

The  
Heritage  
Practice

10 Bloomsbury Way, London WC1A 2SL  
+44 (0)20 3871 2951  
[www.theheritagepractice.com](http://www.theheritagepractice.com)  
[info@theheritagepractice.com](mailto:info@theheritagepractice.com)

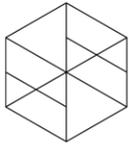
Heritage Appraisal  
7 Rothwell Street, London NW1 8YH

September 2023

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## 1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at no.7 Rothwell Street, London NW1 8YH.

1.2 The building forms part of a terrace of seven Grade II listed townhouses, dating from 1862. The site is located in the Primrose Hill Conservation Area.

1.3 The proposals are for internal works to reconfigure the 1960s side addition at ground and lower ground floor levels, the rebuilding of the front façade, installation of new fenestration to its rear façade, replacement glazing to the existing 1960s rear conservatory and the reinstatement of stone steps to the front entrance.

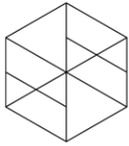
1.4 This appraisal has been produced using desk based and online research, combined with a visual inspection of the site and wider area. It should be read in conjunction with the drawings and supporting information prepared by Chris Dyson Architects.

### Research and report structure

1.5 In line with paragraphs 194 and 195 of the National Planning Policy Framework 2023, the purpose of this appraisal is to define the significance of the listed building and the features which contribute to its special architectural and historic interest, as well as to define its contribution to the character and appearance of the Primrose Hill Conservation Area. The Appraisal will describe the proposed works and assess their impact upon any designated and non-designated heritage assets, as well as their compliance with the relevant heritage policy framework.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority

experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



## 2 Site location and context

2.1 The following section provides a brief overview of the building and its context.

2.2 Rothwell Street is located in the heart of Primrose Hill and is a short residential road, linking Regent's Park Road with Chalcot Crescent. It is lined on both sides by terraced townhouses dating from 1862.

2.3 No.7 Rothwell Street is three storey terraced house set over a semi-basement level. It is constructed of yellow stock brick with a rusticated façade at ground floor level and stucco embellishment to the windows and main entrance door. The roof is concealed behind a parapet with a heavy, bracketed cornice. The house is an end of terrace property. Attached to its western flank is a garage at pavement level with accommodation above to the raised ground floor, constructed in the 1960s.

2.4 A more detailed assessment of the significance of the listed building is contained at section 5 of this Appraisal.

### Heritage Assets

#### Statutorily Listed buildings

2.5 Nos.1-7 (consecutive) Rothwell Street were Grade II listed on 14 May 1974. The listing description reads as follows:

*TQ2783NE ROTHWELL STREET 798-1/74/1400 (South side) 14/05/74 Nos.1-7 (Consecutive) and attached railings (Formerly Listed as: ROTHWELL STREET Nos.1-7 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-jambes 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*

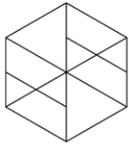


*inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.*

*Figure 1: LB Camden map showing designated and non-designated heritage assets within the vicinity of the application site. Grade II listed buildings are shown in blue and the Primrose Hill Conservation Area is shaded in buff. The yellow buildings are Locally Listed but are situated a considerable distance to the NW of the application site.*

2.6 The terrace on the opposite of Rothwell Street, at nos.8-15 (consecutive) are also Grade II listed and are of the same age and appearance as those at nos.1-7. Their listing description reads as follows:

*TQ2784SE ROTHWELL STREET 798-1/63/1401 (North side) 14/05/74 Nos.8-15 (Consecutive) and attached railings (Formerly Listed as:*



*ROTHWELL STREET Nos. 1-7 AND 8-15  
(Consecutive))*

*GV II*

*Terrace of 8 houses. c1862. For the Marquess de Rothwell. Yellow stock brick with rusticated stucco ground floors. 3 storeys and basements. 2 windows each. Nos 10-13 slightly projecting. Stucco doorcases with pilasters carrying entablature; doorways with pilaster-jambes carrying cornice-heads, fanlights and panelled doors. Ground floor sashes have margin glazing; upper floors with architraved sashes, the 1st floor with console bracketed cornices. Stucco cornice and blocking course, Nos 10-12 and 15 retaining console brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.*

2.7 The houses at nos. 1-7 (consecutive) Sharpleshall Street, nos. 19-26 (consecutive) and nos. 36-39 (consecutive) Chalcot Crescent are all Grade II listed – these are also mid 19<sup>th</sup> century terraced townhouses – and form part of the wider setting to the application site.

### Locally Listed Buildings

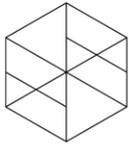
2.8 There are no Locally Listed buildings which form part of the setting to the application site (Figure 1).

### The Primrose Hill Conservation Area

2.9 No.7 Rothwell Street is located in the London Borough of Camden's Primrose Hill Conservation Area which was first designated on 1 October 1971. The Primrose Hill Conservation Area Statement (PHCAS) was published in January 2001 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development. The site is situated in **Sub Area 3: Regent's Park Road North**. This sub-area is focused upon the curve of Regent's Park Road and the short streets radiating from it to the north and south.

