

Graham Brown

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## 1 ROTHWELL STREET

### Heritage Statement

Project Ref.: FL12335

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Date: 01.08.2023

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## 1 INTRODUCTION

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- 1.1.1. This Heritage Statement has been produced to accompany documents/drawings prepared for application for the planning permission and listed building consent for proposed works at No 1 Rothwell Street, NW1.
- 1.1.2. No 1 Rothwell Street is Grade II statutory listed townhouse and is within Primrose Hill Conservation Area.
- 1.1.3. This statement should be read in conjunction with the drawings and supporting information prepared by MCM Architects LLP.
- 1.1.4. It is proposed to create a rear extension over the lower ground and ground floor with associated internal alterations. Also, it is proposed to reinstate cornices, central ceiling roses, where missing, with general upgrades throughout.
- 1.1.5. This document aims to analyse the significance and special character of the relevant heritage assets in accordance with the National Planning Policy Framework (2021). It incorporates a description of the subject site, its current character, and its historical development. It will also describe the proposed works and assess their impact on the special architectural and historic interest of the heritage asset and its setting.
- 1.1.6. The analysis of the significance and the assessment of impact will be proportionate to the extent of the proposals. The adopted methodology applied in this report is a synthesis of desk-based and online research, combined with a visual inspection of the site and wider area, and its evaluation based on professional experience and a review of the literature and primary and secondary sources.
- 1.1.7. Consideration has been given to the relevant national and local planning policy framework.

## 2 PLANNING POLICY FRAMEWORK

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- 2.1.1. Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. This section of the statement summarises relevant national and local policies and guidance.
  - THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
  - NATIONAL PLANNING POLICY FRAMEWORK, (NPPF), July 2021
  - NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)
  - HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES 1, 2 & 3
- 2.1.2. Further Guidance and advice notes relevant to the application are
  - HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition),
  - HEAN2: Making Changes to Heritage Assets (February 2016), and

- HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.1.3. CAMDEN LOCAL PLANNING POLICY AND GUIDANCE

2.1.4. Primrose Hill Conservation Area Appraisal

## 3 SITE AND CONTEXT

### 3.1 SITE DESCRIPTION

No. 1 Rothwell Street is end of terrace, single-family dwelling house located on the south side of the street and is within Primrose Hill Conservation Area.



Figure 1 – Bird's eye view of the application site (in red) and its context

### 3.2 HERITAGE ASSETS

#### 3.2.1. LISTED BUILDINGS

ROTHWELL STREET (South side), Nos.1-7 (Consecutive) and attached railings and 8-15 (Consecutive), GV II:

*"Terraces of 7 houses. c1862. For the Marquess de Rothwell. Yellow stock brick with rusticated stucco ground floors; No.1 with rusticated stucco quoins. 3 storeys and basements. 2 windows each except No.1 with 3. Nos 1, 4 & 5 slightly projecting. Stucco doorcases with pilasters carrying entablature; doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors. Tripartite sashes to ground floor. Upper floors with architraved sashes; 1st floors with console bracketed cornices, Nos 4 & 5 with pediments, No.8 with cast-iron balcony and No.1, central window with pediment and cast-iron balcony continuing to left hand window. Stucco cornice and blocking course, Nos 6 and 7 retaining console brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas"*



## PRIMROSE HILL CONSERVATION AREA

3.2.2. The Primrose Hill Conservation Area was designated on 1st October 1971 and extended in 1985. The designation report notes that the character of the area *"is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space."*

3.2.3. The Conservation Area Appraisal identifies four sub-areas within as follows:

- Regent's Park Road South
- Central Area
- Regent's Park Road North
- Gloucester Crescent

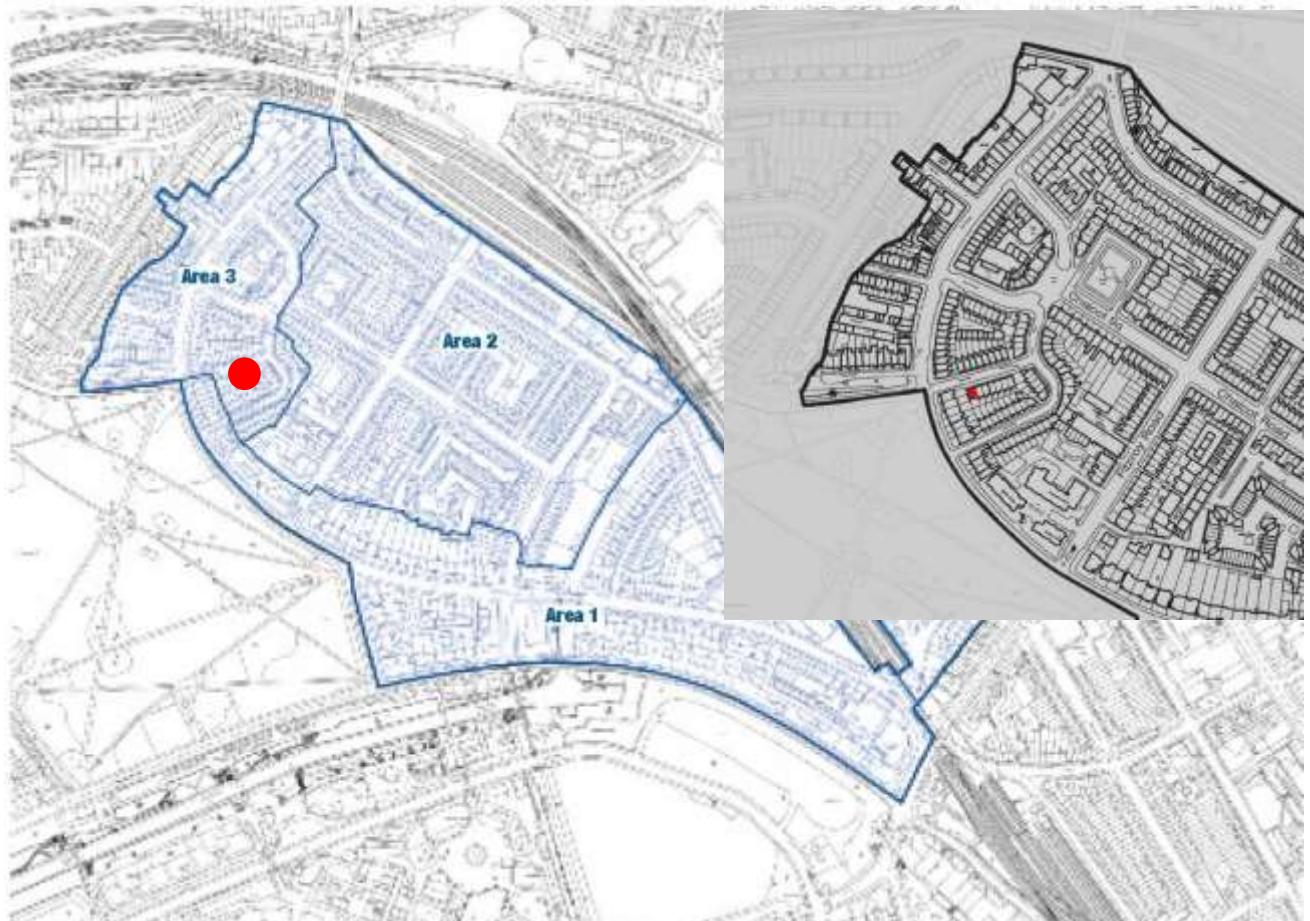


Figure 2 – Map of the Primrose Hill Conservation Area and the subarea Regent's Park Road North. The location of the application site is marked in red.



Figure 3 – Regent's Park Road North sub-area and Statutory listed buildings within. The application site is marked with red arrow.

- 3.2.4. Sub Area Three, the Regent's Park Road North, occupies the northern end of Primrose Hill Conservation Area. The area is characterised by 19<sup>th</sup> century residential terraces. Along Regent's Park Road, houses have shops on the ground floors with residential use above. Mature trees are found along Regent's Park Road and along the secondary streets. Prevalent materials found are London stock brick, stuccoed elevations with decorative detailing, iron railings and porches. Roof types found are a mixture of pitched, hipped and butterfly roofs. There are some mansard roofs with dormers.
- 3.2.5. Significant views identified in sub-area three in the Conservation Area appraisal are as follows:
- Bridge Approach & Regent's Park Road: View south across the railway bridge towards the Conservation Area and the intersection of Gloucester Avenue, Regent's Park Road and King Henry's Road
  - St. George's Terrace: Views of the terrace from Primrose Hill and Regent's Park Road
  - Views from secondary roads of Chalcot Square, Primrose Hill and Regent's Park Road and, equally, views into secondary roads from these spaces
  - Regent's Park Road: View into St. George's Mews



- Regent's Park Road: Views north into Regent's Park Road when approaching from Primrose Hill Park
- Regent's Park Road: Views north of the railway bridge
- Regent's Park Road: Views south of Primrose Hill

## REGISTERED PARK AND GARDENS

- 3.2.6. Primrose Hill is a Grade II Registered Park and Garden covering 25 ha of parkland. The northeast boundary of the park is adjacent to Primrose Hill Conservation Area.

