

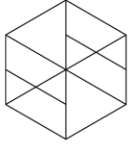
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Heritage Appraisal Addendum Report
49-50 Cartwright Gardens, London WC1H 9EL

July 2023





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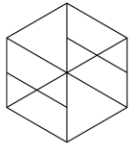
Heritage Appraisal Addendum Report
49-50 Cartwright Gardens, London WC1H 9EL

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1 Introduction

1.1 The following report has been compiled by The Heritage Practice as an Addendum to the Heritage Appraisal produced in August 2022. This accompanied an application for planning permission and listed building consent which was submitted to the London Borough of Camden in January 2023 (2023/0004/P and 2023/0325/L).

1.2 The buildings are Grade II listed and situated in the Bloomsbury Conservation Area.

1.3 The proposals are for the conversion of the buildings from a hotel to shared living premises. This will include internal alterations to their layout, the installation of kitchenette facilities and new bathroom fittings, alongside an associated programme of repair, refurbishment and redecoration.

1.4 The original Heritage Appraisal included a full assessment of the history, development and significance of the listed buildings and their contribution to the character and appearance of the Bloomsbury Conservation Area. It also included an analysis of the proposals and their impact upon the significance and special interest of the listed buildings.

1.5 The proposed scheme has now been revised in order to address issues raised by Council officers. These revisions relate to the proposed layout and plan form of the buildings.

1.6 This Heritage Addendum will describe the revised proposals and assess their impact upon the listed buildings. It will also assess the proposals in line with the relevant statutory, national and local heritage policy framework.

2 Assessment of the proposals

2.1 The proposals have been refined in response to comments received from Council officers. The overall scheme has been reduced by 3 units in order to secure demonstrable enhancements to the plan form and spatial quality of the listed buildings.

Basement

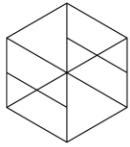
2.2 The proposed small unit with an ensuite which was to be installed in the front corridor of no.50 has now been omitted. The existing layout of walls and spaces will be retained, preserving the layout of this part of the building.

2.3 The vertical route of the new SVP in no.49 has been revised. This will be boxed in at 2nd and 3rd floor levels. At 1st floor level a new shallow boxing will be incorporated into the front room and at ground floor level it will be run through a boxing within the lobby. At basement level the SVP will be contained within the kitchen cabinets in the front room.

Ground Floor

2.4 The later added corridor within the front room of no.49 will be removed along with the modern party wall opening, which will now be blocked up. This will reinstate the integrity of the plan form to this principal space, as well as to the hallway of no.50. These are demonstrable positive benefits to the special interest of the listed building.

2.5 A bathroom and kitchenette 'pod' will be introduced into the front room of no.49 to create ensuite facilities. This will be positioned well away from the front windows of the house, and the chimneybreast and fire surround, creating a more compact arrangement than previously proposed, in plan form terms. The pod will not be full height and therefore will allow the original spatial qualities of the front room to remain appreciable and legible.



1st Floor

2.6 The scheme as submitted retained the existing subdivision of the high significance front rooms at this floor level. In addition, ensuite bathrooms were proposed within the larger of the two spaces. It is now proposed to entirely remove the later added partition which crudely subdivide the original front room of the houses, which is a high significance, principal room. This is a demonstrable enhancement of the special interest of the listed buildings and will reverse a significant harmful part of their evolved plan form.

2.7 The existing ensuite provision will be retained in the corner of the room, set well away from the front windows.

2.8 A small partition will be installed into the rear room, aligned with the wall of the existing ensuite, in order to create a lobby. This is considered to be a minor intervention within the overall beneficial context of the proposals at 1st floor level.

2.9 A door will be retained in its original position from the stair compartment into the front room but will be fixed shut. This will retain the original character and appearance of the stair compartment.

2nd and 3rd Floor

2.10 At these floor levels the plan form will be modified to create two ensuite rooms at the front of the buildings. Partitions here are modern. The layout will retain a two room configuration and new partitions will avoid visual or physical conflict with the front windows.