2.10 The PHCAS describes Rothwell Street as follows:

*"Rothwell Street is a straight narrow road that rises towards Primrose Hill. Views west are of Primrose Hill and of the rears of buildings on Regent's Park Road, and east of the buildings addressing the curve of Chalcot Crescent. The street itself is urban in character with one street tree and terraces of mid 19th century houses with stucco ground floors."*



### 3 Relevant planning history

#### 1999

Listed Building Consent (LE9800620) was granted on 28 January 1999 for *'Internal alterations at basement level. As shown on drawing Nos 7 (site plan) 01, 03, 05, 06, SK01 and two engineer's calculation sheets.'*

#### 1965

Planning permission (03721) was granted on 30 April 1965 for *'The erection of one additional floor to the existing side addition to provide two additional habitable rooms and one additional floor to existing rear addition to provide a conservatory at No.7 Rothwell Street, Camden.'*

#### 1962

Planning permission (J9/4/1/15564) was granted on 7 December 1962 for *'The erection of a single-storey garage and the formation of a new means of vehicular access on land adjoining No. 7 Rothwell Street, St. Pancras.'*

### 4 Historic development of the site and area

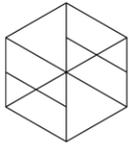
4.1 The following section provides an overview of the historic development of Primrose Hill and a description of the evolution of the application site and its immediately surrounding area.

4.2 The site historically formed part of the Manor of Tottenham which was owned by the prebendaries of St Paul's Cathedral, with Tottenham Court its manor house. The manor consisted of a long wedge of land to the west of Camden High Street and Hampstead Road, extending from Chalk Farm in the north to Fitzrovia in the south. At the Reformation the manor passed to the Crown and in 1668 Charles II granted its lease to Henry Benet, Earl of Arlington, whose daughter Isabella married Henry Fitzroy.

4.3 For centuries the area was a district of open fields with dispersed farms and cottages, and distinct nuclear settlements at Hampstead and Highgate. By Roque's map of 1746 there was linear development at Kentish Town but still only a small cluster of buildings around what is now Britannia Junction, with the Old Mother Red Cap inn marked prominently on the map. Primrose Hill is also shown, set amidst open land criss-crossed with a network of pathways (Figure 2).

4.4 By the mid 18th century the lease of the manor had descended to Charles Fitzroy, the great grandson of Henry and Isabella. In 1768 he acquired its freehold from St Paul's and in 1780 was created Baron of Southampton. Acquisition of the remains of Rugmere Manor around modern day Chalk Farm completed his estate.

4.5 Although Lord Southampton had developed a number of narrow plots facing onto Camden High Street by 1791, beyond this to the west the land remained as open fields. During the early 19th century London continued its inexorable outwards spread, with new



buildings creeping up the main arterial routes such as Hampstead Road. The Crown's Regent's Park Estate had been developed from 1811 onwards and landowners in Camden Town began to think about turning over their fields for building plots. By the 1820s, Park Street (now Parkway) can be seen laid out across open land, however large areas of open land remained to the northwest of this (Figure 3).



Figure 2: Roque's map of 1746.

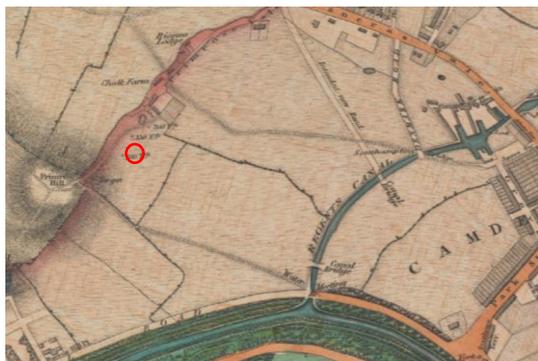


Figure 3: Greenwood's map of 1828.

4.6 Transport infrastructure also began to have an impact upon the area and its development in the early 19th century. The construction of the Regents Canal, which opened in 1820, linked the Grand Junction Canal at Paddington with the Limehouse Basin and was a significant landscape feature. The London & Birmingham Railway was built in 1838 with its original terminus intended to be located at Chalk Farm. However, it quickly became

clear that a terminus was required closer to central London and the site at Euston Square was identified.

4.7 In 1840 Lord Southampton auctioned off freehold lots on his estate for development. The auction map shows the envisaged layout for the Primrose Hill area, with formally grouped large detached and semi-detached villas on spacious plots and a grand crossroads in the northern part of the area. By the time of the 1849 St Pancras Parish map sporadic development had occurred, including houses facing Primrose Hill along Regent's Park Road and the railway worker's cottages which were clustered to the west of Chalcot Road.



Figure 4: The 1849 St Pancras Parish map.

4.8 By the time of the 1860 St Pancras Parish map the envisaged formal layout of grand villas for Primrose Hill had begun to incrementally give way to buildings on much narrower, terraced plots, including those on Chalcot Crescent and Chalcot Square.

4.9 The 1870 Ordnance Survey map provides more detail than the St Pancras parish maps, with soft landscaping shown in front gardens and paths, flower beds and a formal layout depicted to some of the rear gardens.

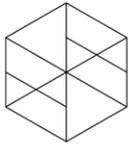


Figure 5: The 1860 St Pancras Parish map.

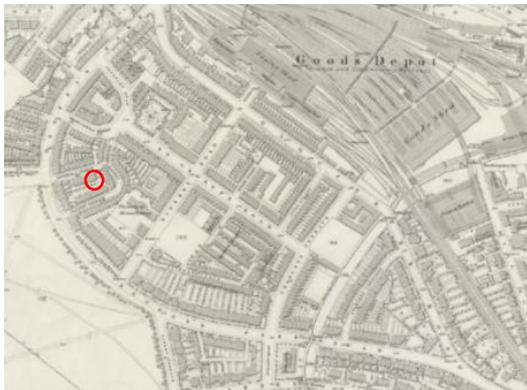


Figure 6: The 1870 Ordnance Survey map.

4.10 Lord Southampton's estate had been developed with the middle classes in mind and many of the houses were 'Second Rate' as depicted in Peter Nicholson's *The New and improved practical builder* (London 1837), alongside higher status villas and semi-detached properties. The area thus created a transition between the grand Nash properties which lined the east side of Regent's Park and the more shabby, commercial and industrial character of Camden Town itself.

