the Site to be classified as having architectural and historic interest, due to the snapshot it provides of the planned estate movement, and subsequent development over time.
- 7.1.3 As a result, the significance of the Site is primarily attributed to its front external façade’s contribution within a Regency townhouse terrace, with the quality of external architectural rusticated stucco being of architectural interest. This architectural interest is further supported by the intended uniform aesthetic of the terraced streetscape and wider area, which is of a reasonably high quality. However, it should be noted that remaining internal architectural features and form also contribute to such interest, though limited in scope due to previous alterations and modernisation of the property removing original historic fabric and subsequent features such as dado panelling. The later interventions and alterations have somewhat eroded the architectural interest of the heritage asset.
- 7.1.4 The internal proposed works seek to mitigate previous alterations to the property which have impacted the historical and architectural character of the Site through removal of plan form, architectural features and legibility as a Regency townhouse. As a result, unregularised works such as the infill stud wall will be rectified, through the sympathetic reinstatement of plan form through the reintroduction of a doorway

from the ground floor hall into the front reception room. Additionally, the proposals will see architectural features restored including fireplaces with corresponding furniture and alcoves. As a result, the proposals have been assessed to have a **positive impact** on the significance of No. 124 St Pancras Way. Modern intervention is limited to the installation of bathroom furniture and kitchen units, with services utilising existing routes and following the voids between floor joists, and as such has been assessed to have **no adverse effect** upon the heritage asset.

7.1.5 This Heritage Statement meets the requirements of the NPPF and provides sufficient information in regards to heritage considerations.

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## 8.0 References

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Planning (Listed Buildings and Conservation Areas) Act 1990

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## 9.0 Appendix 1: Planning History

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Planning Reference	Description	Decision	Date
2017/6039/L	Details of external doors and all internal joinery as required by condition 4 of listed building consent ref: 2017/1569/L dated 11/09/2017 (Internal alterations and installation of secondary glazing to all windows in association with the conversion into 2 residential flats).	Granted	30/10/2017
2017/1569/L	Internal alterations and installation of secondary glazing to all windows in association with the conversion of the single dwellinghouse into 2 residential flats.	Granted	20/03/2017
2017/1455/P	Conversion of single dwellinghouse into 2 residential flats and associated internal alterations.	Granted subject to a Section 106 Legal Agreement.	20/03/2017

## 10.0 Appendix 2: Census Records

124 Kings Road (Historically known as until 1939)						
Forename	Surname	Age	Year Born	Relation	Birth Place	Occupation
1891 Census						
Household 1						
Hephzibah	Gurnett	56	1835	Head	Marylebone, London	Living on her own means.
Household 2						
Charles	Williams	29	1862	Head	Kentish Town, St Pancras	Letter Sorter GPO
Amelia A	Williams	24	1867	Wife	West Wycombe, Berkshire	N/A
Margurite S A	Williams	3	1888	Daughter	Camden Town, St Pancras	"
Mary G	Williams	15 Months	1890	Daughter	Camden Town, St Pancras	"
1911 Census						
Household 1						
Robert	Latham	42	1869	Head	Marylebone, London	Prudential Insurance Adviser

Minnie	Latham	42	1869	Wife	Islington, London	N/A
William	Lathan	14	1897	Son	Camden Town, London	Scholar
Maria	Smith	73	1838	Mother	Marylebone, London	House Work
Frances	Britt	42	1869	Visitor	Dover, Kent	N/A
Violet	Britt	13	1898	Visitor	London	Scholar
Household 2						
Mary	Allgrave	70	1841	Widow	Ripley, Surrey	Sick Nurse
Household 3						
Edward Henry	Hill	22	1889	Head	St James, London	Railway Porter
Daisy	Hill	22	1889	Wife	Kilburn, London	N/A
Household 4						
William	Brothers	22	1889	Head	St Pancras, London	Fitter (Electric Power Station)

Alice	Brothers	21	1890	Wife	St Pancras, London	N/A
<b>124 St Pancras Way</b>						
Forename	Surname	Age	Year Born	Relation	Birth Place	Occupation
1939 Census						
Household 1						
Albert S	Alldis	58	1881	Head	N/A	General Labourer Heavy Worker
Violet H	Alldis	50	1889	Wife	"	Unpaid Domestic Duties
Closed Entry	N/A	N/A	N/A	N/A	"	N/A
Mary	Blayden	79	1859	N/A	"	Cook Retired
Household 2						
Frank A	Lockwood	37	1901	Head	"	Motor Driver
Closed Entry	N/A	N/A	N/A	N/A	"	N/A
Household 3						
George	Morton	64	1875	Head	"	Sewer Labourer Heavy Worker



Mary Anne	Morton	65	1874	Wife	"	Unpaid Domestic Duties
Household 4						
Lillian E	Tracey	54	1885	N/A	"	Cleaner
Thomas A	Bentley	57	1882	N/A	"	Builders Labourer

