

**Calthorpe Arms PH,  
252 Gray's Inn Road, London WC1X 8JR**



## **Heritage Statement**

**Heritage significance, impact assessment and justification statement**

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**of**

**Heritage Information Ltd**

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Calthorpe Arms – Heritage Statement

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## 1.0 EXECUTIVE SUMMARY

1.1 The subject site is the Calthorpe Arms, 252 Gray's Inn Lane, London WC1X 8JR. It is a Grade II Listed Building and in the Bloomsbury Conservation Area (Sub-Area 14). The proposed development also affects the setting of the Grade II listed 2–9 Wren Street.

1.2 The report has been commissioned to support applications to Camden Council for listed building consent and planning permission for extension and alteration of the listed building.

1.3 The site is on the corner of Gray's Inn Road and Wren Street in Bloomsbury, central London. The local area was developed in the first half of the nineteenth century and still reflects elements of Georgian planning such as terraces and garden squares. The Calthorpe Arms was built c.1821 on the estate of Lord Calthorpe which was developed from 1814. A two-storey extension on Wren Street was built c.1904, replacing an earlier structure. The pub has been greatly altered inside on all floors. It has an historical association with the Clerkenwell Riot of 1833, which witnessed the first death on duty of a Metropolitan Police officer.

1.4 The Calthorpe Arms is significant as a surviving example of an early nineteenth-century purpose-built public house and a key component of the important early nineteenth-century townscape of this part of Bloomsbury Conservation Area. It is much-altered inside, however, with loss of original floor plan, fixtures, fittings and finishes on all floors. The c.1904 extension is of less architectural and historic interest in its own right than the original 1820s building, but has a low level of significance as part of the story of the pub and its development over time. Nos. 2–9 Wren Street are significant as good examples of Georgian design – well-preserved (or restored) to both front and rear elevations – that form part of the important historic townscape of the conservation area with their neighbours including the Calthorpe Arms.

1.5 The proposals represent an investment in the fabric of the listed building to help give it a sustainable future. They comprise reconfiguration of the pub manager's flat on the third floor, works to convert the first and second floors of the pub to provide two residential units, including a two-storey infill extension on Wren Street, and other internal and external alterations.

1.6 Overall, they will have a moderate and neutral-to-positive impact on the significance of the affected heritage assets. A low level of harm would be caused by altering the existing appearance of the Calthorpe Arms and altering the setting of 2 Wren Street (and to a much lesser extent the rest of the terrace) but this is mitigated by the modest size of the new extension and the contextual nature of the design. The loss of historic fabric involved in reconfiguring the interior has been minimised and mostly affects fabric of low significance, so the level of harm is very low.

1.7 While the townscape of Bloomsbury Conservation Area would be noticeably altered, the impact would not be harmful since the design is in keeping with the character of the conservation area in terms of scale and mass, building line, materials, wall to window ratio and window type.

1.8 The low level of overall harm is 'less than substantial' and is outweighed by the enhancements proposed and set out in this report, along with other public benefits (which are set out in the Planning Statement).

1.9 The proposals therefore meet the tests of policy D2 in the Camden local plan and policy HC1 in the London Plan as well as policies on the conservation of the historic environment in the NPPF.

## 2.0 INTRODUCTION

2.1 The subject site is the Calthorpe Arms, 252 Gray's Inn Lane, London WC1X 8JR. It is a Grade II Listed Building and in the Bloomsbury Conservation Area (Sub-Area 14). The proposed development also affects the setting of the Grade II listed 2–9 Wren Street. The local planning authority is Camden Council.

2.2 The report has been commissioned to support applications to Camden Council for listed building consent and planning permission application.

2.3 The proposals represent an investment in the fabric of the listed building to help give it a sustainable future. They comprise reconfiguration of the pub manager's flat on the third floor, works to convert the first and second floors of the pub to provide two residential units, including a two-storey infill extension on Wren Street, and other internal and external alterations.

2.4 The report provides an account of the history of the site, an assessment of heritage assets capable of being affected by development of the site, and of the potential impact of the proposed works on those heritage assets, followed by an assessment of how it complies with relevant planning legislation, policy and guidance.

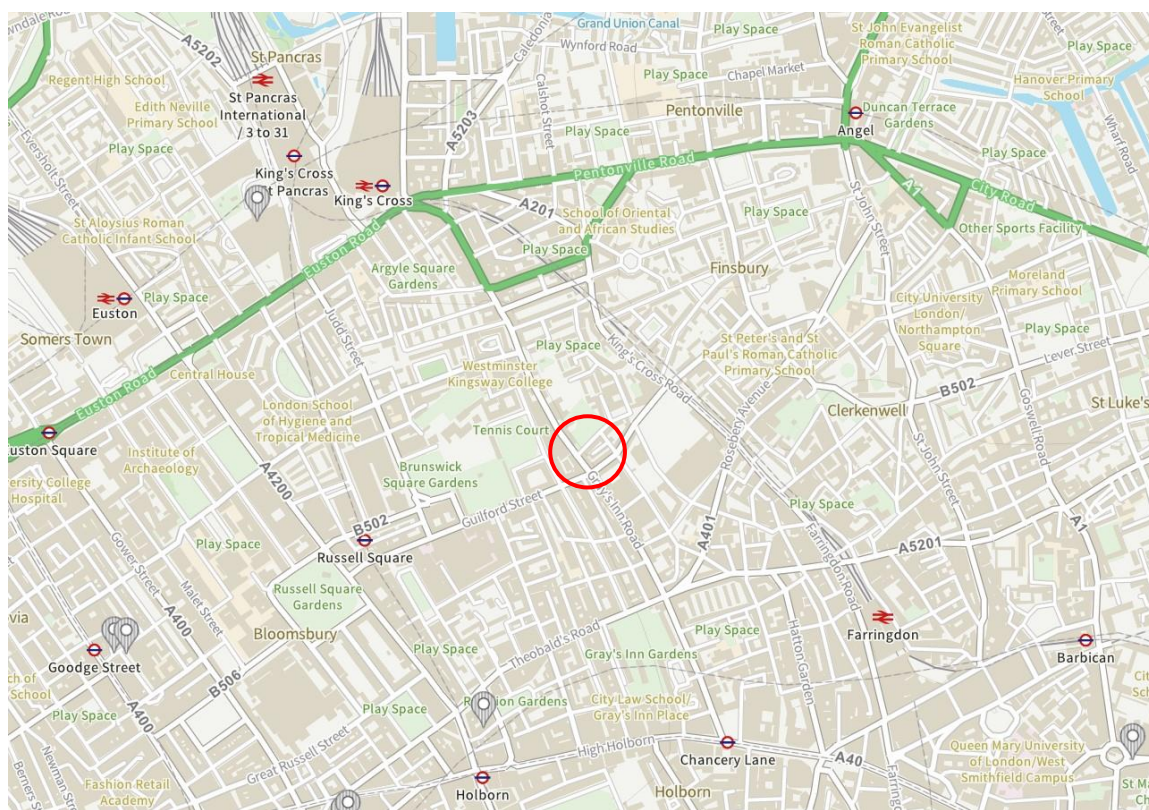


Fig. 1: Location plan.

### Methodology and limitations

2.5 This report is based on desk-based research and the findings of a site visit made on 18 January 2023. A full list of sources consulted is given in Appendix 1.

2.6 A site visit was made on 18 January 2023, during which we viewed the site (excluding the basement) and its surroundings. Inspection of the site was purely visual – no opening-up or excavation was undertaken.

2.7 The observation and conclusions made in this report are based on the information available at the time of writing; further investigation or research could potentially reveal new information which may require our conclusions to be revised.

## **Authorship**

2.8 **Dorian A. T. A. Crone** BA BArch DipTP RIBA MRTPI IHBC – Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings (SPAB), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is also a trustee of the Drake and Dance Trusts, and a Scholar of the SPAB. Dorian is former chairman, currently vice-chairman of the City Heritage Society and a panel member of the City Conservation Area Committee.

2.9 Dorian worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. He has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a design review panel (DRP) member for the Design Council, Design:South East and Design:South West, and the London Boroughs of Richmond-upon-Thames, Lewisham and Wandsworth. He was formerly a member of the London Borough of Islington DRP. Dorian is a former Chair of the City of London Heritage Award and has been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number of other public sector and commercial design awards.

2.10 **Nick Chapple** BA (Hons) Dipl Cons AA – Heritage Consultant. Nick has over twenty years of experience in historic environment conservation, working for English Heritage for many years before moving into private sector consultancy. He is now a heritage consultant providing expert heritage advice to both private and public sector clients, including the Church Buildings Council and Historic England, for whom he was an acting Inspector of Historic Buildings (London and South East Region).

2.11 Nick worked for a number of years at Alan Baxter Ltd in the conservation team, where he gained considerable experience in researching buildings, assessing their significance and advising clients on appropriate design in historic contexts. He has written conservation area appraisals for local authorities, conservation plans for clients including the National Trust and English Heritage, and advised other high-profile organisations and private and commercial clients.

## 3.0 UNDERSTANDING THE ASSETS

### Heritage context

3.1 The site is sensitive in heritage terms: it is within a conservation area and with a large number of listed and locally listed buildings nearby. It lies between two archaeological priority areas although the proposals are unlikely to affect either of them.



Fig. 2: Heritage assets plan.

#### KEY

Red line = site boundary; green line = CA boundary; yellow line = Archaeological Priority Area; dark blue = listed buildings; light blue = locally listed buildings.

1. Calthorpe Arms, 252 Gray's Inn Road
2. 2-9 Wren Street

### **Listed buildings**

3.2 The site itself is listed at Grade II as the Calthorpe Arms, 252 Gray's Inn Road (list entry 1113130) It was first designated on 14 May 1974 by which time it had already been greatly altered. The listing explicitly includes the extension on Wren Street. It is also indicates the group value of the listed building. See Appendix 2 for list description.