## 4 HISTORIC DEVELOPMENT OF THE AREA

- 4.1.1. The Primrose Hill Conservation Area was open fields served by small lanes since medieval times. Most of the land covered by the Conservation Area is owned by Lord Southampton. In response to the expansion of London, the extensive development of the area began mid-19th century, becoming a desirable place to live. The first major development was the Regent's Canal, which linked the Grand Canal Junction at Paddington and London Docks. The completion of the canal in 1820 was followed by proposals to develop Lord Southampton's land for housing and an estate of large suburban villas with substantial gardens.

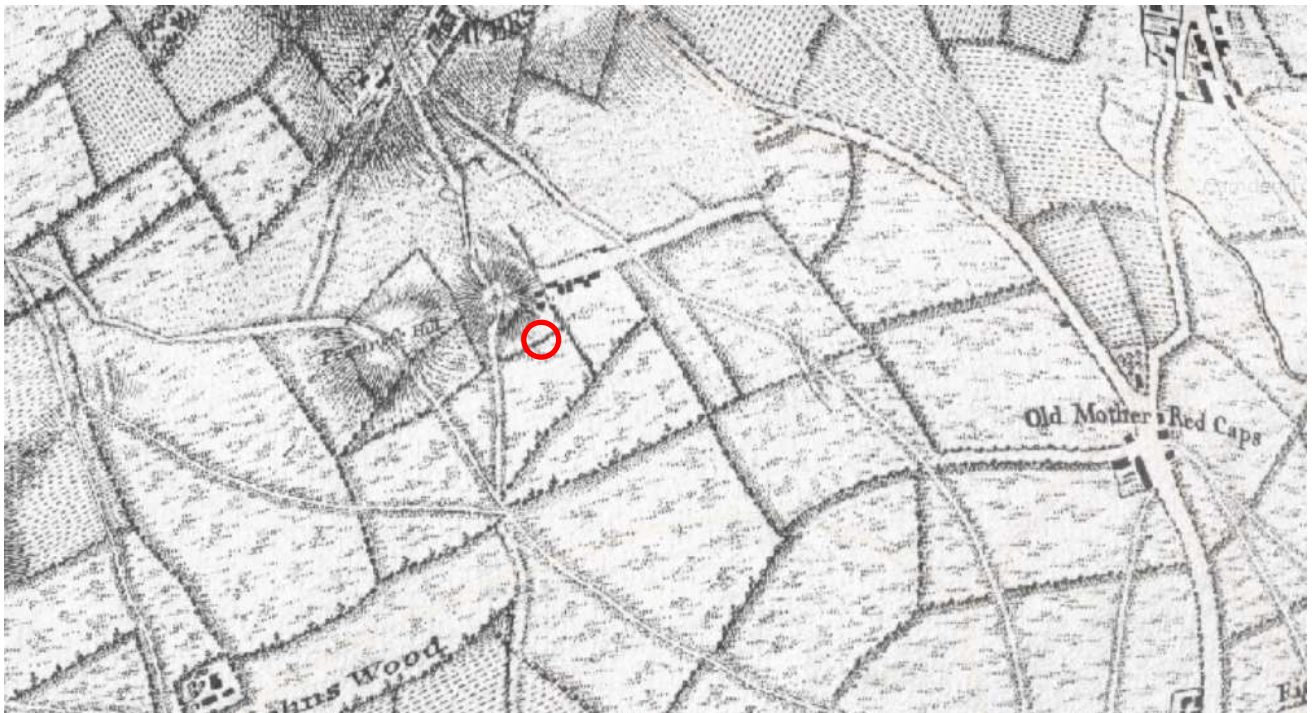


Figure 4 – 1745 John Rocque Map, showing the area of Primrose Hill, before the park was created. The approximate location of the application site is marked in red.





Figure 5 –1828 Greenwood Map showing the growth of the metropolis, south of the application site.

- 4.1.2. In 1840, the Southampton Estate was sold in freehold portions for development. The sales map shows a grand estate consisting of large semi-detached and detached villas located in generous gardens.





- 4.1.3. The layout reveals the current street pattern of the area and incorporates the curves of the villa development with the addition of a formal intersection and garden at the centre and retention of the Chalk Farm Tavern gardens. Notably, a number of villas were even planned to address the railway line, which, with the use of winches to pull the trains from Euston to Chalk Farm, was then far less busy or noisy than it was eventually to become.

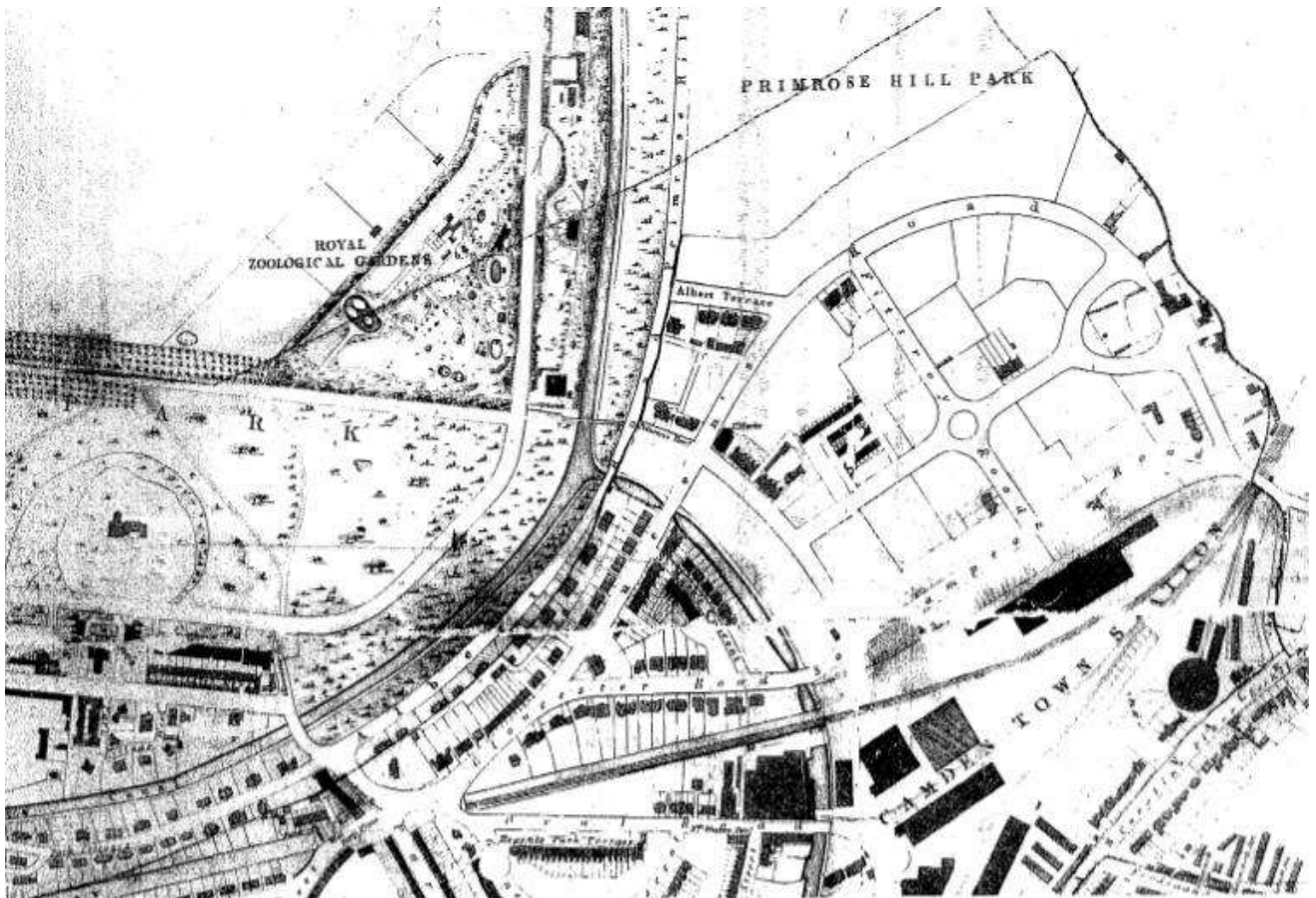


Figure 6 – 1848 Map showing development of the area.

- 4.1.4. A map dated 1848 (Fig 6) shows how most of the development at the time was concentrated around Regent's Park and towards Camden Town. Smaller developments that included a pair of semi-detached villas at the north end of Fitzroy Road and a villa terrace at the north end of Regent's Park Road had also been completed. The majority of these developments envisaged large villas set in their own grounds and impressive terraces with formal landscaped areas. However, the development differed considerably from that shown in the original plans for the area. The houses were much less grand, and the pattern of development was much denser than originally planned. Particularly out of character with the original concept was the development of the small cottage-styled terraces created for the railway workers to the rear of Chalcot Road.