## 11.0 Appendix 3: Photographs



*Figure 15: Semi-Circular Headed Window with Fluted Pilasters and Unoriginal Glazing Bars*



*Figure 16: Decorative Iron Balconies*



*Figure 17: Entrance doorway with fluted pilasters, a semi-circular transom light, and sympathetically replaced four panelled door*



Figure 18: Lower Ground Rear Room's Lack of Remaining External Envelop Caused by Fenestration and Single-Storey Extension



Figure 19: Newel Post, Ground to Lower Ground Halfway Landing



*Figure 20: Ground Floor Front Room's Original Window Shutters Behind Secondary Glazing*



*Figure 21: Original Beaded Cornice to Ground Floor Front and Rear Room, with Approved Dry Lining*



*Figure 22: Enlarged Ground Floor Opening*



*Figure 23: Remaining Entrance Hallway Dado Panelling, with Approved Blocking Up of Ground Floor Front Rooms Doorway*





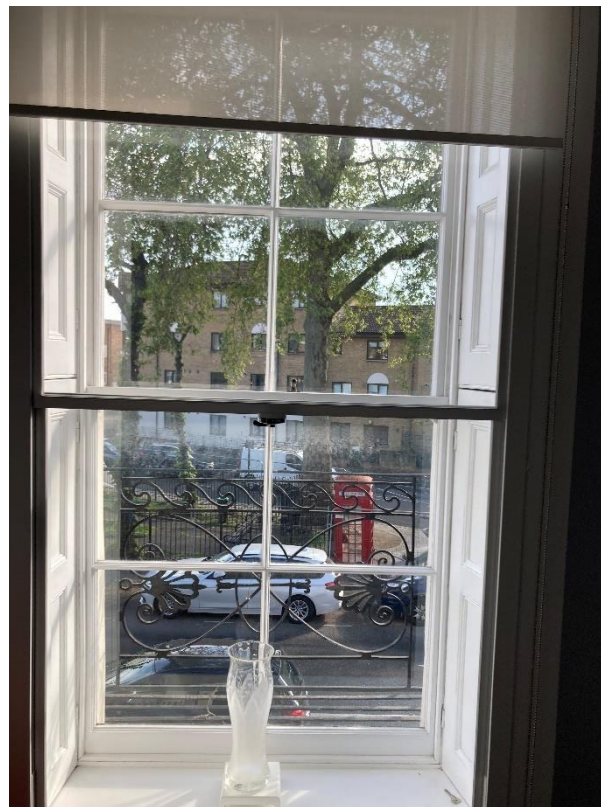
*Figure 24: Console Bracket and Corresponding Archway to Ground Floor Hallway*



*Figure 25: Relationship between Stud Partition Wall  
and original Staircase*



*Figure 26: First Floor Windows with Original Shutters and Approved Secondary Glazing Boxing*



*Figure 27: Close Up of First Floor Window's Shutters*



*Figure 28: Early 19th Century Cast Iron Fireplace*



*Figure 29: Enlarged First Floor Opening*



*Figure 30: First Floor Cornice*



*Figure 31: Rear 3 Storey late 20<sup>th</sup> century Closet Wing*



*Figure 32: Heavily Altered North-West Rear Single Storey Extension*



*Figure 33: Nos. 132-126 St Pancras Way (right to left)*



*Figure 34: Nos. 132-122 St Pancras Way (right to left)*

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## 12.0 Appendix 4: Legislation, Planning Policy and Guidance

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### Legislation

Legislation relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (*Listed Buildings and Conservation Areas*) Act 1990 provides that with regard to applications for planning permission affecting listed buildings or Conservation Areas, or their setting:

*“s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

*“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”*

### National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF), which was first published by the Department for Communities and Local Government (DCLG) in March 2012, with a second edition issued in July 2018 (further revisions in February 2019).

The policies set out in NPPF also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy, which is broadly unchanged since 2012, although there has been some reordering and the addition of subheadings (paragraphs 184-202).



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, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).

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 (para 194).

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 (para 196).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 197).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 198).

Local planning authorities should 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. 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 (para 200).

In para 192 it states that 'In determining 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.

A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

### **Local Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise.

No. 124 St Pancras Way is located within the London Borough of Camden, which is one of 32 London boroughs. As such, local planning policy is covered by both the London Plan administered by the London Assembly, and Camden's Local Plan. Only sections of the policies most relevant to the specific proposed scheme options are referenced.

### **The London Plan (March 2021)**

#### **Policy HC1 Heritage**

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
  - 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making
  - 2. Utilising the heritage significance of a site or area in the planning and design process
  - 3. Integrating the conservation and enhancement of heritage assets and their settings with innovative

and creative contextual architectural responses that contribute to their significance and sense of place

4. Delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- 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.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

## **Local Planning Policy**

### ***Camden Local Plan (July 2017)***

The relevant policies are as follows:

#### **Policy D2 Heritage states 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**

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 the significance of a listed building through an effect on its setting.