4.11 Booth's poverty map, produced in 1889 as part of his *Inquiry into Life and Labour in London* (1886-1903) shows a mixed pattern to

the area. Rothwell Street is marked as 'Fairly comfortable – Good, ordinary earnings', similar to many of the terraces within the area, but with pockets of poverty, including the dwellings in Primrose Mews directly to the north. Red, denoting 'Middle class. Well-to-do', is concentrated along the northern section of Regent's Park Road and around Chalcot Square. Lining the southern curve of Regent's Park Road are properties marked in yellow, denoting 'Upper Middle and Upper Classes. Wealthy'.

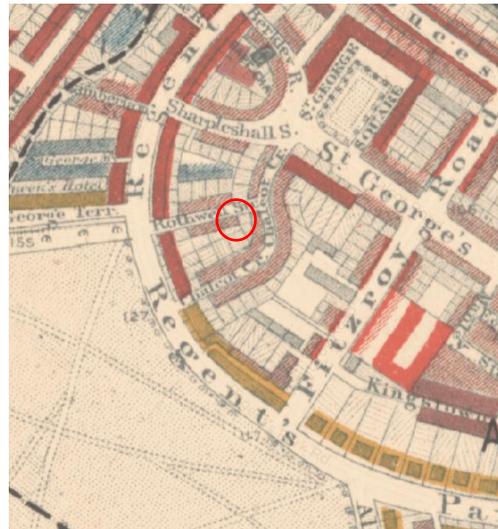


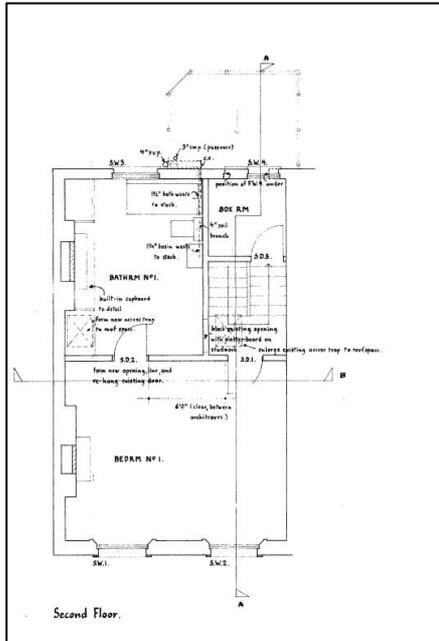
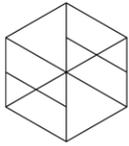
Figure 7: Booth's poverty map produced as part of his *Inquiry into Life and Labour in London*.

## Development of the application site

4.12 The 1873 Ordnance Survey map shows the original 'L' shaped footprint to no.7, with its closet wing to the west. The rear gardens on the southern side of Rothwell Street are noticeably small. A landscaped garden serving no.26 Chalcot Crescent sits to the east of the building.

4.13 The 1897, 1913 and 1952 Ordnance Survey maps all show the same layout to the property and the same relationship with no.36 Chalcot Crescent to the east.





Figures 13: The 1965 approved 2<sup>nd</sup> floor plan showing the creation of a single leaf door opening in the spine wall at 2<sup>nd</sup> floor level.

## 5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

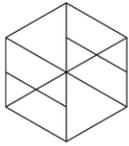
5.2 A heritage asset is defined as “*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*” In this case the heritage assets are the statutorily listed no.7 Rothwell Street and the Primrose Hill Conservation Area.

5.3 Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

*“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- who values the place, and why they do so*
- how those values relate to its fabric*
- their relative importance*
- whether associated objects contribute to them*
- the contribution made by the setting and context of the place*
- how the place compares with others sharing similar values.”*

5.4 In assessing the significance of no.7 Rothwell Street it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with



surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

5.5 The application site forms part of a group of seven houses along the southern side of Rothwell Street. The building is four storeys in height, including a semi-basement. The house is set back behind a traditional open lightwell, bounded by cast iron railings and with steps up to the main entrance at raised ground floor level. The steps have a later added black tiled finish, with a black and white chequerboard pattern to the threshold. This detracts to a degree from the entrance into the building, which should have traditional stone steps.



Figure 14: The terrace of houses at nos. 1-7 Rothwell Street.

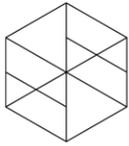
5.6 The house dates from 1862 and was built for the Marquis of Rothwell. It forms part of a stylistically identical group of buildings which line both the northern and southern sides of Rothwell Street.

5.7 The front façade is constructed of yellow stock brick with rusticated stucco at ground and basement level, providing a visual base to the composition. This elevation is two window bays wide, lighting the front room at each floor level, with the entrance bay to the east. Here there is a four panelled, painted timber door, set beneath a rectangular fanlight. The door surround has a stucco pediment supported by pilasters.

5.8 The upper part of the façade is a well-ordered composition of aligned window bays with fenestration which diminishes in height as it rises over the façade, creating a traditional sense of hierarchy and proportion. The windows consist of painted timber sashes in a 6 over 6 configuration with different levels of stucco embellishment depending upon their position on the façade. At 1st floor level there are bracketed flat pediments, with simpler flat stucco architraves to the 2nd floor openings. At basement level there is a painted timber sash window in an 8 over 8 configuration set into the stucco, with a flat window head and simple reveals.

5.9 The roofscape of the building consists of a traditional slate clad valley roof, concealed behind the front parapet, which is embellished with a heavy projecting bracketed cornice. The western roof slope has a number of rooflights visible from street level when viewed through second floor window and detracts appearance.