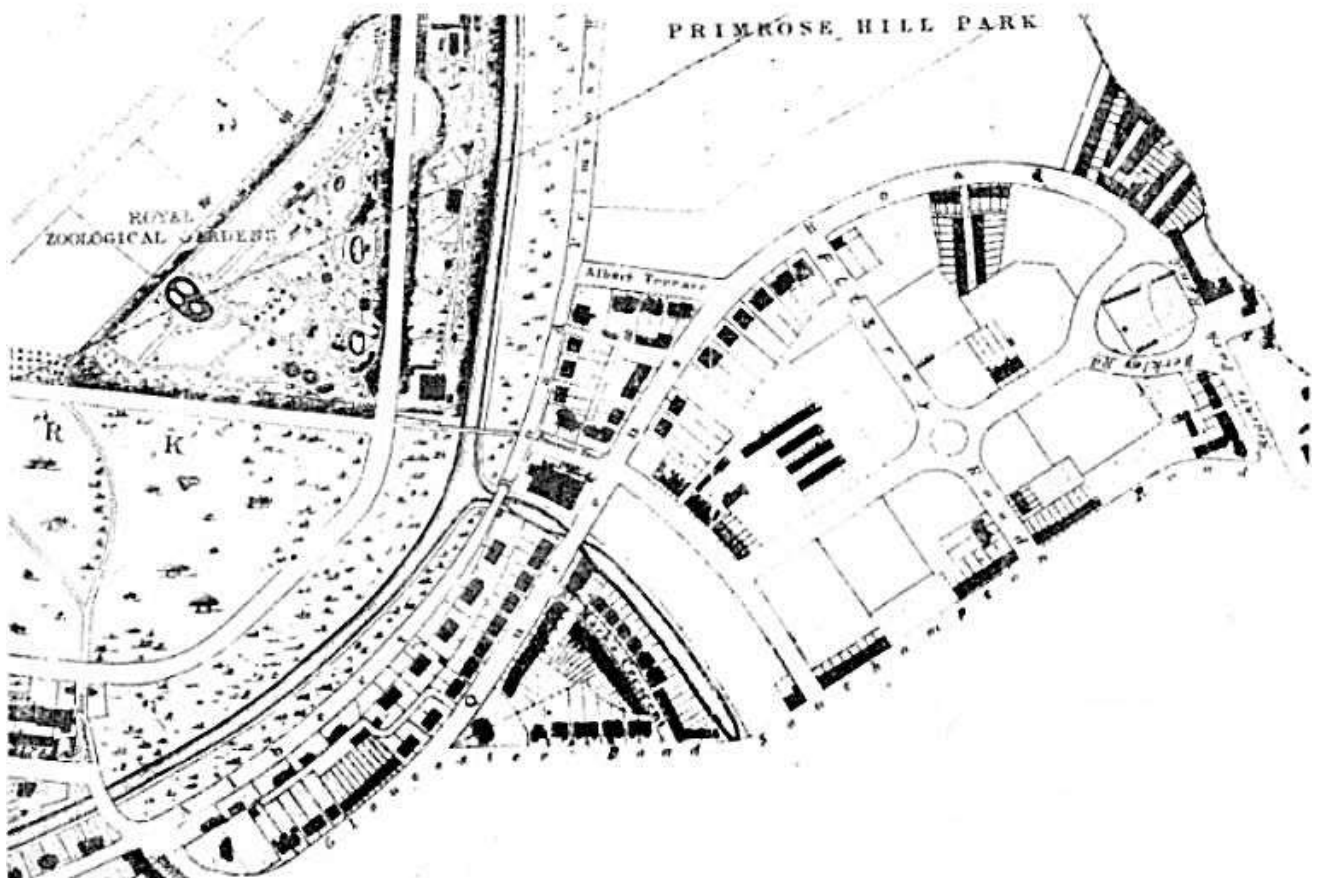


Figure 7 – 1860 OS Map, showing the development

- 4.1.5. The 1860s OS map (Fig. 7) shows that the development of villa-style properties had extended westwards along Regent's Park Road, opposite Primrose Hill Park. Elsewhere, more formal terraces of various architectural styles were developed - like the terraces of St George's Terrace and Chamberlain Street. Also, a formal Chalcot Square and Chalcot Crescent shaped the new layout of the area. The conservation area appraisal describes it as follows:

*"[...] the crescent sweeps gracefully to its east side at the expense of the quality of individual buildings, which are shallow in depth and have small rear garden spaces. Such variety of layout reflects the architectural fashions of the time, whilst the compromises to layout may indicate competitiveness between the architects and conflict between the new landowners."*

- 4.1.6. By 1870, the Southampton Estate land had been largely developed, retaining the wide roads along the villas, combined with much denser streets elsewhere than originally planned (especially in the area near the railway line). The Chalk Farm Tavern gardens was lost to development, with new streets formed, e.g. Kingstown Street (then Fitzroy Place), Edis Street (then Eton Street) and Egbert Street. These later developments were of regular town-style residential terraces. At the rears of these properties, the long villa gardens were exchanged for small gardens backing onto industrial units or stables.



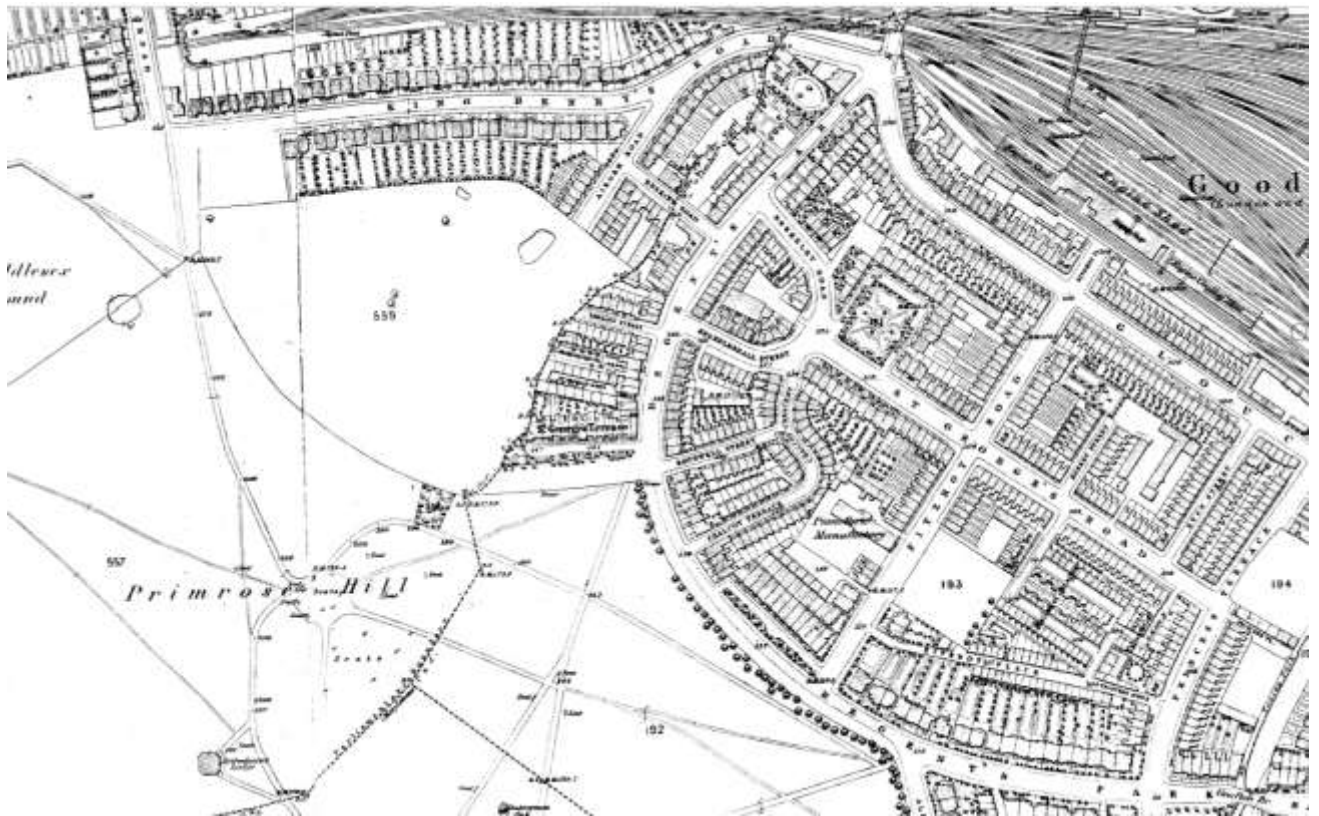


Figure 8 – 1870 OS Map.



Figure 9 – 1890 OS Map

- 4.1.7. Primrose Hill became a centre for piano manufacturing, with notable manufacturers like J Spencer and Co ( located at the end of Egbert Street), John and James Hopkinson ( Fitzroy Road), and Collard and Collard, located on the corner of Gloucester Crescent and Oval Road.
- 4.1.8. The area became well known for its association with the arts. Alfred Healey erected in 1877 a group of twelve artist studios known as the "Primrose Hill Studios" behind Fitzroy Road, where a number of famous artists, including Arthur Rackham, illustrator, and Henry Wood, conductor lived at some point.
- 4.1.9. Other uses incorporated into the area in the 19th century included a Boys' Home, located on the corner of Regent's Park Road and Ainger Road, St. Marks Church in St. Mark's Square, Primrose Hill Primary School in Princess Road and various shopping parades to Regent's Park Road, Gloucester Avenue, Princess Road and Chalcot Road.