3.3 The only listed building likely to be affected by the proposals is 2–9 Wren Street (list entry 1379212), a terrace of eight houses of c.1824–30, which stands adjacent to the site on Wren Street. It is listed Grade II and was first designated on 14 May 1974. See Appendix 2 for list description.

### **Locally Listed buildings**

3.4 None of the locally listed buildings in the area (see **Fig. 2**) are likely to be affected by the proposals.

### **Bloomsbury Conservation Area**

3.5 The site is in Bloomsbury Conservation Area which was first designated in 1968. Within the wider conservation area it is located in Sub Area 14: Calthorpe Street/Frederick Street. The Bloomsbury Conservation Area Appraisal and Management Strategy (adopted 2011) contains the following information relevant to this site.

- In its description of Wren Street, the appraisal makes no mention of the Calthorpe Arms (para 5.258, p.103).
- St Andrew's Gardens are noted as providing a setting of the properties on Wren Street (para 5.260, p.103).
- The Calthorpe Arms is categorised as having a 'Shopfront of merit' (Appendix 3, p.150)
- Significant views in the area include 'views to largely unaltered rears of listed terraces' (Appendix 3, p.150)

### **Archaeological designations**

3.6 The site is not in an Archaeological Priority Area (APA) but sits between two APAs. Neither will be affected by the proposals.

- APA 2.5 'Post Medieval Cemeteries' includes St Andrew's Gardens, a burial ground for the parish of St Andrew's, Holborn, in use from 1754 to 1885 when it became a public garden.
- APA 2.11 'London Suburbs' covers a large area on the edge of the Roman Londinium, Saxon Lundenwic and the medieval city of London. It has potential for prehistoric remains, evidence of Roman roads and associated activity, medieval settlement, Civil War defences and the seventeenth-century expansion of London.



### Location and townscape context

3.7 The site is on the corner of Gray's Inn Road and Wren Street in Bloomsbury, central London. The area was developed in the first half of the nineteenth century and still reflects the elements of Georgian planning such as terraces and garden squares. It is generally densely built up but on the north side of the site is the open space of St Andrew's Gardens, a burial ground in use from 1754 to 1885 (**Figs 3 and 4**).



**Fig. 3:** Aerial view of the site in context. Site highlighted in red. (Google maps 2023)

3.8 The block on which the site stands is largely-formed of early nineteenth century terraces, on Gray's Inn Road, Wren Street and Calthorpe Street. The rears of the terraces of Wren Street and Calthorpe Street are largely unaltered. The interior of the block is filled by Green Yard, a row of mews-type houses, 1990 by Pollard Thomas & Edwards. Two-storey, stock brick and slate roofs, with 'Perky but not over obtrusive late C20 details of early Modernist derivation (ground-floor portholes and mesh balconies)' (Cherry and Pevsner, p.332) (**Fig. 5**).

3.9 The adjoining terraces on both Gray's Inn Road and Wren Street are of stock brick with slate roofs (**Fig. 6**). They are of three or four storeys plus basement and have flat fronted two or three-bay elevations with regular arrangements of sash windows. Most have parapets with roofs behind that are barely, if at all, visible from the street. The adjoining houses on Gray's Inn Road have shopfronts, some of them historic. Another terrace on the opposite (west) side of Gray's Inn Road is of similar date and appearance but has a stuccoed ground floor.

3.10 Despite its corner site, the pub is concealed in distant views looking south on Gray's Inn Road by the trees and other planting in St Andrew's Gardens. In views west along Wren Street the site is seen obliquely (**Fig. 7**).



Fig. 4: View of the site from St Andrew's Gardens (18 January 2023) . In summer the view is heavily filtered by vegetation.

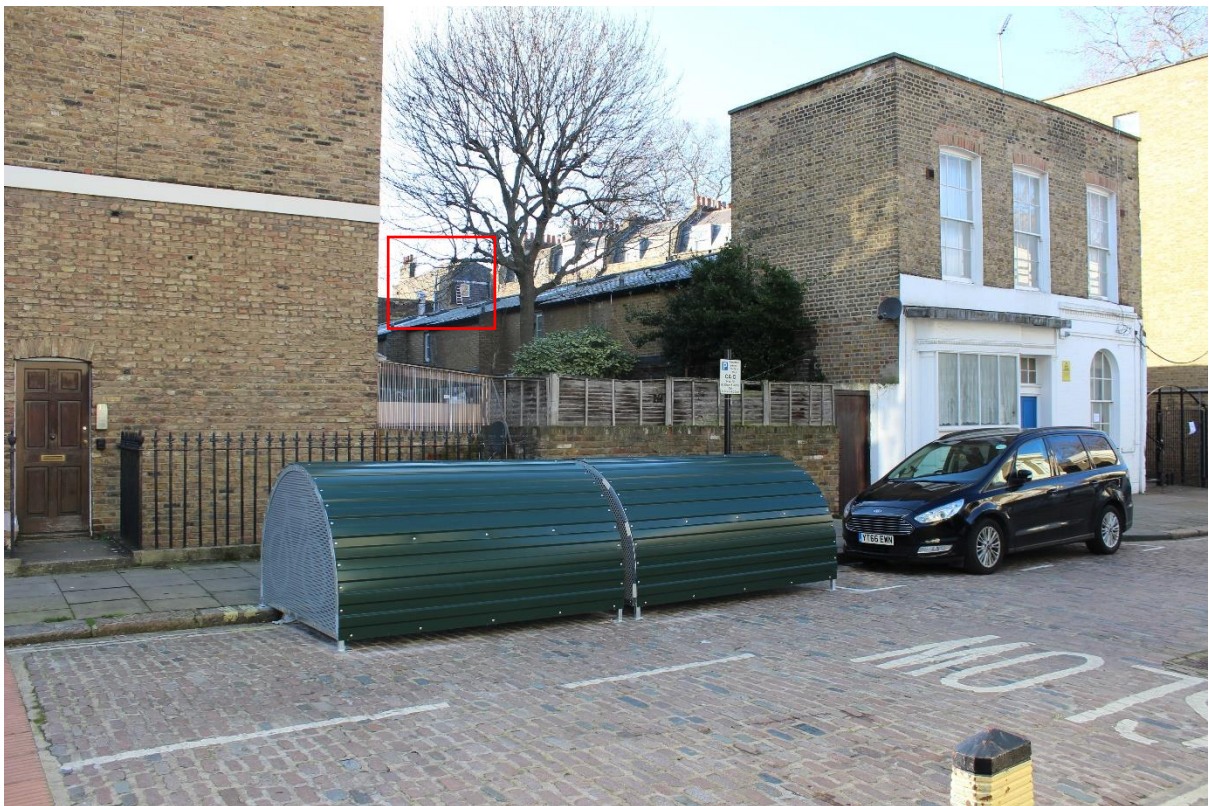


Fig. 5: View from Gough Street towards the rear of the site (18 January 2023). Between the buildings in the foreground can be seen the backs of the houses in Green Yard and Wren Street.



Fig. 6: View from Gray's Inn Road looking south-east (18 January 2023).



Fig. 7: View west on Wren Street (18 January 2023).

## Site description

3.11 The Calthorpe Arms consists of two parts:

- A four-storey 1820s building with basement standing on the corner of Gray's Inn Road and Wren Street
- A two-storey Edwardian (c.1904) extension on Wren Street.

3.12 The 1820s building has two bays facing Gray's Inn Road and three bays facing Wren Street (**Fig. 8**). Both street elevations have regular fenestration typical of the Georgian period, with later plate glass sash windows. The second and third-floor windows were installed c.2013, replacing 1970s aluminium sashes (planning ref. 2013/6308/P). The only irregularity is on the first floor of the Wren Street elevation, where two narrow sash windows were added c.1904. A late nineteenth-century pub frontage wraps around both elevations at ground floor. The building is constructed of yellow London stock brick laid in Flemish bond, with orange rubbed brick arches over the windows. The two street elevations and the side elevation to the south have flat parapets which appear, from the state of the brickwork to have been rebuilt. On the east elevation the 1820s chimney stack has been truncated and it appears that part of the wall has been taken down at third floor level and a mansard roof introduced behind (**Fig. 9**). The brickwork on this elevation is of poorer quality than the street elevations, not laid in a regular bond.



**Fig. 8:** View from the west with Wren Street to the left and Gray's Inn Road in the foreground (18 January 2023).



Fig. 9: View from Wren Street (18 January 2023). Note the flues on the side of the extension.

3.13 The 1904 extension is of five bays; the two to the left are single storey and the three to the right are two storey. Both parts have flat roofs behind flat-topped parapets broken by chimney stacks. There is modern decorative metalwork on top of both parapets. The extension is constructed of yellow London stock brick laid in Flemish bond with orange rubbed brick arches over the windows, all in keeping with the 1820s pub building. The fenestration on each storey is different: on the first floor, plate-glass sashes and on the ground floor mullions and transoms. The most notable feature of the street elevation is a bowed oriel window with stone dressings to top and bottom. On the left of the ground floor is a high-waisted four-panel door, under a rectangular top light with glazing bars. The windows have moulded stone sills and there is a rather decayed moulded canopy over the entrance door.

3.14 The two roof terraces on top of the extension are utilitarian spaces and do not appear to have received any design attention (**Figs 10 and 11**). A lean-to outshut, of late nineteenth or early twentieth century brickwork, with a modern door and window, gives access to the second-floor terrace (**Fig 11**).



**Fig. 10:** View looking down on the flat roof over the single storey part of the 1904 extension. (18 January 2023)



**Fig. 11:** Roof terrace on top of the two-storey part of the extension, with the east wall of the 1820s building on the right. The brickwork of the lean-to projection is later, probably late nineteenth or early twentieth century. (Photo 18 January 2023)

## Interior

3.15 The whole ground floor of the 1820s part of the pub is given over to the bar area, a single space with the bar itself on the south side of the room. There is no record of the original plan form of the pub but it is likely to have had a number of rooms on the ground floor. The four entrances to this space from the street reflect the subdivisions that were typical of a late nineteenth century pub but the partitions and the central bar that served them have been removed. (The existing bar appears historic and may be a cut-down remnant of the late nineteenth century bar). The stairs are in the south-east corner of the room but project beyond the line of the east wall, which may indicate that they have been moved in the past.