5.10 Attached to the eastern flank of the house is a two storey side extension, added in the 1960s over part of the rear garden of no.36 Chalcot Crescent. There is a garage at pavement level, with a modern roller shutter which detracts from the character of the building and the wider streetscene. This is because of its design and materials, as well as signalling of the presence of a garage, which is an uncharacteristic feature in this high quality and coherent mid 19<sup>th</sup> century townscape. Above the garage at raised ground floor level the façade has an incised stucco finish to match the main house, with a panel of brickwork where it aligns with the



lower section of the main 1st floor façade. There is a traditional, painted timber 6 over 6 sash window to its front elevation.

5.11 No.7 is identical to the other houses along the northern and southern sides of Rothwell Street, providing a strong sense of architectural cohesion and unity to the streetscene. This is derived from their height, scale and building line, consistent parapet height and the repetition of features such as stucco window surrounds, painted timber sashes and the rusticated base to the front façade. The buildings have a strong sense of verticality due to their height in relation to their plot width, as well as their aligned window bays. The scale of the buildings and their position at the back of pavement creates a relatively strong sense of enclosure to the street and the narrow plot widths and closely spaced bays of windows contributes to a fine urban grain. Horizontal emphasis is created by the well-defined parapet line and surviving corning and the aligned fenestration and window treatments. To the ground floor the painted iron railings which bound each lightwell provide a unified and consistent appearance at pavement level.

5.12 Overall the front façade of the building and the wider streetscape along Rothwell Street is of high architectural and historic significance. The street retains a strong mid 19th century character and the extent of survival and completeness to the terraces provides a demonstrable sense of architectural unity and coherence.

5.13 The rear façade of the building is of darkened yellow stock brickwork with an original part width closet wing at basement and ground floor levels. This had a glazed conservatory added at 1st floor level in the 1960s, with a flat roof and a rooflight, as well as large windows to its northern and eastern elevations. The main façade has its butterfly roof expressed in the brickwork.

5.14 The main rear façade has two aligned bays of window openings, one lighting the rear

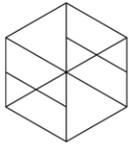
room at each floor level and the other lighting the main stair compartment. These have painted timber sashes in a 6 over 6 configuration. The window to the stair compartment at 1st/2nd floor half landing level is slightly smaller, with margin lights and blue decorative glass. A small window has been added to the window at 2nd/3rd floor landing level in conjunction with the bathroom which has been installed here; an alteration which is a feature along the terrace, albeit that the windows are of varying sizes. At basement level the main rear façade has a pair of modern painted timber, subdivided French doors.

5.15 The rear elevation of the 1960s side addition is constructed in much brighter yellow brickwork, with areas interspersed with red brickwork, striking a rather discordant note. Furthermore, it has a metal staircase leading up to the raised ground floor entrance door, which is currently solid, and set beneath a flat concrete lintel. This feature is unattractive and utilitarian and detracts from the character of the rear façade.

5.16 The closet wing has a variety of fenestration, with a paired casement to the utility room at basement level and a solid timber door leading out into the rear garden. At ground floor level there is a painted timber 4 over 4 sash window in the rear elevation of the closet wing.

5.17 Overall, the rear façade is plain in character, reflecting the original lower status accorded to rear facades. Whilst it has a reasonable sense of balance and proportion, it has none of the architectural ornamentation of the front façade and is thus of lower significance. The lower parts of the building, at basement and ground floor level are characterised by their modern additions, with discordant and mismatching brickwork to the rear of the side addition and where the conservatory was added above the original closet wing in the 1960s.

5.18 To the rear of the house there is a small private garden, mostly hard landscaped, with some shrubs and greenery.



## Interior

5.19 The layout of no.7 Rothwell Street reflects the typical London terraced house typology, with a two-room deep plan form arranged off a stair compartment situated adjacent to the party wall. The key difference however is the side addition, which was added in the 1960s, with habitable accommodation at raised ground floor level. This has been linked into the main ground floor rooms via a single leaf door opening in the rear room, to the north of the chimneybreast. Although this is a relatively discreet opening, it does change the character of the rear room and alters, to a degree, the traditional vertically orientated circulation pattern through the house. Nonetheless, it is a long-standing feature of the house which dates from prior to its statutory listing, and thus now forms part of its established character.

5.20 Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and to the top floor.

5.21 The house generally retains its original plan form over the upper floors. As described above, the 1960s door opening into the side addition has detracted to a degree from the original layout and circulation pattern of the ground floor and the wide opening in the spine wall has changed the original cellular spatial quality of the rooms. At 1<sup>st</sup> floor level the opening in the spine wall was unblocked during the 1960s, suggesting that there may originally have been a wide opening, most likely with doors, in this location. To the 2<sup>nd</sup> floor there is a modern double leaf door opening in the spine wall which connects the front and rear rooms. Within the upper part of the stair compartment a bathroom has been added, intruding into its original spatial quality. To the front 2<sup>nd</sup> floor room the original flat ceiling and ceiling joists has been taken out, with the room opened up to the underside of the western slope of the butterfly roof.

5.22 To the basement there has been more change. The wall between the front room and the original passageway has been removed, along with the wall between the rear room and the stair compartment. A wide opening has been created in the spine wall leaving only a small pier of masonry, somewhat isolate within the space. The works have created an open plan layout whereby the original spatial quality of the rooms is no longer legible. The lowest flight of the main staircase now descends into this open plan room, rather than being contained within a separate stair compartment, fundamentally altering the character of the basement accommodation.

5.23 The house retains its elegant main staircase which rises from ground to 2<sup>nd</sup> floor level, with an open string, simple square balusters, decorative newel and a ramped hardwood handrail. The ground to basement flight is similar, but with a closed string and bun topped newel.