The final built layout of the Conservation Area varied considerably from what was originally envisaged. The arrival of the railway had a significant impact on the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into disrepair, causing decline in further investment.

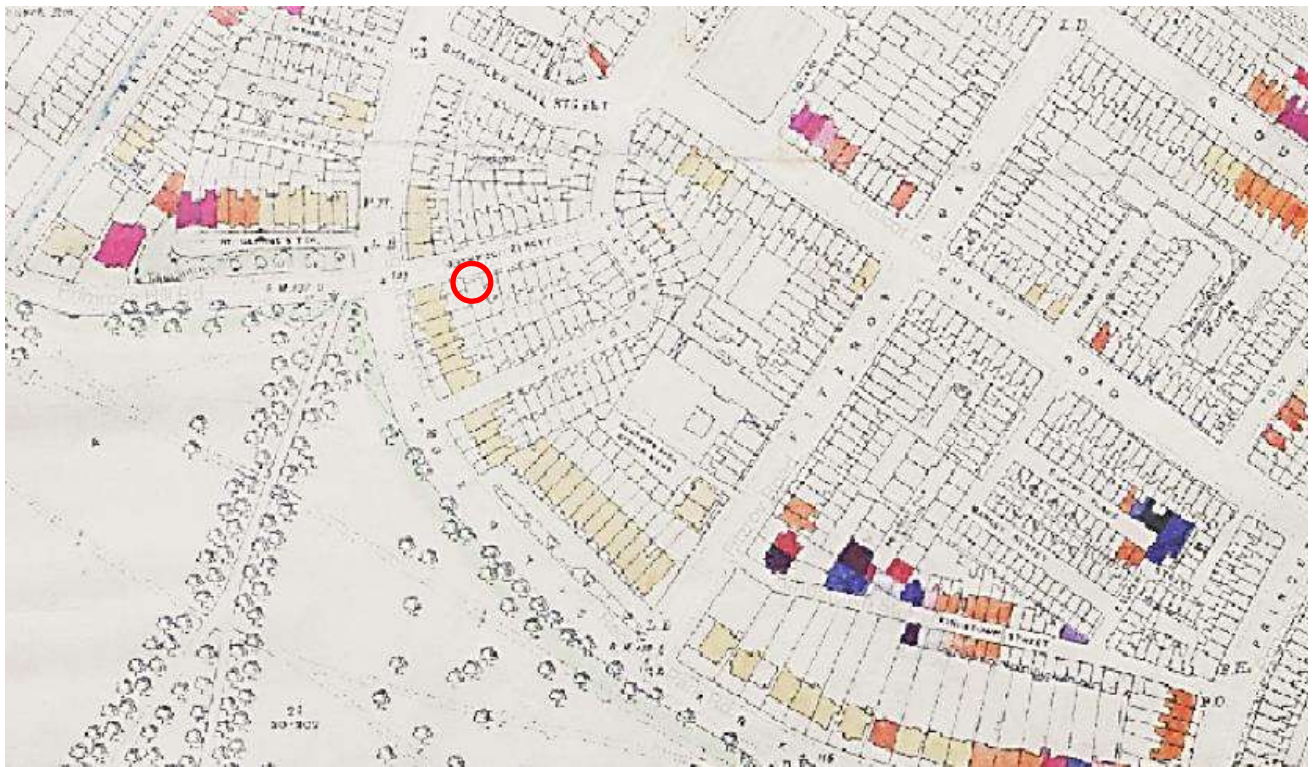


Figure 10 – 1945 Bomb Damage Maps served to illustrate the extent of bomb damage across the Capital. Each building that sustained damage was coloured depending on the severity of impact. Here we can see that Rothwell Street sustained minor damage, like the terraces along the Regent's Park Road.



- 4.1.10. During World War II, the area suffered from extensive bomb damage (Fig. 10), with many buildings destroyed, whilst others needed substantial repairs. Post-war development of the cleared bomb sites saw the emergence of new buildings (10 Regent's Park Road was redeveloped in 1954-6 as a block of flats. Auden Place, former railway workers' cottages, and Waterside Place, off Princess Road, redeveloped in the 1970s as housing).
- 4.1.11. Other sporadic developments occurred throughout the 20th century, slowing down once the railway line was electrified in the 1970s.



Figure 11 – 1950s OS Map

## 5 1 ROTHWELL STREET

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*Figure 12 - View of the front elevation*

- 5.1.1. No 1 Rothwell Street is an end of terrace house located on the south side of the street. It is a three-bay wide building with rusticated stucco quoins and rusticated stucco ground floor. The house is arranged over three storeys, set over a basement. The main entrance is via stairs, and there is a front lightwell guarded by cast iron railing with finials. The entrance portal has pilasters with cornices above, carrying entablature. The door is timber panelled with fanlight. The ground floor has a tripartite sash window, and on the upper floors, windows are 6-o-6 sashes. 1<sup>st</sup> Floor has a two-bay balcony with a cast iron balustrade and pedimented central window. Other windows feature console bracketed cornices.
- 5.1.2. No historic plans were found at the archives, but the survey of the internal layout revealed internal alterations to all floors.



## 6 MORPHOLOGICAL PLANS

### 6.1 LOWER GROUND FLOOR

6.1.1. Lower Ground Floor plan shows most of the walls to be part of the early layout. However, the plan form has been altered by the removal of the wall between the front and rear rooms. The windows appear to be early sashes. The front room window is a later 1-o-1 timber sash window with a security railing externally.

The rear room windows are 6-o-6 sashes. The one in the kitchen has early shutters. Vaults (not inspected internally) have modern doors. The door from the internal vault has been removed. There are no cornices. The stair may have been modified. The WC (under the stairs) has modern sanitaryware and modern tiles on the floor. Joinery (doors and architraves) appear early. Floorboards may have been added at the later date, following the rising of the floor. There are remains of the chimney breasts, but there are no fireplaces. The ceiling appears to be modern plasterboard.

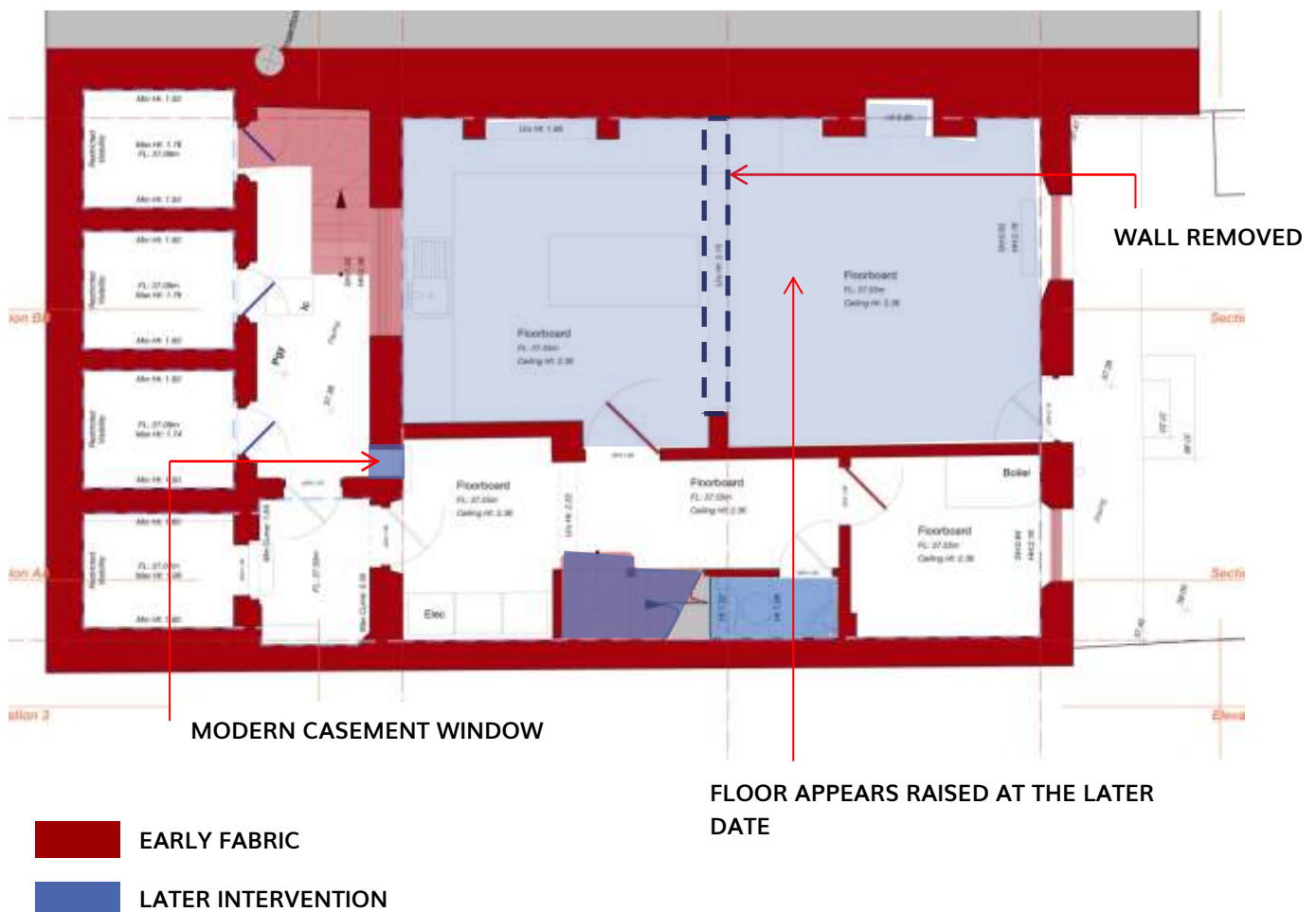




Figure 13 – View of the stairs and the corridor



Figure 14 – View towards the door to the front lightwell. Modern casement window to the side; Door appears to be modern.