3.16 The rest of the ground floor accommodation is in the 1904 extension and consists of an office, WCs and store. The plan form of 1904 is largely intact, with the exception of partitions that form the ladies toilets, inserted in the space originally occupied by the kitchen. The gents toilets occupy what was originally the tap room but had been converted to toilets by the 1950s. The office is in what was originally the staff room and was top lit (the skylight now covered over).

## First floor

3.17 The first floor of the 1820s building is, like the ground floor, largely given over to a single space, now designated as a Function Room but also accommodating a pool table and darts board. The east end of the room was subdivided in 1904 to create a WC and lavatory, now a store room. There are known to have been at least two rooms on the first floor in the 1830s (see para 3.27) and this is shown by the presence of two chimney breasts, one on the east wall of the store room, the other on the south wall of the Function Room. These two rooms had been converted to a single space by at least 1904 to create a billiard room (possibly during the 1890s craze for billiards).



Fig. 12: First-floor Function Room looking west (18 January 2023).

3.18 The remainder of the first floor comprises two rooms in the 1904 extension. A kitchen occupies what was originally the sitting room, with a bow window and window seat overlooking Wren Street. All of the kitchen fixtures and fittings are modern. The other room is a pantry, which was originally a bathroom and separate WC, with passage connecting them. The partitions between these spaces were taken down to create the pantry and a small area of outdoor space at the south-east corner was also enclosed.

### Second Floor

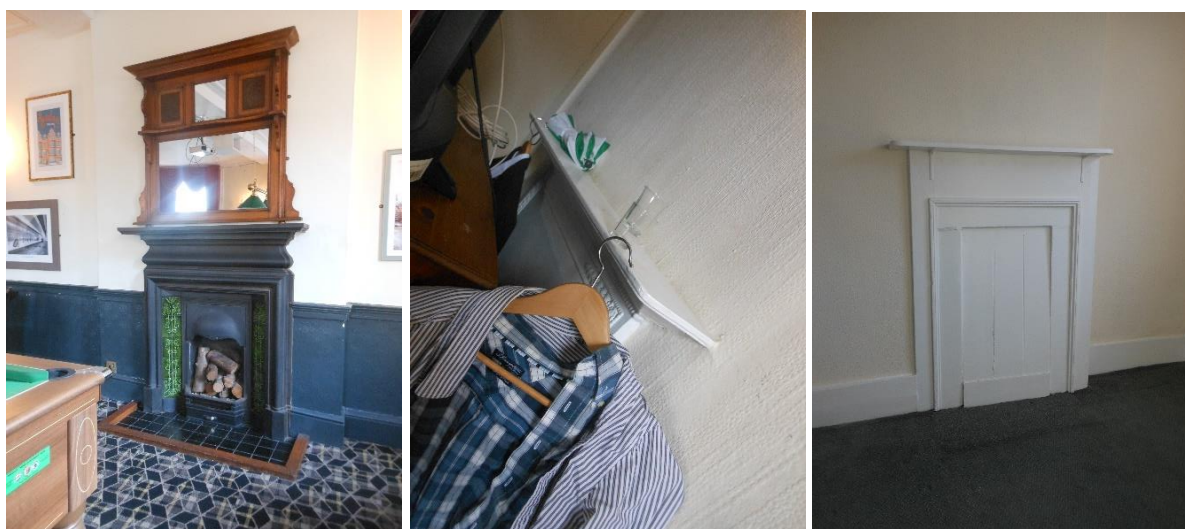
3.19 There is no record of the original plan form of the second floor and no archive plans of later changes, but it currently comprises two bedrooms and, in between them, a bathroom; all opening off the landing. The secondary staircase leading to the third floor is boxed in, an alteration of unknown date. As on the first floor there are two hearths which may suggest that there were only two rooms. The second floor is entirely within the 1820s building with the exception of a small part of the staircase compartment which projects beyond the east wall and opens onto the flat roof of the 1904 extension (**Fig. 11**).

3.20 The balustrades on the second-floor landing appear to date to around 1900 (**Fig 14**). The room at the west end of the second floor retains what appears to be an historic chimneypiece (**Fig. 13**).

### Third Floor

3.21 The third floor is entirely within the 1820s building. There is no record of the original plan form and no archive plans of later changes, but again it may have been only two rooms as reflected by the two hearths. It currently comprises a hall/landing which opens onto two bedrooms, bathroom and living room with kitchen area.

3.22 The third floor was evidently refurbished at some point in the twentieth century, as shown by the flush panels fixed to the doors and a bakelite light switch in one of the bedrooms. There is an historic chimneypiece in the room at the west end of the floor (**Fig. 13**) and the newel post and possibly the rest of the balustrade at the top of the stairs has an 1820s appearance (**Fig. 14**). The doorcases to the bedrooms and living room also appear historic.



**Fig. 13:** Historic chimneypieces. From left to right: in the Function Room, a c.1900 chimneypiece with *Art Nouveau* tiles; second floor bedroom; third-floor bedroom. (18 January 2023)



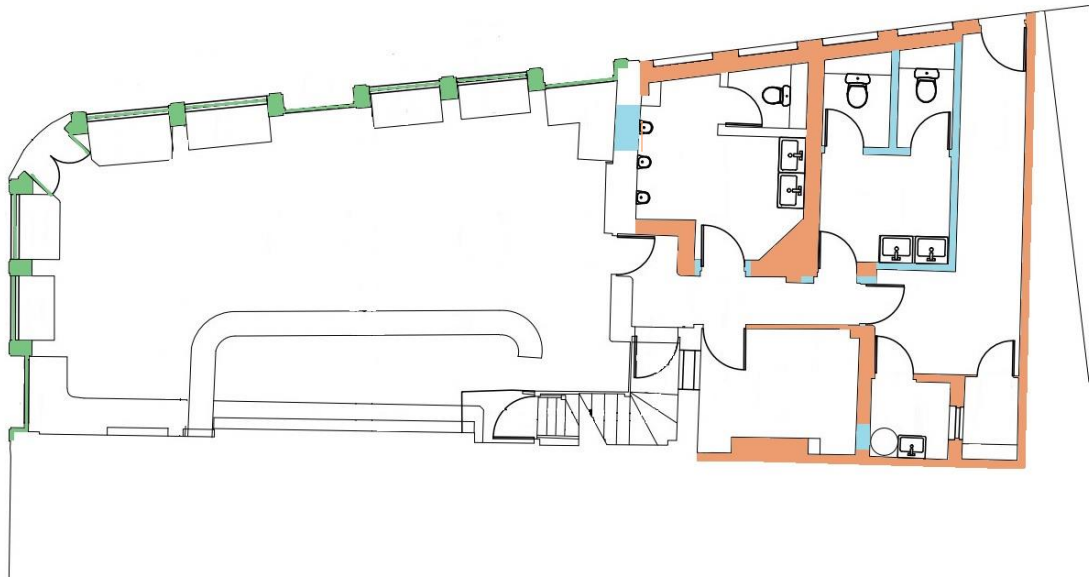


**Fig. 14:** Historic balustrades. Left to right: on the second floor (c.1900) and third floor (1820s) (18 January 2023).

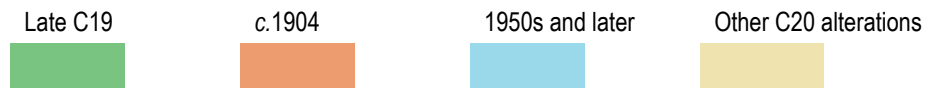


**Fig. 15:** Third-floor living room and kitchen. The basket arched opening to the kitchen is modern and the partition to the right is a modern insertion (as seen by the way it cut across the architrave of the door).