Figure 15:: The front room at ground floor level.

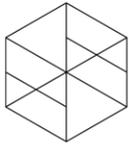


Figure 16: A view of the ground floor hallway and main staircase.

5.24 A range of historic features survive within the house, including joinery such as doors, architraves and skirtings, as well as shutters to the front window at ground floor level. The basement has been refurbished in a traditional style, with replica corning.

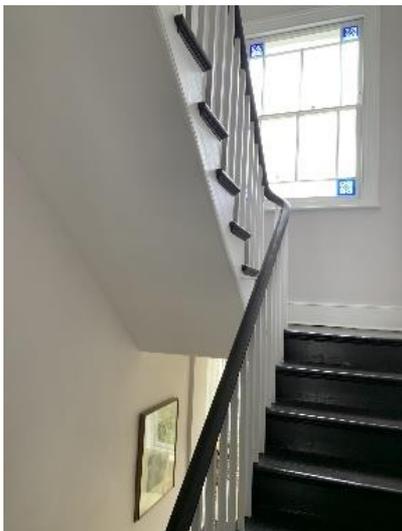


Figure 17: The main staircase.

### Values and significance

5.25 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

#### Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

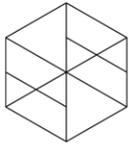
In this case the building dates from the mid 19th century and was built to a fairly standard plan and layout. Thus it provides little unique insight into human activity in an archaeological sense.

#### Historical value

Paragraph 39 of the Conservation Principles document outlines that "*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.*"

The building has formed part of the historic local scene for around 160 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields and farmland during the late 18th and 19th centuries, to a densely covered residential and commercial inner suburb by the mid 19<sup>th</sup> century. The building retains much of its original setting and has group value with similar mid 19th century housing which characterises the immediate and wider area. The house demonstrates patterns of life during the mid to late 19th century, with social hierarchies expressed through its architecture – principal rooms at ground and 1<sup>st</sup> floor level and ancillary service areas and accommodation for servants in the basement and at 2<sup>nd</sup> floor level.

The house has no obvious documented associations with any local or national figures of



note, nor any clear or demonstrable relationship to notable historic events.

### **Aesthetic value**

Aesthetic value is defined as “...the ways in which people draw sensory and intellectual stimulation from a place.”

As described in the paragraphs above, the building is an attractive mid 19th century house with a high significance front elevation to Rothwell Street. The building is constructed of typical materials of the period such as brickwork and stucco and has a high degree of architectural quality, with Italianate detailing that reflects the fashionable architecture of the period.

The building has a notable degree of group and townscape value due to the consistent appearance of the buildings along Rothwell Street and their architectural coherence.

Internally, the building retains its vertical circulation pattern and a reasonable degree of its original floor plan. The opening into the 1960s side addition has caused minor harm to the spatial quality, character and circulation pattern at ground floor level and the basement now has an open plan layout, with little remaining of its original cellular plan form.

The spaces within the 1960s side extension are a much later addition to the building and are of no inherent architectural or historic interest. Their significance is therefore low.

There are a modest range of surviving original and historic features to the building, including cornicing and joinery items which contribute to the aesthetic coherence and character of the interior.



Figure 18: The basement looking towards the front room.

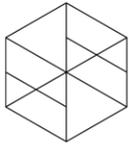
### **Communal value**

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as “.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.”

The building has communal value in so far as it has been part of the local scene for around 160 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

### **Conclusion**

5.26 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Primrose Hill and reflects to a small degree the transformation of the area from open fields to a densely packed suburb by the end of the 19th century. The building has a high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic



contribution to the coherent and harmonious character of Rothwell Street and this part of the Primrose Hill Conservation Area. The houses along Rothwell Street have demonstrable group value, townscape interest and historic merit. The building also provides a tangible reminder of patterns of life during the mid 19th century. Having been constructed as a single dwelling house it remains in that use, proving adaptable and attractive for 21st century life. Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

5.27 The rear elevation of the building is of far less significance than the front façade, due in part to the original lesser status accorded to these parts of the building its lack of embellishment, but also the degree of change to the closet wing and the incorporation of the side addition and conservatory in the 1960s.

5.28 Internally the building is of moderate significance throughout, retaining elements of its original spatial quality. However, the incorporation of the side addition in the 1960s has changed the circulation pattern at ground floor level to a degree and created an uncharacteristic opening through from the rear room. The basement has sustained significant alterations to its plan form, with the removal of most of the masonry dividing walls, creating an almost entirely open plan layout.

## 6 Assessment of the proposals

6.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest, and the character and appearance of the surrounding Primrose Hill Conservation Area. The proposed works will then be considered against the relevant statutory framework and national, regional and local historic environment policies.

### **Internal works to the 1960s side addition**

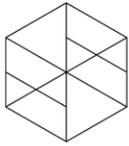
6.2 Within the 1960s side addition, the existing garage and the storeroom beneath it will be converted to habitable accommodation. This will include a bathroom and walk through wardrobe towards the front of the plan, with a guest bedroom at the rear, overlooking the garden. At ground floor level the dividing wall will be removed to create one large space

6.3 At present the ground floor accommodation within the side addition is reached via a flight of steps from the rear ground floor room within the main house, with the floor level set significantly higher than the original house. As part of the works, the floor levels will be altered so that they align with those of the main house.

6.4 The fabric within the side addition all dates from the 1960s and is of no intrinsic historic or architectural value and its layout and arrangement of spaces do not form part of the special interest of the listed building. Thus, the proposed works will have no harmful impact upon the significance, plan form or spatial quality of the main listed building.