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Figure 15 – View of the kitchen area. The wall between front and rear room removed with downstand beam and small nib retained. The chimney breast retained. No original fireplace/stove remains. No cornices.



Figure 16 – View of the chimney breast in the rear room part of the kitchen area. No fireplace, but stone heart remains. Shutters on the window.



Figure 17 – Early 6-o-6 sash window in the rear studio

## 6.2 GROUND FLOOR

- 6.2.1. The ground floor retains its early planform. The cornice is an elaborate composite of floral and acanthus leaves. The windows are early (the front window is 1-o-1 sash, and the rear is 6-o-6 sash) with timber architraves and shutters to the front and rear. Floorboards are found throughout and appear early. The main stair is timber, with an early balustrade and handrail, with a newel post to the first step. The chimney pieces are not original. They are made of marble (in both rooms), the front one is less elaborate than the one in the rear room. The ceiling appears to be lath and plaster. The entrance hall ceiling has downlighters installed.
- 6.2.2. There is a modern glass balcony at the rear of the building, which is an incongruous addition to the rear elevation.

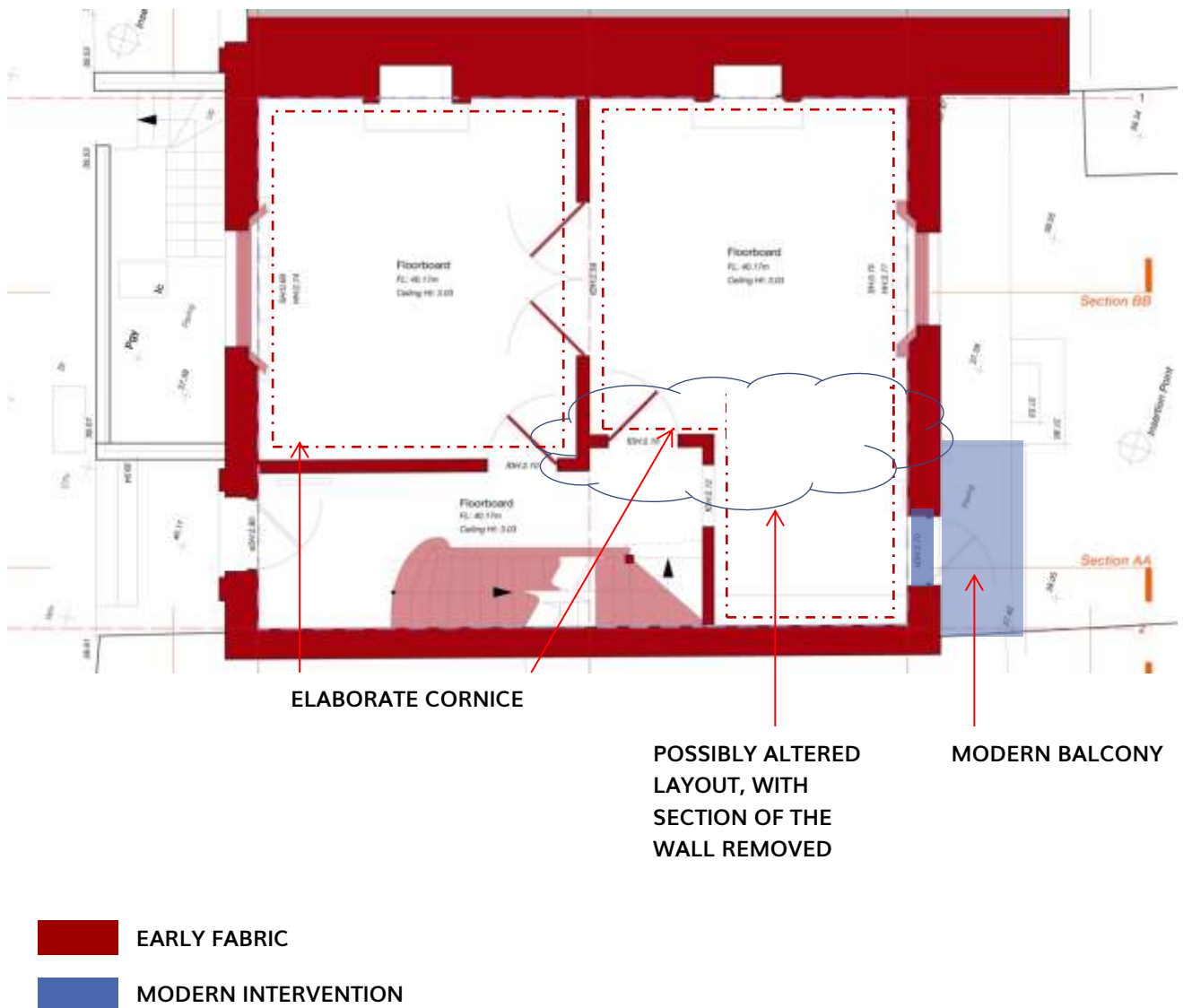






Figure 18- View of the stairs and the entrance hall - downlighters in the ceiling



Figure 19 – View of the stair and the balustrade



Figure 20 – View of the front room three-partite sash window with early shutters and timber architrave



Figure 21 – Elaborate floral cornice with acanthus leaves motive below



Figure 22 – Double door opening between the front and rear rooms



Figure 23 – Marble fireplace surround (front room)



Figure 24 – marble fireplace surround (rear room)





Figure 25 – View of the rear room



Figure 26 – View of the rear sash window and modern door to the balcony



## 6.3 FIRST FLOOR

- 6.3.1. Although the plan form has been retained, this floor has undergone a number of alterations. The chimney breast and fireplace surrounds have been removed from both rooms. The only remaining element seems to be a hearth found in the front room.
- 6.3.2. The front and rear rooms have an elaborate cornice, possibly early. Early skirting boards are found only in the rear room. The sashes are early to both front and rear rooms, with those to the front having timber shutters. The window in the bathroom has been replaced with modern timber sashes.
- 6.3.3. The floorboards appear early. The ceiling may be lath and plaster. A modern, full-width wardrobe is installed in the rear room.
- 6.3.4. The bathroom has modern mosaic ceramic tiles on the floor and up to the half-height on the walls. Sanitaryware is modern.