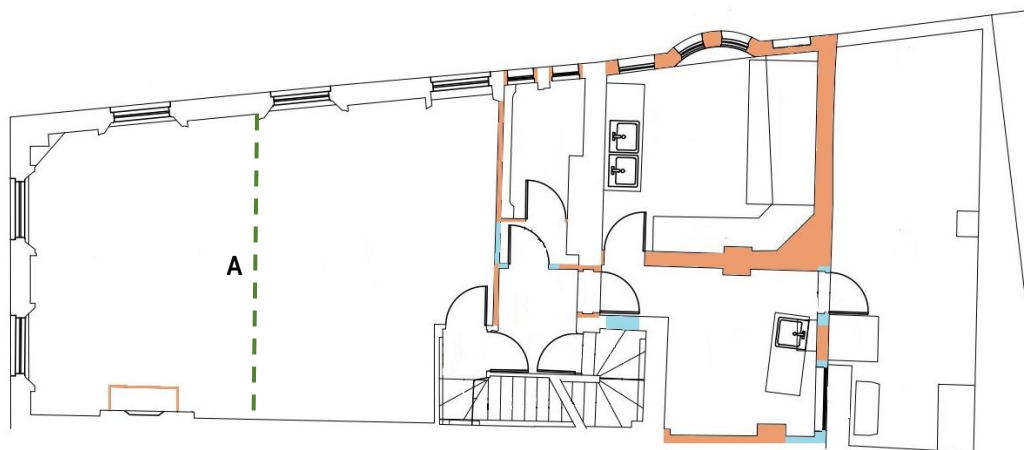
### Age of fabric drawings



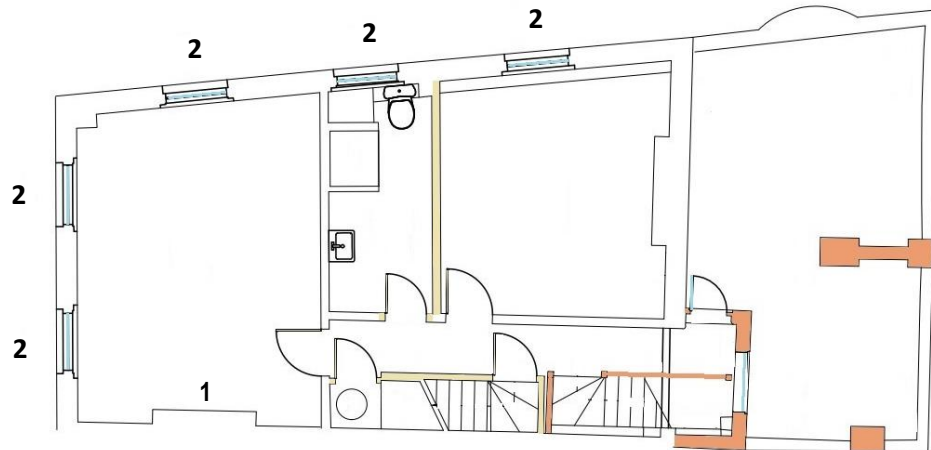
Ground Floor



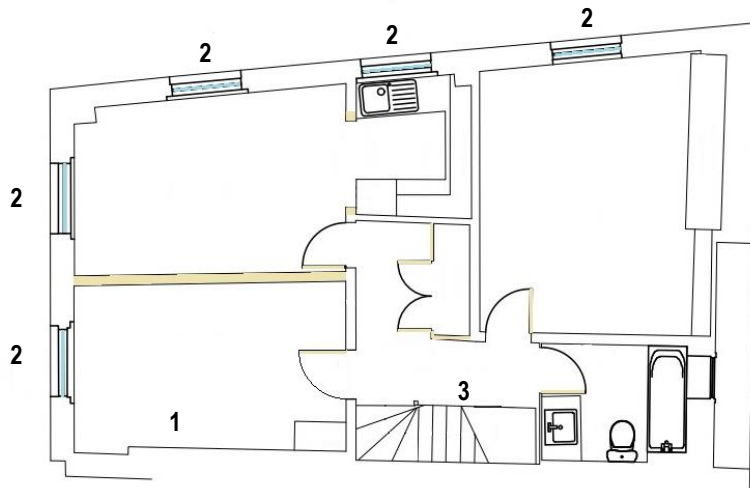
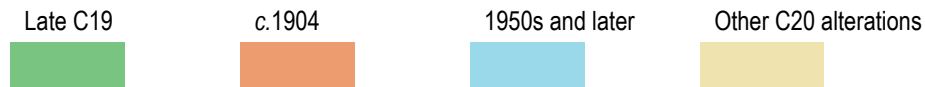
A. Dividing wall removed, possibly in 1890s



First Floor



**Second Floor**



- 1. Historic chimneypiece
- 2. Windows replaced c.2013 (with LBC)
- 3. Historic balustrade

**Third Floor**

## History of the Calthorpe Arms

3.23 The Calthorpe Arms was built c.1821 on the estate of Lord Calthorpe which was developed from 1814. The two-storey extension on Wren Street was built c.1904, replacing an earlier structure. The interiors have been greatly altered, with loss of original plan form, fixtures and fittings. It was a Reid's pub from its opening until 1984 when it was acquired by Youngs of Wandsworth. It has an historical association with the Clerkenwell Riot of 1833, which witnessed the first death on duty of a Metropolitan Police officer.

## Historical Background

3.24 Gray's Inn Road is a historic street dating back to at least Medieval times, which led north from the outskirts of the City of London to Hampstead and Highgate. In the middle of the eighteenth century it was still largely undeveloped and 'was beset with footpads; robberies and murders ... were frequently reported in the newspapers' (Survey of London). The land adjoining the road was in various ownerships and development was therefore patchy. By the beginning of the nineteenth century the stretch where the Calthorpe Arms is located was known as Upper North Place, as shown on Tompson's map of c.1803 (Fig. 16). The west side of Upper North Place was built up first, the terrace opposite the Calthorpe Arms (nos. 1–36) being complete by 1818. The west side including the pub was begun soon after, building over a piece of ground leased from Lord Calthorpe known as Upper Close, and the site of the Blue Lion pub. The address of the Calthorpe Arms was originally 37 Upper North Place, a designation which survived until at least 1846.



Fig. 16: Tompson's map of the parish of St Pancras, c.1803, with the approximate location of the site circled (reproduced as Pl. 3 in *Survey of London* vol 24 part 4).

3.25 The Calthorpe Estate occupied 23 acres on the east side of Gray's Inn Road from Calthorpe Street northwards. In 1814 Lord Calthorpe obtained an Act of Parliament to enable him to develop the estate and a Paving Act to enable the establishment of a Paving Commission to control the paving, lighting, security, cleaning and waste disposal on the estate. Planning began in 1815 but house-building was slow and piecemeal. Wren Street (formerly Wells Street, until 1937) and Calthorpe Street were planned from 1816, but built up gradually from 1824 and 1821 respectively. The report of the Paving Commissioners in May 1820 gives a picture of the Calthorpe Estate 'then in the course of metamorphosis from several fields, roughly staked out for building with a few completed houses and several "carcasses", each under the control of a different "land-renter" to a collection of busy streets, properly paved, with swept footways, gas lamps, absorbed into the regular pattern of urban London' (Hobhouse, pp.31–2).

3.26 The pub was stated in 1822 to belong to Messrs Reid & Co brewers. The company was founded in 1757 and brewed its beer at the Griffin Brewery in Clerkenwell Road, built in 1763. It merged with two other companies in 1898 to form Watney, Combe, Reid & Co. Ltd. The Calthorpe Arms was acquired by Youngs of Wandsworth in 1984.

3.27 The most significant event associated with the pub is the death of Constable Robert Culley, the first constable of the newly-formed Metropolitan Police to be killed on duty, in 1833. Culley was stabbed while attempting to suppress a banned public meeting at nearby Cold Bath Fields, an event that became known as the Clerkenwell Riot. Having been stabbed, Culley fled as far as the yard of the Calthorpe Arms where he collapsed and died. His body lay in a small first-floor room of the pub while awaiting inspection by the coroner. The inquest was held in the main room on the first floor of the pub overlooking Gray's Inn Road and Wren Street. The inquest controversially reached a verdict of justifiable homicide and the jury was feted by Londoners in great public celebrations. Fundraising events were held for the benefit of the jurymen including an outing by boat to Rochester, preceded by a procession from the Calthorpe Arms to St Katherine's Dock (Thurston, p.164).

3.28 A more positive historical association of the pub is with the game of billiards. Billiards became a craze in the pubs of the 1890s, with 'billiards saloons' being opened all over London. At the beginning of the twentieth century the landlord of the Calthorpe Arms was Henry Good, whose son A. W. T. (Albert) Good (**Fig. 17**) was 'a cueist of more than average ability', with 'a big following' and won the amateur championship in 1902 (*Weekly Dispatch* 1 March 1903, p.11).



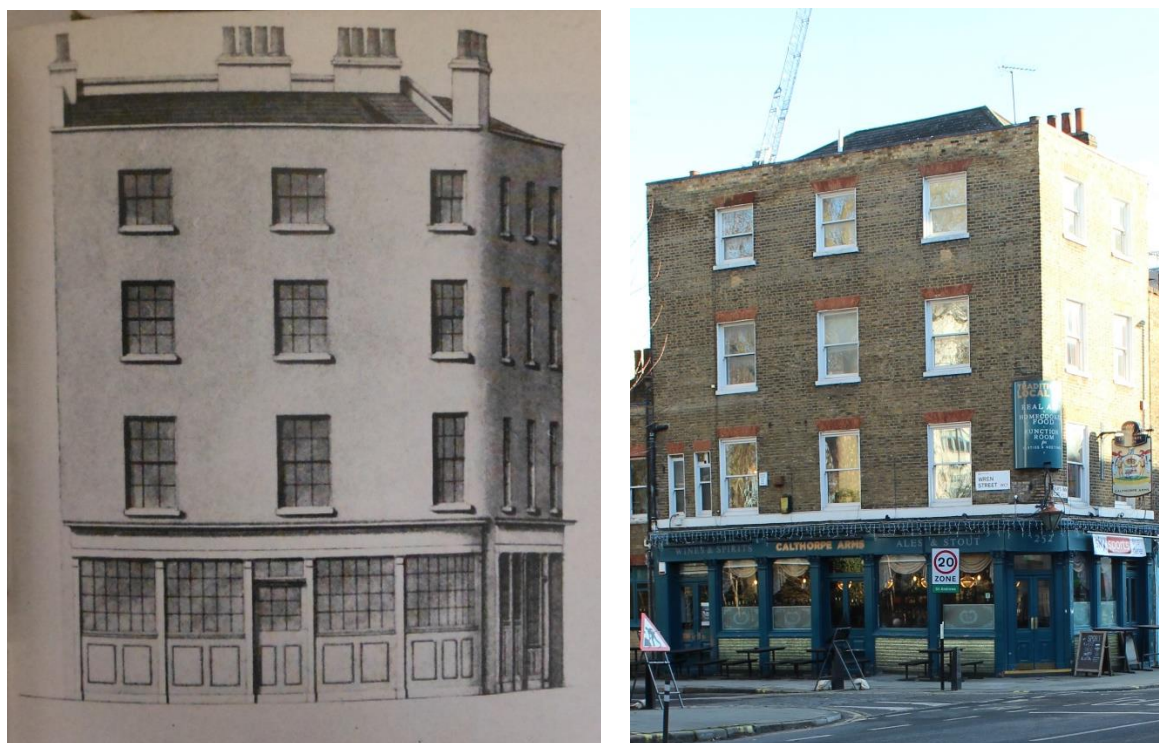
**Fig. 17:** Albert Good, landlord of the Calthorpe Arms 1906–21 and amateur billiards champion. (*Weekly Dispatch*, 1 March 1903, p.11)

There are reports in the *Sporting Life* and other periodicals of competitive and exhibition matches played at the Calthorpe Arms in Edwardian period. The Billiard Room occupied the first floor of the pub. Albert Good became the licensee himself in 1906 and in 1921 he was succeeded by another amateur billiard player, George Henry Ashton. In 1926, when Ashton was still the landlord, newspaper advertisements noted the pub's 'well-equipped and newly-decorated Billiard Saloon'. The association of the pub with billiards, goes back, however, to the early nineteenth century: in 1832 the Calthorpe Estate Paving Commissioners relocated their meetings away from the Calthorpe Arms due to the noise caused by billiard players in the next room (Hobhouse, 33). Two years later the landlord, Thomas Holbrook, was accused of allowing 'gaming at billiards and bagatelle' in the pub (*The Sun*, 15 September 1834).