### **External works to the 1960s side addition**

6.5 The front wall of the addition will be rebuilt, using the existing bricks. The new front building line will be setback from the main house, creating an appropriate sense of visual subordination and clearly delineating the side addition as secondary to the main frontage. The



realignment of the internal floor levels will allow for the height of the structure to be reduced and this will now terminate slightly above the 1<sup>st</sup> floor cill level on the main house. The new frontage will be fully stuccoed at ground floor level, with an incised finish, and with smooth render to the basement front, matching the architectural treatment of the main house. The composition will be topped with a stone coping detail. This reduction in height and setback from the main frontage will reduce the prominence of the side addition within the streetscene, remove the incongruous brickwork strip to its parapet and introduce a more pronounced sense of subordination in relation to the main house.

6.6 In order to provide light into the new habitable accommodation at basement level, a lightwell is proposed to the front of the property. At present there is an area of hardstanding between the side addition and the pavement, with level access provided for cars.

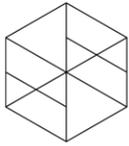
6.7 The proposed lightwell will be the same width and depth as the historic lightwell in front of the main house. It will be bounded by cast iron railings to match the adjacent historic examples. The proposed creation of a lightwell will be fully in keeping with the original configuration of the house and with the pattern of development along the street, where lightwells can be found to each of the buildings. The replication of the position and dimensions of the lightwell, including the installation of matching cast iron railings will ensure that the proposals complement the character of the main listed building and sit comfortably within the wider townscape.

6.8 A small opening is proposed in the wall between the main front lightwell of the house and the newly created lightwell to the side. This will be situated beneath the retained pavement to lightwell stairs and thus will be discreetly positioned in terms of any views from the public realm. The modest size of the opening will ensure that the spatial integrity of the original front lightwell is preserved.

6.9 The existing basement window will be replaced and the opening aligned with the ground floor window above. A window aperture will be created at basement level to side extension to light the new habitable accommodation. This will be aligned horizontally with the existing basement window in the main house and will have a painted timber sash with sidelights, in a similar configuration to the main ground floor window. Window security bars will also be removed. At ground floor level the existing aperture will be re-positioned, in conjunction the new floor levels within the side addition. It will also be enlarged to match the scale, proportions and detailed design of the ground floor window to the main house.

6.10 The conversion of the garage and the removal of the existing modern roller garage door will have a significant positive impact upon the character of the host building and the wider streetscene. The existing opening is out of keeping with the pattern of development in the immediate and wider area, where off street parking and garaging are not a traditional feature in this built-up urban environment. Furthermore, the roller shutter itself is an incongruous feature, which is utilitarian and low-grade in appearance. Overall, the proposed installation of a domestic frontage at pavement/basement level will improve the appearance of the 1960s side addition and create a more seamless and architecturally coherent relationship between the side addition and the main historic building.

6.11 To the rear façade the fenestration will also be replaced, with new painted timber sashes at basement and ground floor level. These will have a 6 over 6 configuration to match those elsewhere on the rear façade, providing a sense of architectural coherence. At present there is an unattractive solid single leaf door at ground floor level which is offset from the ground floor sash above and the proposed window arrangement will be a significant improvement. The proportions, scale and detailing of the new windows are considered acceptable, establishing the correct hierarchy between the basement and ground floor levels in terms of their height.



6.12 Where the door is removed, a new brick arch will be provided to the window opening, replacing the current unsympathetic flat concrete lintel. After the re-fenestration work are complete the brickwork will be soot washed. This will help the façade to integrate more effectively with the main rear elevation – the brickwork is currently very patchy in appearance, with a wide variety of colours to the brickwork, as well as crudely toothed into the original rear façade.



Figure 19: The existing rear façade of the 1960s side addition.

6.13 Finally, the existing exposed metal balcony and staircase to the garden will be removed, creating a simpler and less cluttered appearance to this part of the building.

6.14 The existing pipe runs on the rear façade of the building are convoluted and will be rationalised and re-positioned. New recessed rainwater pipes will be introduced to the front and rear facades, providing a subtle vertical distinction between the original house and the later addition.

6.15 Two rooflights will be installed on the flat roof of the side addition. These will be low profile and will sit below the parapet line, ensuring that

they are not visible from the public realm. A green roof will also be introduced, enhancing the appearance of the side addition in views from the upper floors of surrounding buildings.

6.16 Overall, the proposals for the 1960s side addition will have a significant beneficial impact upon its appearance, reflecting more closely the character, design, materiality and detailing of the original mid 19<sup>th</sup> century house. As a result of this positive impact upon the listed building, there will be a consequent enhancement to the character and appearance of this part of the Primrose Hill Conservation Area, both in terms of public realm views of the front facade, and the more limited private views of the rear.

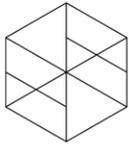
#### Internal works to the main listed building

6.17 At 2<sup>nd</sup> floor level it is proposed to infill the existing opening in the spine wall. This is modern and the proposals will reinstate the original plan form and spatial quality of this part of the listed building.



Figure 20: The altered ceiling at 2<sup>nd</sup> floor level.

6.18 At 2<sup>nd</sup> floor level the original flat ceiling has been removed above part of the front room, exposing the underside of the valley roof. The new owners propose to reinstate a flat ceiling in this location, reversing the effects of the removal of the ceiling on the spatial quality and character



of this room. This represents a significant enhancement to the special interest of the listed building.

6.19 The existing openable hatch to the loft, which is currently positioned on the 2<sup>nd</sup> floor landing, will be relocated to the rear room. This will be inserted into the newly reinstated flat ceiling in this location and thus will have no impact upon historic fabric.