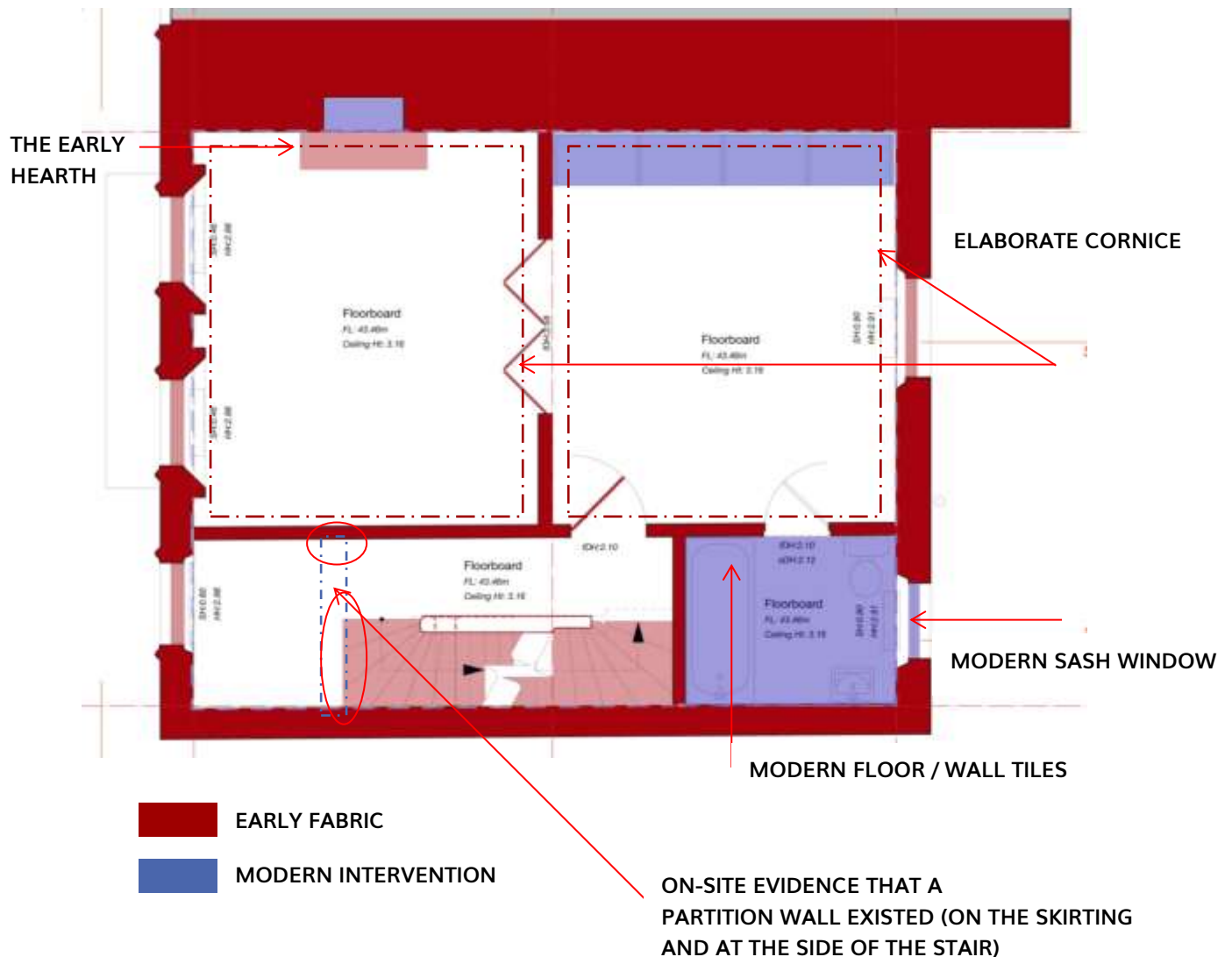




Figure 27 – 1<sup>st</sup> floor landing



Figure 28 – Sash windows



Figure 29 – Elaborate cornice

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Figure 30 - This view shows 6-o-6 early timber sash window with timber architrave; Floorboards (possibly early ); elaborate cornice- same as in the front room.



Figure 31 - View of the bathroom



Figure 32 - View of the double door between front and rear rooms



## 6.4 SECOND FLOOR

- 6.4.1. The second floor has retained its plan form, but there have been other changes. The chimney breasts in both rooms are missing. The larger front bedroom has full width and height wardrobe. There are niches in the spine wall (the wall between the front and rear room) at various heights, with *Murphy bed* installed, indicating that the wall is not original.
- 6.4.2. The small front bedroom is the only one that retains a modest coving, as it is appropriate for this floor level; elsewhere on the floor, there are no covings. The floor has no floor finish over the floorboards which may be early. The bathroom has modern tiles on the floor and walls (only the lower part of the wall is tiled) and modern sanitaryware.
- 6.4.3. The landing has a modern glass screen replacing a section of the balustrade. There is a permanently fixed ladder-type stair for roof access; there is a contemporary roof light above the stairwell.
- 6.4.4. The ceiling is plain, with small downlighters installed in the bedrooms and the bathroom. Whilst the door architraves appear early, it seems that the door leaves are of more recent date. The windows are mainly early sashes, some of which are in poor condition (the rear bedroom), with a modern sash window found in the bathroom.

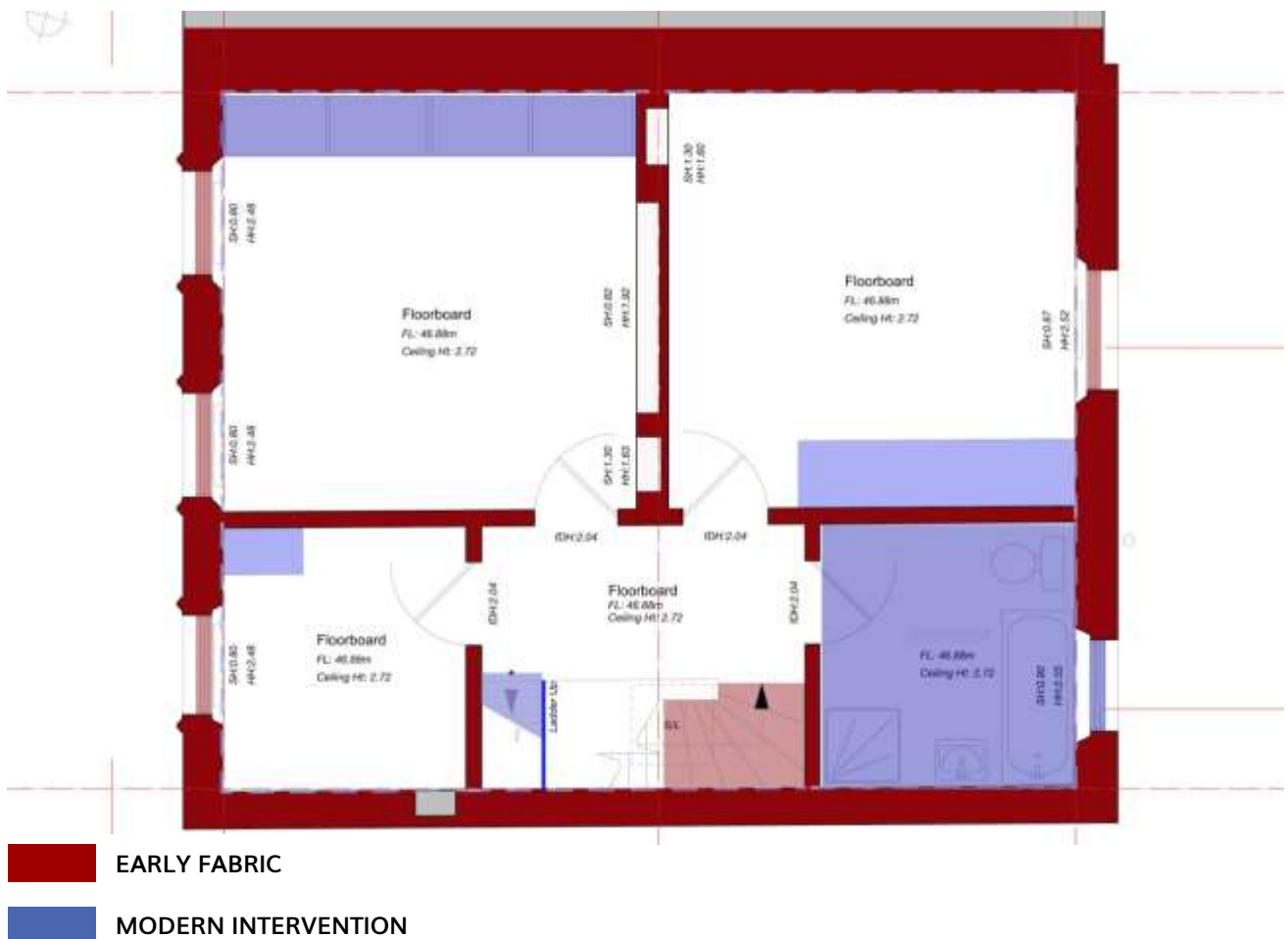




Figure 33 - stair towards 2<sup>nd</sup> floor



Figure 34 – view of the 2<sup>nd</sup> floor landing. Modern glass screen replaces section of the balustrade.



Figure 35 – small front bedroom, with early sash window



Figure 36 – View of the small room





Figure 37 – View of the larger front bedroom



Figure 38 – View of the rear bedroom, with niche in the spine wall.

## 7 APPRAISAL OF SIGNIFICANCE

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- 7.1.1. This section deals with the 'significance' of the relevant heritage assets based on the findings and analysis within previous sections of this document, the site visit and the photographic survey of the property. It analyses the values heritage assets (in this case, the listed building, and the Primrose Hill Conservation Area) may hold.
- 7.1.2. The NPPF points out that "significance derives not only from a heritage asset's physical presence but also from its setting." It defines the "setting of a heritage asset" 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.
- 7.1.3. The methodology used to assess significance follows methods prescribed by Historic England's "Conservation Principles, Policies, and Guidelines" 2008 (CPPG), which recommends testing of various "heritage values." These values are listed as: evidential, historical, aesthetic, and communal.

### EVIDENTIAL VALUE

- 7.1.4. CPPG (2008) in Paragraphs 35 and 36 states:

*"Evidential value derives from the potential of a place to yield evidence about past human activity"*

And

*"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"*

The evidential value of No. 1 Rothwell Street is in its built form and physical development, which took place in the mid-19<sup>th</sup> century. The house was purposely built as a residential dwelling and is at the end of a short seven-house terrace. Although the house has been altered over the years, it retains its general built form and provides evidence of the human activity that took place and led to its construction. The fact that the building has been altered has reduced its value. Overall it is considered that this grade II listed building has retained its evidential value of **moderate significance**, with some elements of the fabric retaining **high significance** (internally - the main stairs, externally - the front elevation).

## HISTORICAL VALUE

- 7.1.5. CPPG (2008) Paragraphs 39 and 44 say: *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*
- 7.1.6. *"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value."*
- 7.1.7. The application property is a part of the mid-19th century development of this part of Primrose Hill. The house represents the way in which past people lived in the context of Victorian urban expansion and property development. The building was originally built as part of contemporary terraces. Although the internal works have somewhat altered the interiors the house has preserved its associative historical value, which is considered to be of **moderate** significance.

## AESTHETIC VALUE

- 7.1.8. CPPG (2008) Paragraphs 46 and 47 and 48 say:
- 7.1.9. *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place [...]. Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects"*
- 7.1.10. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.