## Evolution of the building

3.29 The Calthorpe Arms was constructed c.1821. The first documentary evidence dates to January 1822 when Samuel Stallwood was 'indicted ... for a nuisance, in having erected cellars in Gray's Inn Lane [now Road] ... under the King's highway' (*London Packet and New Lloyd's Evening Post* 9 January 1822, p.3). Stallwood, it was reported, had leased 'a field of ground of Lord Calthorpe ... on which he had built several houses, one of which was a public-house, denominated the Calthorpe Arms' (*ibid*).

3.30 There is no known evidence of the original appearance and plan form of the pub, though it is likely to have been a typical urban pub of its period, which was essentially a standard brick house with the addition of a shopfront at ground floor (**Fig. 10**). Mark Girouard describes the ground floor of a typical early nineteenth-century pub as consisting of 'five separate rooms: a public parlour, tap room, bar, kitchen and publican's private parlour' (Girouard, p.24) Counter service at a bar was a new introduction in pubs in the early nineteenth century but as a newly-built pub at the beginning of the 1820s the Calthorpe Arms may have been fitted with a bar from the outset. It is known from the reports of Robert Culley's death in 1833 and the subsequent inquest that there were at least two rooms on the first floor including one that was large enough in which to hold the inquest. This is reflected in the presence of two chimney breasts, one on the east wall and one on the south wall.



**Fig. 18:** Comparison of Thomas Cubitt's design for the 'Albion' public house in Bloomsbury, 1821, on the left (illustrated as Pl. 4 in *Hobhouse*, between pp. 492 and 493) and the Calthorpe Arms c.1821 on the right.

3.31 The area between the 1820s pub building and 2 Wren Street may originally have been an open yard. Culley is reported to have entered the yard of the Calthorpe Arms before collapsing. By the time of the Ordnance Survey of 1871 there were structures on three sides of the site, likely from their plan to be small-scale structures.



Fig. 19: Ordnance Survey map of 1871 (left) and Goad insurance plan of 1887.

3.32 The 1887 Goad insurance plan shows a more substantial building on the site of the extension, apparently connected to the pub. It is not given a separate label to indicate use (e.g. D for domestic or S for shop) so it must have been in use as part of the pub. Apart from a small lightwell on the east side buildings occupy the whole of the site. A similar plan is shown in a drainage plan of 1896 (Camden Archives), which gives the uses of the rooms as tap room, kitchen, store and WC, while there is a small lightwell on the west side.

3.33 In the late nineteenth century the pub interior appears to have been reordered in the typical manner of the time, to create small compartments each with their own entrance from the street and all served by a central bar. This arrangement is shown in drainage plans in the Camden Archives from 1904 and 1951. The pub frontage is said in the list description to be twentieth-century but it is more likely to have been erected in connection with the compartmentalization of the interior and therefore date to the late nineteenth-century (although the tiling below the windows is later) (Fig. 20).



Fig. 20: Pub frontage, likely to be late nineteenth century with later alterations (January 2023).

3.34 By 1904 there was a Billiard Room on the first floor. Given that the landlords clearly took the game seriously they would presumably have had a full-sized table installed, which would have necessitated knocking together the rooms on the first floor to create a large enough space, which is now the Function Room. A likely date for this alteration is the 1890s, when a craze for billiards swept the public houses of London, and it had certainly been carried out by 1904. The chimneypiece in the Function Room may also have been installed around this time.

3.35 In 1904 permission was sought for alterations to the pub (*Islington Gazette* 14 April 1904, p.2). Drainage plans in Camden Archives show these to have consisted of the rebuilding of the extension and creation of an additional WC and lavatory on the first floor of the 1820s building. (They hint also at the rebuilding of the staircase but it is not clear if this was part of the programme of works). The architect responsible for the works is not known but it may have been the brewery's in-house architect.

3.36 The plans for the extension show a separate entrance from Wren Street which led to the kitchen and scullery (where the hallway and ladies toilets are now). There was also a tap room at the front of the extension (where the gents toilets are now), accessed from the main part of the pub. A top-lit staff room was at the back of the extension (where the office is now). Upstairs was a sitting room with bow window at the front (now the kitchen) and WC and bathroom behind (now combined to form the first-floor pantry).

3.37 In the main part of the pub an additional WC and lavatory were created by separating the east end of the first-floor room (then the Billiard Room) and adding two narrow windows on the Wren Street façade. Access was direct from the Billiard Room rather than from the landing as is now the case. The space is now a store room with access direct from the landing.

3.38 The elevations of the 1904 extension are not shown in the plans in the Camden Archives, but the evidence in the ground floor and first floor plans in the archives suggests that the existing exterior is largely unchanged from the initial design. The two bays to the left of the Wren Street elevation were single-storey and the three to the right were two-storey, with an oriel window at first floor. The ground floor windows are not shown in the plans to have central mullions, so the existing windows may be later replacements (they are shown in a photograph of 1970 in the London Metropolitan Archives: SC/PHL/01/355/70/12957). The brickwork appears to have been chosen to match the host building in terms of colour and bond. The 1904 plan shows railings around the forecourt in front of the extension – if these were ever installed they appear to have been removed by the time of the 1970 photograph.



3.39 Further piecemeal alterations have taken place since 1904, eroding the original plan form and resulting in the loss of internal fixtures and fittings. The third floor appears to have been refurbished in the mid twentieth century. Since the 1950s the door from the bar to the tap room (now gents toilets) has been blocked and a new entrance to the room formed. The metal railings on the extension date from after 1970. Aluminium sashes were fitted to the second and third floor windows in 1974 (Milton, p. 3). These were later replaced with timber sashes in c.2013.

3.40 In recent years, however, there appears to have been a lack of investment in the fabric of the listed building. The current proposals represent an opportunity to address that lack of investment and give the building a sustainable future.



**Fig. 21:** The Calthorpe Arms c.1967.  
(Photo from *The Clerkenwell Riot* by Gavin Thurston)

## 4.0 SIGNIFICANCE

4.1 Significance, in the context of planning policy for the historic environment, is:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.* (NPPF February 2021, Annex 2)

4.2 The concept of significance is central to the way planning applications for works affecting heritage assets such as listed buildings or conservation areas are determined by local authorities, so it is important to have an understanding of significance when planning any such works.

### Assessing significance

4.3 The following assessment of significance is structured by the four types of interest specified in the NPPF. These interests combine to give the building, and elements of it, their significance. The assessment goes further to identify *levels* of significance, from those elements that have a high level of significance down to elements that detract from the overall significance of the heritage asset.

4.4 The following definitions of the four types of interest are used in this report:

**Historic interest** is an interest in past lives and events, which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity (sometimes called 'communal value').

**Architectural and artistic interest** are interests in the design and aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically architectural interest is an interest in the art or science of design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture or painting that might be associated with a heritage asset.

**Archaeological interest:** 'there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.' (NPPF February 2019, Annex 2)

4.5 In addition to the four types of interest, **setting** is recognised as an important value that can have an important impact – either positive or negative – on the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each interest and the contribution of setting are assessed using the following grading:

- **High** – exceptional or considerable interest
- **Medium** – some interest
- **Low** – limited interest

### **Significance of Calthorpe Arms**

4.6 The Calthorpe Arms is significant as a surviving example of an early nineteenth-century purpose-built public house and a component part of an important early nineteenth-century townscape. It is much-altered inside, however, with loss of original floor plan, fixtures, fittings and finishes on all floors. The late nineteenth-century pub frontage and 1904 extension are of less architectural and historic interest in their own right than the original 1820s building, but have a low level of significance as part of the story of the pub and its development over time.

#### **Archaeological interest - LOW**

4.7 Below-ground archaeology is not covered by this report because it is not likely to be relevant to the proposals. In terms of the archaeology of the standing building, there is no evidence that it is of unusual or innovative design or construction and would therefore not be 'worthy of expert investigation'.

#### **Architectural and artistic interest - MEDIUM**

4.8 The original building is of architectural interest for its Georgian exterior, typical of the period in its proportions, materials and simplicity of design. The plate-glass windows on the upper floors are out of character for the Georgian period and their replacement with accurately detailed six-over-six sash windows would enhance the architectural interest of the building.

4.9 The 1904 extension is a design of low architectural quality, awkwardly combining different bay widths and window forms on the two floors. Like the 1820s building, however, it is typical of its period in some of its detailing (such as the entrance door and the oriel window), while the use of matching materials and repetition of some detailing from the host building means that it does not detract from the architectural interest of the earlier structure.

4.10 The much-altered side elevation of the original pub and the side elevation of the extension, encumbered by flues from the kitchen, detract from the appearance of the pub (and of Wren Street generally).

4.11 The interior has been significantly altered, losing its original floor plan, fixtures, fittings and finishes and also much of its late-nineteenth century and early twentieth-century refits. The bar, chimneypieces on first, second and third floors and balustrades on the second and third floors are of some significance.

#### **Historic interest - MEDIUM**

4.12 The Calthorpe Arms is of historic interest as part of the early nineteenth-century townscape of Gray's Inn Road and its side streets. It also illustrates the nature of early nineteenth-century pub architecture, although significant changes to both the exterior and interior have reduced its value as a source for understanding this building type.

4.13 The building has a significant historic association with the Clerkenwell Riot of 1833 and the early history of the Metropolitan Police, although both the exterior and interior have changed significantly since that time, which weakens the association. There is also some historic interest in the pub's connection with the billiards craze of the 1890s and 1900s.