6.20 At basement level it is proposed to remove the masonry pillar in the centre of the plan which is a remnant of the former spine wall. In the past the wall between the rear room and the stair compartment has been removed, along with the wall between the front room and the hallway, and an opening in the spine wall created. Together this has created an open plan layout and a space which is wholly modern in character. Without its original context, the remaining nib of masonry thus has a rather incongruous, isolated appearance.

6.21 In conjunction with the removal of the masonry pier, additional fabric will be added at either end of the spine wall opening to create deeper nibs, which will delineate the former position of the wall and compensate for the loss in the centre of the plan. Overall, the removal of this pier will have only a very minor impact upon the plan form and spatial quality of the basement accommodation.

6.22 This is an area of lower significance, which has been heavily modernised and the effect upon the special interest of the listed building will be very limited. Furthermore, there are tangible benefits to the plan form and spatial quality of the building which will be secured at 2<sup>nd</sup> floor level, through the infilling of the modern opening in the spine wall and the reinstatement of a traditional flat ceiling to the front room.

6.23 Doors within the building will be retained. The modern flush doors at basement level will be replaced with new, appropriately designed four recessed panelled doors, without mouldings.

6.24 It is proposed to relocate historic floorboards from the ground and 1<sup>st</sup> floor levels to the 2<sup>nd</sup> floor of the property. A carpeted finish will be installed here. At ground and 1<sup>st</sup> floor level there will be new, wide timber floorboards installed. To the basement, where there is a solid floor, a modern finish will be applied.



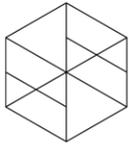
Figure 21: The modern opening in the spine wall at 2<sup>nd</sup> floor level.

#### External works to the main listed building

6.25 New window units are proposed for the 1960s conservatory at 1<sup>st</sup> floor level. The existing units have plain, glazed panels whereas the proposed windows will be subdivided. This will better reflect the character of the rear façade and its pattern of subdivided sash windows and will enhance the overall appearance of the listed building.

6.26 The roof to the existing conservatory at 1<sup>st</sup> floor level will have a new roof membrane installed and the existing rooflight will be replaced, alongside any areas of missing stone coping.

6.27 The existing pair of timber French doors to the rear room at basement level will be replaced with a new set of timber doors. The



existing unit is modern and therefore there will be no loss of fabric. The proposed design of the new doors is considered more appropriate, with a solid panel to the base of each door and a fanlight above. The door in the flank wall of the closet wing will also be replaced with a part glazed door - this is currently in very poor condition.



Figure 22: The existing glazing to the 1<sup>st</sup> floor conservatory.

6.28 The main front steps into the house are currently faced with non-original black tiles and a black and white chequerboard pattern to the threshold. It is proposed to replace these with a traditional stone finish. This will significantly enhance the front of the listed building and its contribution to the wider streetscene, introducing a high quality, authentic finish and appearance.



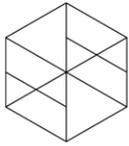
Figure 23: The existing mosaic finish to the front steps.

6.29 The building will also be the subject of a general programme of repair and refurbishment to the front and rear facades. This will include small scale repairs to brickwork and stucco, the repair and overhaul of sash windows, repair works to the cast iron front railings and re-decoration throughout. These works will improve the appearance of the building and enhance its positive contribution to the streetscene and this part of the Primrose Hill Conservation Area.

#### **Assessment of the proposals against the relevant policy framework**

#### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

6.30 The main issues for consideration in relation to this application are the effect of the proposals on no.7 Rothwell Street as a listed building and the impact of external changes to the building on the character and appearance of the Primrose Hill Conservation Area.



6.31 This appraisal has shown that the proposals will deliver demonstrable benefits to the appearance of the 1960s side addition and that the remodelled structure will relate more appropriately to the main listed building in terms of its position, design, fenestration and materiality, removing the incongruous garage doors and introducing a domestic frontage. The reduction in the height of the side addition and the introduction of a setback will introduce a more pronounced sense of visual subordination, which is beneficial in terms of its relationship with no.7 Rothwell Street and the wider streetscene. To the rear the removal of the visually intrusive staircase and unattractive solid door set beneath a concrete lintel will demonstrably improve the character of this part of the rear façade.

6.32 The proposals will cause no harm to fabric of any inherent interest or value, given its 1960s construction date.

6.33 Elsewhere, external works will involve a programme of repair and redecoration which will improve the appearance of the building and its visual contribution to its surroundings. New doors at basement level to the rear will be sympathetically designed, alongside the new glazing to the 1960 conservatory, and will reflect the existing pattern of fenestration on the rear façade.

6.34 The proposed works to the main listed building are minor and are mostly concentrated at 2<sup>nd</sup> floor level where there will be a significant enhancement of the cellular layout and spatial quality of this part of the building. A more efficient and practical layout of accommodation within the basement kitchen/diner, through the removal of a small pier of masonry, will have only a very minor impact upon the listed building. It is considered that this would be outweighed by the very demonstrable benefits to the 2<sup>nd</sup> floor accommodation and the appearance of the 1960s side addition.

6.35 Thus, the special architectural and historic interest of the listed building and the character and appearance of the Primrose Hill

Conservation Area will be preserved in line with the s.16 and s.72 statutory duties.

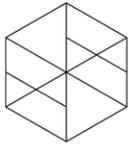
### **National Planning Policy Framework 2023**

6.36 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

6.37 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will alter both the 1960s side addition and conservatory in a manner which dramatically improves their appearance, and which much more closely relates to the character of the main listed building. The internal works will make small scale changes to the house in areas of lesser significance, alongside demonstrable improvements to the layout and volume of the 2<sup>nd</sup> floor accommodation. The proposed works will improve the balance and flow of accommodation within the house and ensure that it remains attractive to current and future occupiers, thus sustaining its significance. Consequently, the proposals are considered to comply with the requirements of the NPPF.