*"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure, or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views, and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship."*

- 7.1.11. The exterior, particularly the front street elevation, retains a high aesthetic value. Internally, the plan form is altered. Some architectural details have been preserved – e.g. cornices on the ground and first floors, sash windows and shutters to front rooms, the main stairs, and other elements. The aesthetic merit derives from the group expression with the sequence of this terrace that enhances its visual and architectural interest. Overall it is considered that this building as a whole holds the aesthetic value of a **moderate-to-high significance** (this being attributed to the front elevation and the remaining internal elements) and its townscape value within the street, and the Primrose Hill Conservation Area.



## COMMUNAL VALUE

7.1.12. CPPG (2008) Paragraphs 54 and 56 say:

7.1.13. *"Communal value derives from the meanings of place for the people who relate to it will for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional specific aspects."*

7.1.14. *"Social value is associated with Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

7.1.15. The building provides us with evidence about past human activity. It is a reminder of a particular period and style, being part of a development built for the middle classes in the mid-19th century. It communicates information about its past, not only through its fabric, design and appearance but also through its uses. The original, single-family house use has been preserved as well as its relationship with the wider area of Primrose Hill. As such, it retains its communal value, which is considered to be of **moderate** significance.

## 8 PROPOSALS

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### EXTERNAL ALTERATIONS

- 8.1.1. It is proposed to create a rear extension – a new closet wing over two storeys – to the Lower Ground Floor and Ground Floor as a means of improving the way the building functions. New stairs will provide access to the garden from the ground floor level.

### INTERNAL ALTERATIONS

#### Lower ground floor

- 8.1.2. It is proposed to form a two-bed flat at lower ground level, but not self-contained. The stair connecting the lower ground floor to the main body of the house is to be retained. The proposal is to return the floor level back to its original lower datum.
- 8.1.3. The spine wall between the front and back rooms is to be reintroduced as well as a laundry room.
- 8.1.4. The modern front window is to be replaced with the triple sash arrangement (as found on the neighbouring properties).

#### Ground floor

Introduce kitchen and dining facilities; all historic detailing and features are to be retained. The new door opening to the closet wing is to be located within the existing window opening. New toilet facilities will be created within the new closet wing.

#### First floor

- 8.1.5. Living space is proposed to be amalgamated to recreate the sense of a 'piano nobile' on the first floor. The main change on the first floor is the re-introduction of the wall at the bottom of the stairs to form a small front room (referencing the arrangement on the second floor) with the provision of new access to the front room. It is proposed to reinstate lost architectural detailing: fireplaces, skirting boards, cornice, ceiling rose etc.

#### Second floor

- 8.1.6. The proposal includes the replacement of the non-original spine wall, changes to the access for the back bathroom, and the re-design of the modern access to the roof terrace. Reinstate missing architectural features (cornices, skirting boards, etc.).

## 9 PRE-APPLICATION CONSULTATIONS

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9.1.1. Consultations were undertaken with Conservation Officer Rose Todd (2023/2650/PRE), and the summary of the received advice is as follows:

- *"The proposal is generally supported [...] The introduction of a two-storey closet wing is not opposed. Although the property was built without a closet wing there are good grounds for its introduction, principally that modern facilities can be introduced on the ground floor without the concomitant harm of subdividing the rear main room. The footprint of the proposed closet wing mirrors that of the neighbouring properties and is a storey shorter (two rather than three storeys). The new closet is too tight on the middle lower ground floor window, but otherwise is not considered per se to cause harm and does replace an architecturally incongruous balcony with glass balustrade. The reintroduction of lost architectural features and elements is supported as the overall significance of the building will be enhanced.*
- *The element that is not supported is the proposed resizing of existing doorways and the introduction of over-large new ones. Mid-nineteenth century doorways are generous by modern standards and in my view do not require enhancement.*

9.1.2. Response: This element of the proposal is omitted from the application scheme.

## 10 IMPACT ASSESSMENT

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10.1.1. Following guidance issued by National Planning Policy Framework (2021), Historic Environment Good Practice Advice in Planning: 2 by Historic England (March 2015) and Guidance for assessing the world heritage sites, ICOMOS (updated 2013), a methodology is set that allows for evaluation of an impact on the attributes of identified heritage assets and their significance, in a systematic and coherent way.

10.1.2. The suggested categories of impacts are listed below:

- "negligible" impacts considered to cause no material change;
- "minor" impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction, or change of a low to medium magnitudes for short periods of time.
- "moderate" impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- "substantial" impacts considered to cause a fundamental change in the appreciation of the resource.

10.1.3. The impact of proposals can also be neutral, beneficial, or adverse.



FLOOR / AREA	SURVIVING HISTORIC FABRIC AND SIGNIFICANCE	PROPOSED ALTERATIONS	IMPACT
LOWER GROUND FLOOR			
Front & Rear Rooms	Altered layout; spine wall removed; floor appear raised; fireplaces missing; modern window to the front room; modern door to garden area; Significance: reduced significance attributed to altered elements; moderate to remaining fabric;	Partially reinstate spine wall between front and rear rooms; Remove kitchen and associated elements; create new bathroom; reinstate door opening and install new door to match, to the rear room; New closet wing at the rear; replace modern door with a traditional timber sash window; install new cornice to appropriate style; Reinstate fireplaces; lower the floor level to earlier one;	Moderate/Beneficial
GROUND FLOOR			
Entrance Hall	Early timber stair leading to upper floors;	Remove downlighters and replace with pendant lighting; reinstate cornicing and ceiling rose ( in style appropriate for the house)	Beneficial
Front/Rear Rooms	Original Layout. Early sash window and shutters to the front room; Non-original marble fire surrounds; elaborate cornice throughout;  Significance: Moderate	Create kitchen in the front room; Free standing island and wall units; Non-original timber doors to be unhung and replaced with timber panelled bi-fold doors to match original, hinged in the opposite way; remove non-original door to the balcony and retain the opening, to access the new closet wing;	Minor/Beneficial
External	Modern balcony of no significance	Create new closet wing, replacing the balcony; section of garden wall to be removed and replaced with closet wing extension; New metal stairs to garden	Minor/Beneficial

FLOOR / AREA	SURVIVING HISTORIC FABRIC AND SIGNIFICANCE	PROPOSED ALTERATIONS	IMPACT
FIRST FLOOR			
Landing area	Plan form was altered as there is evidence of arrangement similar to second floor – a small room;	Proposed to recreate small room with new access to the front room;	Moderate/Beneficial
Front/Rear Rooms	Original plan form retained, but both chimney pieces removed; early elaborate cornices and partially present skirting boards.  Significance: High to early elements; Low to missing and altered areas	The rooms will be amalgamated. It is proposed to reinstate lost architectural detailing: fireplaces, skirting boards, cornice, ceiling rose etc.	Minor / Beneficial
SECOND FLOOR			
Front/Rear Rooms	Plan form retained, but most of the architectural detailing is missing; No fireplaces, cornices ( apart in the small front room); spine wall not original.  Significance Moderate/Low	Replace non-original spine wall, change access for the back bathroom, re-design the modern access to the roof terrace. Reinstall missing architectural features - cornices, skirting boards, etc.	Moderate/Beneficial
Overall Impact: Proposals involve minor internal alterations, which will be beneficial overall for this property, in particular, the reinstatement of lost architectural details- like fire surrounds, cornicing, ceiling roses, skirting boards, and similar. The new closet wing will be subordinate and will not be harmful to the setting of the existing building, as it follows the footprint of the similar closet wings found on the other houses on the terrace.			

## 11 COMPLIANCE WITH LEGISLATION, GUIDANCE AND POLICY

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### THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 11.1.1. The legislation context managing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act of 1990. Section 66(1) of the Act requires decision-makers to "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" when determining applications which affect a listed building or its setting." Section 72(1) of the Act requires decision-makers with respect to any buildings or other land in a conservation area to pay "special attention [...] to the desirability of preserving or enhancing the character or appearance of that area."
- 11.1.2. The main issues for consideration in relation to this application are the effect of the proposals on the historic fabric of this listed building. The proposals to upgrade this family house involve external and internal alterations, with minor changes to the floor plans, involving reinstatement of historic fabric (cornices, ceiling roses, fireplaces) in an appropriate style, and other minor interventions. The proposed addition of the closet wing to the rear of the building is designed to respect the existing hierarchy of the host house. It will replace the existing modern balcony (considered to be incongruous and inappropriate for the building). A minimum amount of historic fabric will be lost, and the original building line of the neighbouring closet wings will remain legible and visible. The new addition will be subservient to the main house. The benefits generated by the proposed alterations outweigh the impact.
- 11.1.3. The conclusion of the impact assessment in the previous section of this statement is that the proposed works have a minor, in some instances, moderate but overall beneficial impact upon the significance of this heritage asset and on the character and appearance of Primrose Hill Conservation Area.
- 11.1.4. Overall, it is considered that the special interest of this listed property and the conservation area will be preserved and enhanced. The proposals do not lead to 'substantial' harm or any meaningful level of 'less than substantial' harm to the heritage asset. The proposed alterations therefore, comply with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### NPPF (2021)

- 11.1.5. The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018, February 2019 and again in June 2021. It is the principal document that outlines Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets.