#### **Contribution of setting - MEDIUM**

4.14 The setting of the building contributes to understanding and appreciation of its significance. The corner site allows the architectural qualities of the 1820s building to be appreciated – in particular in views from the other side of Gray's Inn Road and looking west along Wren Street (Figs 6 and 7) – and means that it can be understood in the context of the wider historic townscape of the area.

### **Significance of Bloomsbury Conservation Area**

#### **Archaeological interest – MEDIUM**

4.15 The conservation area as a whole has some archaeological potential, although this has been severely impacted by more than three centuries of development in the area. The sub area contains St Andrew's Gardens, one of a group of six post-Medieval cemeteries designated as Archaeological Priority Area 2.5.

4.16 In terms of buildings archaeology, the conservation area contains examples of the use of a wide variety of materials and building methods of various periods, making it an important resource for understanding past ways of building, especially in the Georgian period.

#### **Architectural and artistic interest – MEDIUM to HIGH**

4.17 The conservation area includes some high-quality eighteenth, nineteenth and twentieth-century architecture. While there are some outstanding individual works (from the British Museum to the Brunswick Centre), the underlying architectural character is created by Georgian terraces and squares which share a common architectural vocabulary and use of materials.

4.18 The sub area shares much of the Georgian character of the rest of the conservation area, but with a predominance of buildings from the period 1820–50. It comprises an area of mostly late-Georgian and early Victorian terraces running from west to east along wide streets, with noticeable variations in design as one moves east. The predominant materials are yellow London stock brick and stucco. The special architectural interest of the area is highlighted by the number of listed buildings.

#### **Historic interest – HIGH**

4.19 The conservation area represents a period of London's early expansion northwards, dating from the Restoration to the middle of the nineteenth century. The buildings, open spaces and well-preserved street pattern of the area illustrate this development and in particular the subtle changes of taste and style in domestic architecture during the period. It is most strongly associated with the Georgian period when most of its streets and squares were laid out.

### **Contribution of the site to the significance of the conservation area – MEDIUM**

4.20 The Calthorpe Arms on the whole makes a positive contribution to the character and appearance of the conservation area. As a building on a corner site, the pub is a prominent and important part of the historic townscape on Gray's Inn Road and its subsidiary streets. The conservation area appraisal lists the pub frontage as a 'shopfront of merit' but does not make any specific mention of the Edwardian extension. The pub does not feature in any views highlighted as notable in the conservation area appraisal but the proposals for the site may have the potential to affect the 'views to unaltered rears of listed terraces' which are noted as important in the conservation area audit, and would include the rear of 2-9 Wren Street.

### **Significance of 2-9 Wren Street**

4.21 Nos. 2-9 Wren Street are significant as surviving early nineteenth-century buildings that form part of an important historic townscape with their neighbours including the Calthorpe Arms. They are good examples of Georgian design, well-preserved (or restored) to both front and rear elevations.

4.22 Setting makes a contribution to the understanding and appreciation of the significance of the listed building, allowing it to be understood in the context of the wider historic townscape of the area. Views up and down Wren Street and from St Andrew's Gardens.

## 5.0 IMPACT ASSESSMENT

5.1 The proposals comprise three main elements:

- enlargement of the existing side extension of the pub on its existing footprint, with associated external alterations;
- reconfiguration of interiors to create two residential units on second floor and one on the third floor;
- other internal and external alterations.

5.2 They are assessed here for their likely impact on:

- the special interest of the Grade II listed Calthorpe Arms;
- the character and appearance of the Bloomsbury Conservation Area;
- the setting of the Grade II listed 2–9 Wren Street.

5.3 For the purposes of assessing the likely impact to result from the proposed scheme and its subsequent impact on heritage assets, established criteria have been employed. If the proposed changes will enhance heritage interest or the ability to understand and appreciate it, then the impact will be **positive**; if they fail to sustain heritage interest or impairs understanding and appreciation then the impact will be **negative**. If the proposals preserve the heritage interest then the impact will be **neutral**.

5.4 Within the three categories, there are four different levels that can be used to identify the magnitude of the impact. As follows:

**Negligible** – impacts that cause no material change;

**Minimal** – impacts that make a small difference to understanding and appreciation;

**Moderate** – impacts that make an appreciable difference to understanding and appreciation;

**Substantial** – impacts that cause a fundamental change in understanding and appreciation.

## Impact on the Calthorpe Arms

### *Enlargement of existing extension*

5.5 The proposal is to enlarge the first floor to fill the whole footprint of the building and add an additional second floor across the whole of the footprint.

5.6 The extension of the existing side extension will have an impact on both the character and appearance of the pub. The existing extension has a low level of significance in its own right so the loss of its existing external appearance will cause a minimal amount of harm to the overall significance of the listed building. (The wider townscape impacts are considered below in the impacts on the conservation area.)

5.7 The proposals will have the effect of covering the two roof terraces on the existing extension, neither of which has any historic or architectural interest, or any historic features (see **Figs 10 and 11**). There will be some loss of historic fabric in the form of parapet walls and chimneys, all of which is of low significance. Part of the side (east) elevation of the 1820s building will be obscured, but this has already been altered and has minimal architectural or historic interest in its own right. The brickwork of this elevation is of poor quality and there are no historic features that would be lost or obscured by the proposals (**Fig. 9**). The outshut on the second-floor terrace is not a significant feature of the building – it is of poor-quality brickwork, is not part of the original 1820s work and has a modern door and window that detract from the appearance of the historic building (**Fig. 11**). Its absorption into the building and partial removal will therefore not be harmful to the significance of the listed building.

5.8 As existing, the extension is subservient to the host building in size. This relationship will be maintained by only extending up to the second floor, leaving the host building as the taller and dominant element of the listed building.

5.9 The extension currently harmonises with the 1820s building in terms of materials, floor heights, wall-to-window ratio and a generally traditional appearance. The proposals retain this relationship with the host building by using (reclaimed) matching brick for the walls, rubbed orange brick arches to the windows, stone window sills and coping stones to match those on the host building and other neighbouring buildings. In order to retain a sense of the separate identity of the extension, the new windows will be plate-glass sashes without glazing bars, in contrast to the six-over-six Georgian style sashes proposed for the 1820s building.

5.10 In conclusion, the magnitude of the impact on the external appearance of the listed building will be moderate, i.e. there will be an appreciable difference, but any harm has been minimised by the relatively modest size of the additions and their design which is in-keeping with the existing character of the listed building and would not appear incongruous. The nature of the overall impact would therefore be neutral.

### ***Reconfiguration of interiors***

5.11 The proposal is to reconfigure the existing interiors in order to integrate the new accommodation in the extension and improve the arrangement of existing accommodation. While the historic fabric will be retained, the proposed development will entail the loss of small amounts of more recent fabric, mostly twentieth-century, which is low or neutral in terms of significance. (Refer to Appendix 3 for copies of the demolition plans showing impact on existing fabric.)

5.12 The internal plan form of the c.1904 extension has already been altered and is of low significance. The two main spaces on each floor – the tap room on the ground floor and sitting room above – will still be as legible as they currently are in the proposed plan form. The fabric to be removed is a mixture of fabric from c.1904 which is of low significance, and from the 1950s or later which detracts.

5.13 The internal plan form of 1820s, like that of the extension has been altered on all floors and given the lack of evidence for its original form, can no longer be accurately restored. All of the rooms where the creation of new openings, or blocking of existing openings are proposed have already been altered and no longer have their (probable) original form.

5.14 The reconfiguration of the interior of the 1820s building does involve the loss of small amounts of historic fabric, including some of the original fabric of the building. On the ground floor it is proposed to widen an existing, nineteenth-century doorway in the east wall of the 1820s building by 150mm in order to provide wheelchair access from the bar to the toilets. The heritage impact of this is minimal and outweighed by the public benefit of providing equal access.

5.15 On the first floor a small opening is proposed in the east wall of the 1820s building to provide access from the kitchen to a new dumbwaiter to be installed in the corner of the Function Room. The loss of historic fabric is minimal and since it is plain brickwork with no architectural features, the impact on significance would be minimal. In the same area the c.1904 subdivision would be removed and the fireplace opened up and provided with an appropriate chimneypiece, so the impact on this end of the first floor would overall be positive.

5.16 On the second floor the creation of a new doorway through the east wall of the 1820s building is proposed in order to allow for secure separation between residential and commercial uses. The loss of historic fabric is minimal and since it is plain brickwork with no original architectural features, the impact on significance would be minimal.

5.17 On the third floor, two new door openings would be made in what may be original partition walls. The loss of historic fabric, if any, is minimal and since they are simple partition walls with no original architectural features, the impact on significance would be negligible.

5.18 In conclusion, the magnitude of the impact on the internal plan form and historic fabric of the listed building from this reconfiguration will be minimal, and because of the extent of past change, the nature of the impact on significance will be neutral.



### ***Other internal and external alterations***

5.19 The proposal is to install a dumb waiter connecting the north-east corner of the Function Room with the bar below. (The impact of the opening between the dumb waiter and kitchen is discussed above, para 5.15). Both rooms have been greatly altered and do not have a strong historic character. The visual impact will be minimised by enclosing the dumb waiter in a stud wall. The impact on the interior will therefore be negligible. Since the dumb waiter will stand behind one of the sets of doors in the late nineteenth-century pub frontage (the left-hand set of doors shown in **Fig. 20**) its presence may be discernible from outside. Any visual impact on what is categorised as a ‘shopfront of merit’ in the conservation area appraisal would be localised and is likely to be minimal.

5.20 The proposal is to reinstate fireplaces in a number of rooms throughout the 1820s building. Since hearths play an important part in the legibility of plan form, this will enhance understanding and appreciation of the significance of the listed building. The introduction of chimneypieces of suitable Regency design will add to understanding and appreciation of the historic character of the listed building. In addition, the modern doors on the upper floors of the pub will be replaced with traditional four-panel doors. The impact of these aspects of the proposals will be minimal and positive.