2.11 The proposals are considered acceptable given the highly altered plan form and spatial quality of the upper floors of the building, particularly at 3rd floor level where there is a lateral opening in the party wall and long corridors have been formed either side of it. Furthermore, the upper floors are of lower significance within the overall original hierarchy of the building, with more modest floor to ceiling

heights and little in the way of architectural embellishment.

2.12 The proposed works are considered to have no harmful impact upon the special interest of the listed buildings given the existing, highly altered context at these floor levels.

Assessment of the proposals against the relevant policy framework

2.13 As a whole, the revised proposals will comply with sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies D1 and D2 of the London Borough of Camden Local Plan 2017.

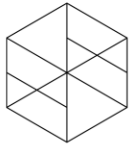
2.14 They have addressed the concerns of the Council's Conservation Officer and the proposed layout has been modified, reducing the number of rooms from 31 to 28 in order to provide a less intensive use of the buildings. As a result, there will be no harmful impact upon the listed buildings, given their current, evolved internal layout, spatial quality and circulation pattern.

2.15 The front part of the plan form at basement level will now be left 'as existing', with the corridor and front room in their current arrangement, thus preserving the special interest of the listed building.

2.16 To the ground floor front room of no.49, several beneficial revisions have been incorporated which will better reveal the plan form and spatial quality of this high significance space.

2.17 At 1st floor level there will be dramatic, beneficial improvements to the front rooms of both houses, with long established but damaging partitions removed, revealing the original proportions and spatial quality of the rooms.

2.18 Over the uppermost floors there will be some reorganisation of the layout of the spaces, however these are originally lower significance



spaces within the hierarchy of the buildings and the legibility of the plan form has already been substantially undermined, particularly at 3rd floor level.

2.19 Overall, the proposed conversion of the buildings to a shared living premises will replace a commercial use with one of a more settled, domestic character. This will enhance the special interest of the listed buildings, reflecting to a degree their original use as family homes.

National Planning Policy Framework 2021

2.20 The original Heritage Appraisal submitted in support of the application provided a thorough analysis of the significance of the listed buildings and the relative contribution of the various parts to their special architectural and historic interest. The revised proposals avoid harm to this defined significance. Indeed, in many areas, primarily to the front ground floor room of no.49 and the 1st floor front rooms of both houses, demonstrable enhancements to plan form and spatial quality will be secured. Consequently, the proposals are considered to comply with the requirements of the NPPF, sustaining the buildings in an active and beneficial use.

The London Plan 2021

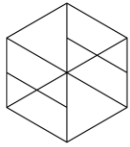
2.21 The proposals are considered to comply with the adopted London Plan (2021), ensuring the ongoing occupancy and maintenance of the listed building in a sympathetic manner which better reflects its original domestic use. Overall, the affected heritage assets (the listed building and the surrounding Bloomsbury Conservation Area) will be conserved.

3 Conclusion

3.1 This Heritage Appraisal Addendum has outlined proposed revisions to the layout of the scheme and the configuration of individual rooms, as well as assessed their impact upon the special architectural and historic interest of the listed buildings.

3.2 The proposed revisions respond to concerns regarding the degree of subdivision to the buildings and the proximity of partitions to features such as the windows. The modified layout improves upon the submitted scheme and delivers a range of demonstrable enhancements to the plan form, spatial quality and internal character of the listed buildings. These will be delivered as part of the sensitive conversion of the buildings to shared living premises and the cessation of a longstanding commercial use. Overall, the proposals will avoid conflict with their defined significance and sustain them for the future through refurbishment, upgrading and conversion to a new beneficial use.

3.3 The proposals are considered to address the issues raised by the Council's Conservation Officer and will preserve the special interest of the listed buildings and the character and appearance of the Bloomsbury Conservation Area. They will fully comply with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the adopted London Borough of Camden Local Plan 2017, the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.



Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework 2021

A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise

where necessary.

Paragraph 195

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

Paragraph 197

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

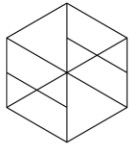
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability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

Paragraph 199

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

Paragraph 202

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



Local Planning Policy

A4 Camden's Local Plan was adopted on 3 July 2017.

A5 **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;*

A6 **Policy D2 – Heritage** has relevant parts and is clear that:

“The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

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;

Listed Buildings

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

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*

The London Plan

A7 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of 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.