## 11.1.6. With reference to NPPF (2021) Para 189 – 202

1 Rothwell Street is a mid-19<sup>th</sup> century dwelling house, at the end of grade II listed terrace, built for the Marquess de Rothwell. The house is a part of a uniform terrace, characterised by common architectural detailing, scale and materials, and is a positive contributor to the character and appearance of this part of the Primrose Hill Conservation Area. Its special interest includes its historical, aesthetic, and evidential heritage values, including its plan form and surviving historic fabric. Whilst the interior on the ground and 1<sup>st</sup> floors retain some historic fabric (the elaborate cornices, some skirting boards, the main stair), the lower ground floor and 2<sup>nd</sup> floor have undergone many alterations and retain little historic detailing; this application deals with the proposed addition of a 2-storey closet wing to the rear of the building, and associated internal alterations. The proposals also involve the reinstatement of lost architectural detailing, the removal of the modern balcony and other changes which are mainly considered to be beneficial for the building.

11.1.7. As recommended by NPPF, an assessment of the significance of this Grade II listed building has been provided as part of the application. The applicant has appointed conservation consultants with an established reputation in dealing with a range of high-quality conservation projects and who have been involved in the design and conservation work in all its phases. It is believed that the analysis of the history of the building and the area, its character and context, as well as the assessment of the heritage values of the application site and its setting provided in this document, is proportionate to the importance of the heritage assets being considered. It provides sufficient information for the planning authority to assess the potential impact of the proposed development on the special historic and architectural interests of the relevant heritage assets.

11.1.8. The key consideration in the preparation of the design concept for the scheme has been an appreciation of the character and historical values of this listed building and its setting within the Primrose Hill Conservation Area. The design of the proposals has been informed by an assessment of heritage asset and significance, ensuring that the special interest of the listed building is sustained and enhanced.

11.1.9. An impact assessment has been undertaken (Section 10), and any 'harm' vs beneficial impacts were evaluated to assess the overall impact; it was concluded that the impact would be minor, in some instances moderate and overall beneficial.

11.1.10. "Conservation" is defined in the NPPF as: *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."* The proposed works will "sustain and enhance the significance of heritage asset [...] putting it to viable



use consistent with its conservation". The special architectural and historic interest of this heritage asset will be preserved.

11.1.11. The proposed development will sustain and enhance the significance of this heritage asset, preserving its special architectural and historic interest. The public benefits of this scheme are as follows:

- Investments are vital to enable sustainable, dedicated, lasting care of the property. The proposed works will ensure the building's continued life and will enhance the overall quality of the building and its setting whilst preserving the status of the Conservation Area.

11.1.12. The proposed scheme complies with NPPF, as it does not lead to the loss of the significance of a designated heritage asset. The scheme also cannot be considered to harm the Conservation Area.

## NPPG GUIDANCE

11.1.13. With reference to NPPG Paragraphs 003, 009, 015, 017, 019 and 020:

11.1.14. The proposals understand and accept that the conservation of the heritage asset must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is an understanding of the term 'conservation' being the 'active process of maintenance and managing change'.

11.1.15. It is considered that the significance of the relevant heritage assets (the listed building and the conservation area) has been properly assessed. This way, sufficient information has been provided and used for an acceptable proposal to be developed. The applicant wishes to upgrade the existing building, improving the way it functions, thus ensuring the continuation of its residential use.

11.1.16. The impact of the proposals on the significance of the heritage assets has been fully considered, and it is concluded that the impact of the proposal will be minor, in some instances moderate and overall beneficial, compatible with its heritage significance following exacting conservation standards, causing no harm, but enhancing its significance.

11.1.17. Public benefits of the scheme are contained in the regeneration of this listed building whilst sustaining/enhancing its significance and securing its optimum viable use. In this way, and according to this definition, the proposals represent tangible public and heritage benefits in architectural, economic and regeneration terms.

## LONDON PLAN (2021)

11.1.18. 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. Policies D1 (London's form, character and capacity for growth), D4 (Delivering Good Design) and D5 (Inclusive Design) of the London Plan 2021 are general development and design policies. Policy HC1 (Heritage conservation and growth) part C is relevant to the assessment of this application.

11.1.19. *"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."*

11.1.20. Response:

The proposals are considered to comply with the adopted London Plan (2021). The essence of Policy HC1 - Heritage conservation and growth is that heritage assets should be valued, conserved, and re-used and that development should be sympathetic in terms of form, scale, materials, and architectural detail, the tenets followed in this proposal. The proposed closet wing is designed to be **compatible** with the historic fabric of the host building and its setting. Overall, the affected heritage assets (the listed building and the surrounding Primrose Hill Conservation Area) will be preserved.

## 11.1.21. CAMDEN LOCAL PLANNING POLICY

11.1.22. Camden's Local Plan was adopted on 3 July 2017 and it sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough. The main planning considerations applying to the site and the associated Local Plan policies are:

11.1.23. Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms; The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage
- e. comprises details and materials that are of high quality and complement the local character;
- m. preserves strategic and local views; and
- o. carefully integrates building services equipment.

11.1.24. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The supporting text to Policy D1 outlines at paragraph 7.2 that:

*"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value."*

11.1.25. Policy D2 – Heritage states:

*"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."*

and

*"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."*

11.1.26. In regards to conservation areas, the policy states:

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

11.1.27. In regards to listed buildings, the policy states:

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

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

RESPONSE:

- The design of the proposed development has been informed by a thorough analysis of the heritage values of the application site and its context and proposals are composed to ensure that these values are sustained and enhanced.
- The proposals respect the existing context, character, and appearance of the Primrose Hill Conservation Area. Also, they will preserve the special interest of the listed building taking into consideration its architectural characteristics, setting, plan form, and cultural significance, harmonizing and articulating the existing structure with sensitive interventions. The addition of the closet wing will improve the appearance of the rear elevation. The proposals will preserve (whilst improving) the quality and the character of this listed property, and the way it functions, without detrimental impact on the existing urban form, its scale, massing, and proportions.
- Any early and other relevant features will be retained throughout. Elements proposed to be removed are of no architectural importance (modern partition walls, modern balcony, doors, wardrobes, modern kitchen units etc.) The proposed alterations works are considered not to be detrimental to the architectural or historic integrity or detailing. The proposed alterations have been carefully designed to complement the original architectural character ensuring that the principal elements of the plan form and internal character of this building remain



dominant. The works will be of the highest quality and standard expected for a building of this status. The subject site will remain in residential use.

- Sections 7-10 of this document deal in detail with the significance, proposed alterations, and potential impact on the special interest of this heritage asset. Those elements identified to be of significance will be retained, refurbished, and restored. The works will be of the highest design standards and will follow exacting conservation requirements.
- The proposed internal alterations draw on the received pre-application advice retaining those elements of the proposal that were deemed acceptable by the Planning Authority.

## 12 CONCLUSION

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- 12.1.1. No 1 Rothwell Street is part of a Grade II listed terrace. Although the building has been altered in the past, it has retained its special interest. The hierarchy of floor levels is expressed by the diminishing proportions of windows and floor heights from the principal ground and first floors up to the second-floor level above. The horizontal emphasis is given by the first-floor balcony and the rhythm of the fenestration. Lesser significance has been attributed to the later alterations, including downlighters, bathrooms, and the creation of large openings between rooms on the lower ground floor, the addition of a modern balcony at the rear, and similar).
- 12.1.2. This report provides information which will enable the planning authority to assess the likely impact of the proposed works on the special historical and architectural interest of this heritage asset. In order to identify the heritage values and character of the building, an analysis of its origin, the way it changed over time, the form and state of its constituent elements and materials, and how the place is connected to past people/events and aspects of life. This analysis is presented in the sections dealing with the history and in the assessment of its significance (chapters 4-7). This information and a detailed survey of the building have informed the proposed works.
- 12.1.3. Proposed are enhancements and improvement of the residential accommodation including removal of later elements (e.g. modern balcony), reinstatement of plan-form on the Lower Ground Floor, creation of the small room on the first floor landing, reinstatement of the lost fireplaces, cornices, ceiling roses, skirting boards and other improvements. The new addition to the rear is designed to respect the existing plan-form of the building and will enhance the appearance of the rear elevation. Proposed changes for upgrade are necessary in order to improve and upgrade the way the existing building functions.
- 12.1.4. As required by NPPF, the consideration of the impact and potential 'harm' of the proposal has given weight to its conservation and to the avoidance of "harm" that may reduce the value of the relevant heritage assets. As a result of the thorough analysis of the significance of the building and assessment of the impact, the conclusion has been reached that there will be no harm to the significance of this listed building or conservation area. The overall impact will be mostly minor and overall beneficial.
- 12.1.5. Historic England "Conservation Principles" and the NPPF define conservation as "managing change." NPPF recognizes that change and adaptation must occur if historic buildings are to survive at all. This can be achieved only with a considerable investment in the repair, maintenance, and enhancement of properties, as here is the case.
- 12.1.6. The implication of the existence of impact, does not immediately translates into "harm." Since the proposals cause no harm, and will have minor / beneficial impact, whilst sustaining and enhancing the special historic and architectural interest of the subject site and preserving the identified elements of significance, it is considered that they will comply with the National and Local policies and guidance for the historic built environment.



Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact  
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