5.21 The proposal is to replace the plate-glass sash windows of the 1820s building with new timber-framed, single-glazed sash windows with glazing bars in the traditional six-over-six pattern. This will restore an important aspect of the character of the Georgian building and greatly enhance its appearance. The windows on the second and third floor are modern (c.2013); the age of the first-floor windows is unclear but they are out of character for the building and therefore there is a clear benefit in replacing them. The impact of this aspect of the proposals will therefore be moderate and positive.

5.22 The proposal is to install secondary glazing to the windows in order to improve energy efficiency and sound insulation. The use of secondary glazing will have minimal impact on the external appearance of the building (and less impact than double glazing would have). Inside, the impact will be mitigated by careful design of the framing for the additional glazing (using Historic England’s guidance on secondary glazing).

5.23 The proposal is to add wall linings to the inside face of the external walls on the second and third floors, in order to achieve acoustic separation. The rooms affected have all been considerably altered in the past, including change of plan form and new windows, with resulting loss of historic design and character. The visual impact of the wall linings in terms of overall room volumes and the relationship of wall surface to architraves would be minimal. The impact on historic character would be mitigated by the re-use of the historic chimneypiece in the third floor living room, so that the residual impact would be negligible.

**The overall impact of the proposals on the special interest of the Grade II listed Calthorpe Arms would be moderate and neutral-to-positive.**

### **Impact on Bloomsbury Conservation Area**

5.24 The pub currently makes a positive contribution to the character and appearance of the conservation area. The most important contribution is made by the 1820s corner building, which because of its location is a key part of the early to mid-nineteenth century townscape. Its positive contribution will be enhanced by the replacement of the plate-glass windows with new sash windows that are more appropriate to the Georgian character of the building.

5.25 The contribution of the extension, as a harmonious but distinct addition to the earlier building will be preserved by the design of the new additions. The design of the additions pays careful attention to the character of Bloomsbury Conservation Area and is appropriate in the following respects:

- scale and mass;
- building line;
- materials;
- wall to window ratio;
- window type.

5.26 In the view from the opposite side of Gray's Inn Road the proposed extension creates a better balance with the nos. 242–250 Gray's Inn Road which stand on the other side of the 1820s Calthorpe Arms and would have approximately the same parapet line. At the same time, the new additions would not rival the height of the corner building and would allow it to maintain its prominence in the townscape.

5.27 As a relatively modest addition to the existing building and a carefully-judged contextual design the proposed extension would preserve the character and appearance of the conservation area.

**The overall impact of the proposals on the character and appearance of Bloomsbury Conservation Area would be minimal and neutral-to-positive.**

### **Impact on the setting of 2–9 Wren Street**

5.28 The proposals will alter the setting of 2–9 Wren Street because the new extension will be seen in combination with the listed buildings in views to east and west along Wren Street, as well as views from Green Yard and St Andrew’s Gardens.

5.29 The new extension forms a sympathetic neighbour to the listed buildings due to its similar scale, materials, wall to window ratio, and its use of sash windows. It is not an incongruous addition to their setting and the greater consistency of roofline could be seen as a positive change.

5.30 In view the east along Wren Street the new extension will partially obscure the side elevation of 2 Wren Street. The gable end and chimney stack will still be clearly visible. The extension keeps the existing building line so it does not project in front of the façade of 2 Wren Street and obscure views down the street. The lower parapet line of the new extension creates a visual gap that preserves the separation of the terrace from the 1820s corner building of the Calthorpe Arms.

5.31 In the view west along Wren Street the site is seen obliquely, so the extent of visual impact would be limited. In the existing view (e.g. Fig. 7) there is little sense of a gap because the side elevations of the Calthorpe Arms prevent any view through. The filling in of the gap up to second floor level would therefore not significantly change the sense of enclosure and the seamlessness of the development along the south side of the street. From close to, the well-ordered elevation of the new structure would be an improvement on the view of the existing side elevations which are of minimal architectural interest in their own right.

5.32 In the view from St Andrew’s Gardens the existing gap is filled, visually, up to first floor level by the backs of the buildings beyond. Only the second-floor addition would therefore have an impact on the setting of 2 Wren Street. The parapet line of the new structure would be significantly below that of both 2 Wren Street and the 1820s Calthorpe Arms building, so there is still a clear separation of the historic buildings and the danger of a terracing effect is avoided.

5.33 The rear elevations of 2–9 Wren Street are largely in unaltered form which is significant in itself and as part of the character and appearance of the conservation area. The back of the new extension would be largely invisible except from inside Green Yard. Even there, the similar scale, materials, wall to window ratio, and use of sash windows would mean that the addition is not incongruous and the lower parapet height would mean it was not an overbearing presence.

5.34 Although the proposed extension would create a noticeable change in the setting of 2–9 Wren Street, any harm has been minimised by the relatively modest size of the additions and their design which is in-keeping with the local character and would not appear incongruous.

**The overall impact of the proposals on the setting of 2–9 Wren Street would be moderate and neutral.**

## 6.0 PLANNING POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

6.1 Development of the site would be subject to national and local planning policy. The main heritage and design policies and guidance are set out below, followed by a justification of the scheme in relation to each point.

6.2 Applications in Wandsworth are determined using:

- Camden Local Plan (2017) and guidance
- The London Plan (2021)
- National Planning Policy Framework (NPPF, 2021)

### Camden Local Plan 2017

#### 6.3 Policy D2 Heritage

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

##### **Designated heritage assets**

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

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

The proposals do not involve loss of any of the designated heritage assets affected and the level of harm is less than substantial. The heritage and other public benefits outweigh the low level of harm.

#### 6.4 Policy D2 Heritage – Conservation areas

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.*

The townscape of Bloomsbury Conservation Area would be noticeably altered by the new extension, but the design is in keeping with the character and appearance of the conservation area in terms of scale and mass, building line, materials, wall to window ratio and window type. The result of the new extension will therefore be to preserve the character and appearance of the conservation area. The replacement sash windows in the 1820s part of the pub, meanwhile, will enhance the conservation area by restoring some of the historic character of a key building in the townscape.

#### 6.5 Policy D2 Heritage – Listed buildings

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

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

The proposals do not involve total or substantial demolition of the listed Calthorpe Arms and while the extension will change its appearance, any harm to its special interest, which is embodied almost entirely in its 1820s fabric, will be minimal. The reinstatement of appropriate sash windows to the 1820s building will greatly enhance understanding and appreciation of its special interest. The impact on the special interest of 2–9 Wren Street through the change of its setting has been minimised through contextual design.

## The London Plan 2021

6.6 **Policy HC1**, is the principal heritage policy in the London Plan.

*Point C states that ‘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 seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.’*

The overall significance of the Calthorpe Arms – which is embodied almost entirely in its 1820s fabric – is conserved by the proposals, which mostly affect later fabric. The interiors of the listed building are generally of low significance because of the extent of past alteration, so they have capacity for change without harming the significance of the building. Enhancement opportunities have been taken which will enhance the historic character of the listed building and enhance understanding and appreciation of its significance. The proposals conserve the significance of the Bloomsbury Conservation Area through contextual design that preserves its character and appearance. The impact on the special interest of 2–9 Wren Street through the change of its setting has been minimised through contextual design.

## National Planning Policy Framework (July 2021)

6.7 The revised National Planning Policy Framework (NPPF) was introduced in July 2021 and provides a full statement of the Government’s planning policies. It contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment. Relevant NPPF Policies are found in Section 16 “Conserving and enhancing the historic environment”.

6.8 **Section 16** deals with ‘Conserving and Enhancing the Historic Environment’. **Paragraph 189** states that heritage assets are

*“an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.*

The overall significance of the Calthorpe Arms – which is embodied almost entirely in its 1820s fabric – is conserved by the proposals, which mostly affect later fabric. The proposed enhancements will improve understanding and appreciation of the building’s significance for future generations.

**Paragraph 200.** *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

**Paragraph 202.** *Where a proposed development 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.*

A low level of harm would be caused by altering the existing appearance of the Calthorpe Arms and altering the setting of 2 Wren Street (and to a much lesser extent the rest of the terrace) but this is mitigated by the modest size of the new extension and the contextual nature of the design. A very low level of harm would be caused by the loss of minimal amounts of historic fabric, mostly of low significance, from the listed building. The level of harm is ‘less than substantial’ and is outweighed by the enhancements proposed and other public benefits (which are set out in the Design and Access Statement). The new sash windows will restore an important part of the listed building’s original character and enhance the character and appearance of the conservation area; the reinstatement of fireplaces, with appropriate chimneypieces, will enhance the interior, enabling better understanding and appreciation of its significance.

## 7.0 CONCLUSION

7.1 The proposals represent an investment in the fabric of the listed building to help give it a sustainable future. They comprise the upward extension of the existing pub extension on Wren Street, associated reconfiguration of parts of the interior and other internal and external alterations. They have the potential to affect the significance of the Grade II listed Calthorpe Arms, the Bloomsbury Conservation Area and the setting of the Grade II listed 2–9 Wren Street.

7.2 This report has assessed the significance of those designated heritage assets before assessing the potential impact of the proposed development on that significance.

7.3 Overall, the proposals will have a moderate and neutral-to-positive impact on the significance of the affected heritage assets. A low level of harm would be caused by altering the existing appearance of the Calthorpe Arms and altering the setting of 2 Wren Street (and to a much lesser extent the rest of the terrace) but this is mitigated by the modest size of the new extension and the contextual nature of the design. A very low level of harm would be caused by the loss of minimal amounts of historic fabric, mostly of low significance, from the listed building.

7.4 While the townscape of Bloomsbury Conservation Area would be noticeably altered, the impact would not be harmful since the design is in keeping with the character of the conservation area in terms of scale and mass, building line, materials, wall to window ratio and window type.

7.5 The low level of overall harm is 'less than substantial' and is outweighed by the enhancements proposed and listed below, along with other public benefits (which are set out in the Planning Statement).