### **The London Plan 2021**

6.38 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that development should conserve the significance of heritage assets and their surroundings. Enhancement opportunities should be identified early on. In this case the proposed internal works are modest in their



scope and will secure demonstrable enhancement to the 2<sup>nd</sup> floor accommodation. Overall, the affected heritage assets (the listed building and the surrounding Primrose Hill Conservation Area) will be conserved.

#### **London Borough of Camden Local Plan 2017**

6.39 The proposed works are considered to comply with the relevant sections of policies D1 and D2 of the London Borough of Camden's Local Plan 2017.

6.40 The proposals will respect local context and character through the sympathetic remodelling of the 1960s side addition to the building and will utilise features and materials which complement the original building and the wider streetscene. These works will secure public benefits through the removal of the 1960s garage, which is incongruous within the streetscene, and the re-ordering of the façade and its alignment to relate more positively to the host building. Demonstrable benefits will also be secured to the rear of the building in terms of the degree of assimilation of the 1960s addition with the main rear façade of the house, through improvements to its fenestration, detailing and colour of the brickwork. The proposed works to the interior and exterior of the main listed building will preserve its significance, and in some respects will enhance its special interest.

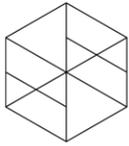
#### **Primrose Hill Conservation Area Statement (2001)**

6.41 The proposals will comply with the guidance contained within the Primrose Hill Conservation Area Statement. They will enhance the character and appearance of the conservation area, in terms of building lines, elevational design, detailing and materials, in compliance with Policy PH1. Regarding the creation of the front lightwell, Policy PH40 indicates that this would not be acceptable where lightwells are not characteristic of the building or street. In this case lightwells are a key feature along Rothwell Street and the proposed lightwell

will match the depth and width of the existing lightwell to no.7.

#### **Camden Design Guidance (2021)**

6.42 The proposals are considered to comply with this policy guidance. The proposals will respond positively and sensitively to their surrounding context and will ensure that the works integrate with the building and the existing character of the area, in line with para 2.10. The scale of the proposals is appropriate, realigning and reducing the height of the 1960s side addition and securing a more appropriate subordinate relationship with the host building and wider terrace, in compliance with para 2.11. In accordance with para 2.14, improvements to the materiality and detailing of the building will be sympathetic and contextual.



contained within the Primrose Hill Conservation Area Appraisal.

## 7 Conclusion

7.1 This Heritage Appraisal has been produced in support of applications for planning permission and listed building consent at no.7 Rothwell Street.

7.2 The proposals are considered sympathetic and sensitive to the character of the host building and the wider streetscene along Rothwell Street. Care has been taken to ensure that the remodelled 1960s side addition responds positively to its context and overall, the works will represent a significant enhancement to its appearance.

7.3 Internally the proposed works will improve the layout and flow of accommodation for the new owner of the property, with modern alterations reversed. This will provide demonstrable benefits to the plan form and spatial quality of the listed building. Very modest alterations within the basement are considered acceptable within the overall context of the proposals and the public benefits which will be secured.

7.4 The works are considered to preserve, and in many respects, enhance the special interest of the listed building and the character and appearance of this part of the Primrose Hill Conservation Area.

7.5 The proposed works will fully comply with the s.16 and s.72 statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the provisions of the National Planning Policy Framework 2023 and the London Plan 2021. The proposals will comply with the relevant sections of the Camden Local Plan 2017 and area specific guidance

## Appendix A – Relevant historic environment policy

### National Planning Policy & Legislation

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:

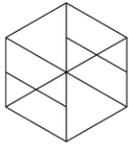
*“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### The National Planning Policy Framework 2023

A3 The revised National Planning Policy Framework 2023 (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.*

#### **Local Planning Policy**

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

**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;*

**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.*

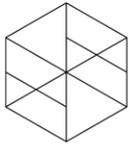
#### **Designated heritage assets**

*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;*
- 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:*

- 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."*

#### **Camden Planning Guidance - Design (January 2021)**

A5 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9 indicates that:  
*In order to achieve high quality design in the borough we require applicants to consider buildings in terms of:*

- context
- height
- accessibility
- orientation
- scale and massing
- siting
- functionality and layout
- detailing
- materials

Paragraph 2.10

- *Development should respond positively and sensitively to the existing context*
- *Development should integrate well with the existing character of a place, building and its surroundings*

Paragraph 2.11

*Good design should respond appropriately to the existing context by:*

- *ensuring the scale of the proposal overall*

*integrates well with the surrounding area*

- *carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area*
- *positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.*

Paragraph 2.14

*Materials should form an integral part of the design process and should:*

- *Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.*
- *Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.*

#### **Primrose Hill Conservation Area Statement (2001)**

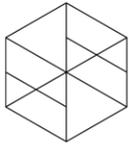
A6 This Conservation Area Statement has a series of guidelines relating to new development within the Primrose Hill Conservation Area.

#### **NEW DEVELOPMENT**

*PH1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses.*

#### **BASEMENT LIGHTWELLS, RAILINGS AND VAULTS**

*PH40 Excavation of a basement lightwell is unlikely to be acceptable where this is not a*



The  
Heritage  
Practice

10 Bloomsbury Way, London WC1A 2SL  
+44 (0)20 3871 2951  
www.theheritagepractice.com  
info@theheritagepractice.com

Heritage Appraisal  
7 Rothwell Street, London NW1 8YH

September 2023

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*characteristic of the building type or street, i.e. to the side elevation of a terrace property or to the forecourt of a shop or public house.*

**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.*