- a. Complete set of new painted, single-glazed timber sash windows.
- b. The reinstatement of all fireplaces (where applicable)
- c. Design cues reflecting the original pub (window apertures, sash window style)
- d. Brick arches to all new windows (matching the existing building)
- e. Reclaimed London stock brick (to match existing building)
- f. Stone window cills to match existing.
- g. Reclaimed internal four panel doors to be sourced and fitted to units (where applicable)
- h. All original doors to be carefully removed and reclaimed for re-use during the construction phase.

7.6 The proposals therefore meet the tests of policy D2 in the Camden local plan and policy HC1 in the London Plan as well as policies on the conservation of the historic environment in the NPPF.



## APPENDIX 1: Sources

### Published

Camden Council (2011) *Bloomsbury Conservation Area Appraisal and Management Study*

Bridget Cherry and Nikolaus Pevsner (2002) *Buildings of England, London 4: North*

Mark Girouard (1975) *Victorian Pubs*

Hermione Hobhouse (1971) *Thomas Cubitt: master builder*

Gavin Thurston (1967) *The Clerkenwell Riot*

W. H. Godfrey and W. McB. Marcham (eds) (1952) *Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*

### Unpublished

Drainage plans (on microfiche) in Camden Archives, for 1875, 1894, 1904, 1951 and 1957.

Elaine Milton (2013) *Heritage Statement in respect of replacement of existing aluminium windows ... Calthorpe Arms*

### Online

National Heritage List for England

British History Online, [www.british-history.ac.uk](http://www.british-history.ac.uk)

Layers of London, [www.layersoflondon.org](http://www.layersoflondon.org)

National Library of Scotland map collection, <https://maps.nls.uk>

## APPENDIX 2: List descriptions

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113130**

Date first listed: **14-May-1974**

List Entry Name: **CALTHORPE ARMS PUBLIC HOUSE**

Statutory Address: **CALTHORPE ARMS PUBLIC HOUSE, 252, GRAYS INN ROAD**

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 30788 82338**

CAMDEN

TQ3082SE GRAY'S INN ROAD 798-1/96/653 (East side) 14/05/74 No.252 Calthorpe Arms Public House

GV II

End of terrace public house. Early C19. Yellow stock brick. 4 storeys and cellar. 2 windows and 3-window return to Wren Street, plus 2 and single storey, 4-window extension to Wren Street return. C20 wooden public house frontage with Corinthian pilasters carrying entablature with modillion cornice. Plain stucco 1st floor sill band. Gauged brick flat arches to recessed 2-pane sashes. Parapet. Extension with 1st floor 2-light bowed oriel window. INTERIOR: with early C20 grained bar counter and back.

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1379212**

Date first listed: **14-May-1974**

List Entry Name: **NUMBERS 2-9 AND ATTACHED RAILINGS**

Statutory Address: **NUMBERS 2-9 AND ATTACHED RAILINGS, 2-9, WREN STREET**

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 30812 82361**

CAMDEN

TQ3082SE WREN STREET 798-1/96/1736 (South side) 14/05/74 Nos.2-9 (Consecutive) and attached railings

GV II






Terrace of 8 houses. c1824-30. Darkened yellow stock brick with later patching; Nos 2-5 with slated mansard roofs and dormers. 3 storeys, attics (Nos 2-5) and basements. 2 windows each. Round-arched ground floor openings. Doorways with fluted quarter columns carrying cornice-heads; radial fanlights and panelled doors. No.4, doorway with stucco surround, voussoir blocks, reeded surround, lion-head stops, radial fanlight and panelled door. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Parapets; Nos 7-9 with stone cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 62).

Listing NGR: TQ3079982348

## APPENDIX 3: Demolition plans

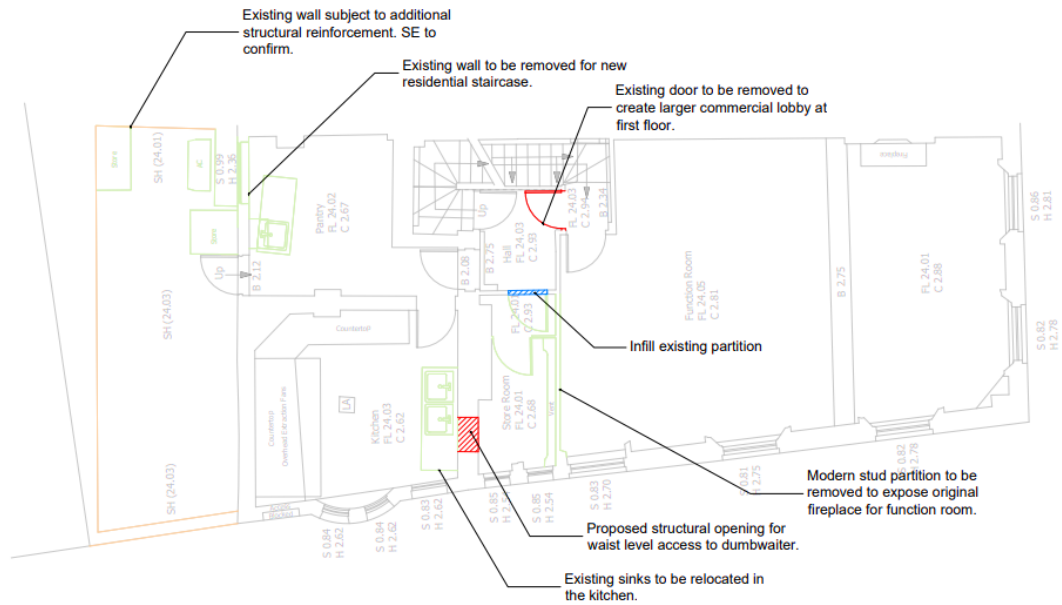
Extracts from Drawing 23.2407.105 P2 by PLC Architects

### KEY

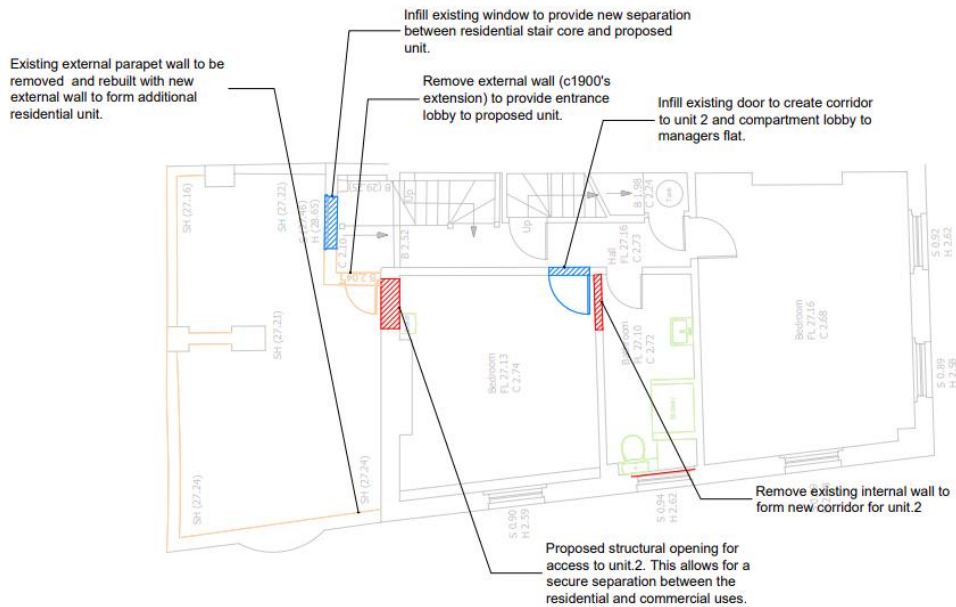
-  Low heritage impact
-  Low / Medium heritage impact
-  Areas effecting the original fabric
-  Additional infill to the original fabric
-  Existing underlay



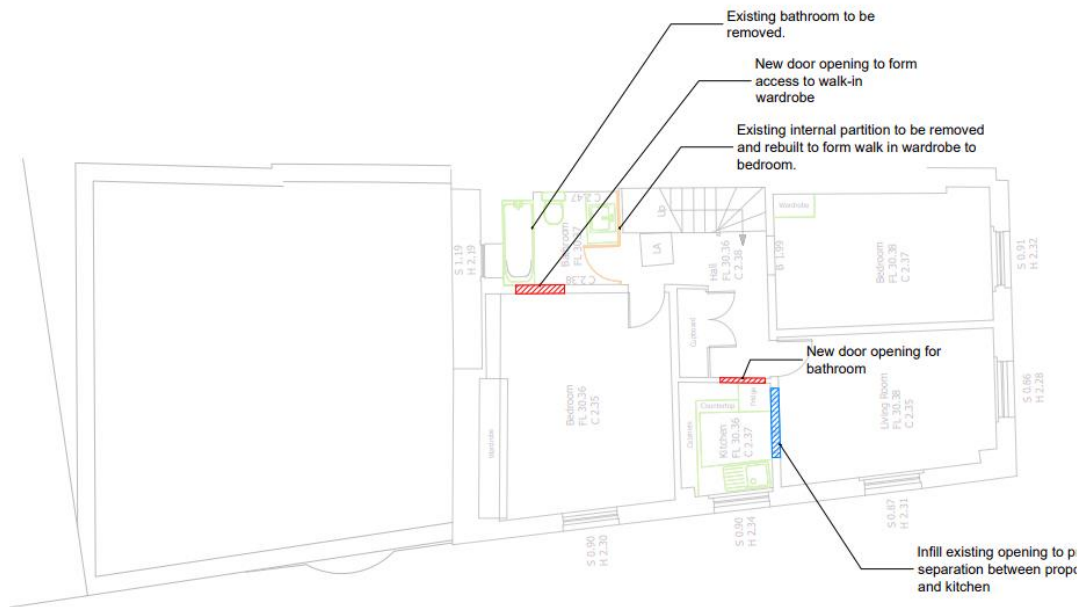
### Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan