
Fuller Long

Heritage Statement

10 Thanet Street
London
WC1H 9QL

Date: 29.06.2023

Written by: Hannah Walker

Ref: FL12260

hello@fullerlong.com
0808 164 1288
fullerlong.com



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1.0

INTRODUCTION

- 1.1 The following Heritage Statement has been prepared in support of applications for planning permission and listed building consent at no.10 Thanet Street, London WC1H 9QL.
- 1.2 The building is Grade II listed and situated in the Bloomsbury Conservation Area. The building is currently laid out as two separate flats and the proposals are for the conversion of the building back to a single family dwelling. The interior of the house will be fully refurbished, alongside a new single storey rear addition at lower ground floor level.
- 1.3 A Certificate of Lawfulness Proposed (2023/0430/P) was granted on 2 April 2023 for the amalgamation of the two flats within the building into a single dwellinghouse.
- 1.4 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this Statement is to define the significance of the listed building and its contribution to the conservation area. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding Bloomsbury Conservation Area.
- 1.5 This document has been produced using desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context. It should be read in conjunction with the drawings and supporting information prepared by insideout.
- 1.6 The Statement will demonstrate that the proposals will significantly enhance the special architectural and historic interest of the listed building through its reversion to a single family house. The associated reinstatement, repair and refurbishment works will also enhance the significance and special interest of the listed building, which is in particularly poor condition at lower ground floor level.

2.0

SITE AND SURROUNDINGS

2.1

Thanet Street is located in a residential enclave to the south of the Kings Cross section of Euston Road. It runs in a north-south alignment connecting Hastings Street in the north with Leigh Street in the south.

2.2

The application building forms part of a terrace of ten houses dating from the c.1820-22. No.10 is of two main storeys set above a lower ground floor. The building is constructed of yellow stock brick, with stucco facing at lower ground and ground floor levels.

2.3

The terrace of listed buildings at nos.8-17 are the earliest surviving buildings on Thanet Street and are very modest in scale. The surrounding development is much larger and bulkier, consisting of a mixture of Edwardian commercial development and mansion blocks. The 9 storey Medway Court dominates the junction of Thanet Street and Leigh Street and is prominent in views looking south. A 1970s infill building by Maguire and Murray sits on the east side of the street at no.70. The open space to the north of Medway Court provides some visual relief within the townscape and allow for views through to the rear facades of the early 19th century buildings along the west side of Judd Street.

Heritage Designations

2.4

Noss.8-17 (consecutive) Thanet Street were Grade II listed on 19 November 1970. The description indicates that the buildings were listed for group value and reads as follows:

TQ3082NW THANET STREET 798-1/90/1604 (East side) 19/11/70 Nos.8-17 (Consecutive) and attached railings

GV II

Terrace of 10 houses. c1820-22. Probably by James Burton. Yellow stock brick (No.8 painted) with stucco ground floors (Nos 8-11 and 16 rusticated). Stucco bands at 1st floor level and parapets. 2 storeys and basements. 2 windows each; No.13 with extra, central blind window and segmental-arched mews entrance. Round-arched ground floor openings. Doorways with pilaster-jambs carrying cornice-heads; fanlights (nos. 8, 10, 13 & 15 patterned) and panelled doors (No.8, C20). Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies (except No.17). 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: 87).

2.0

SITE AND SURROUNDINGS

2.5

The area immediately surrounding the application site contains a number of statutorily listed buildings. To the south are the late Georgian houses at no.12-19 Leigh Street, although these are situated some distance away from the application site and consequently do not form part of its immediate setting. The terrace on the western side of Judd Street at nos.87-103 are Grade II listed and form part of the setting to the rear of the house.

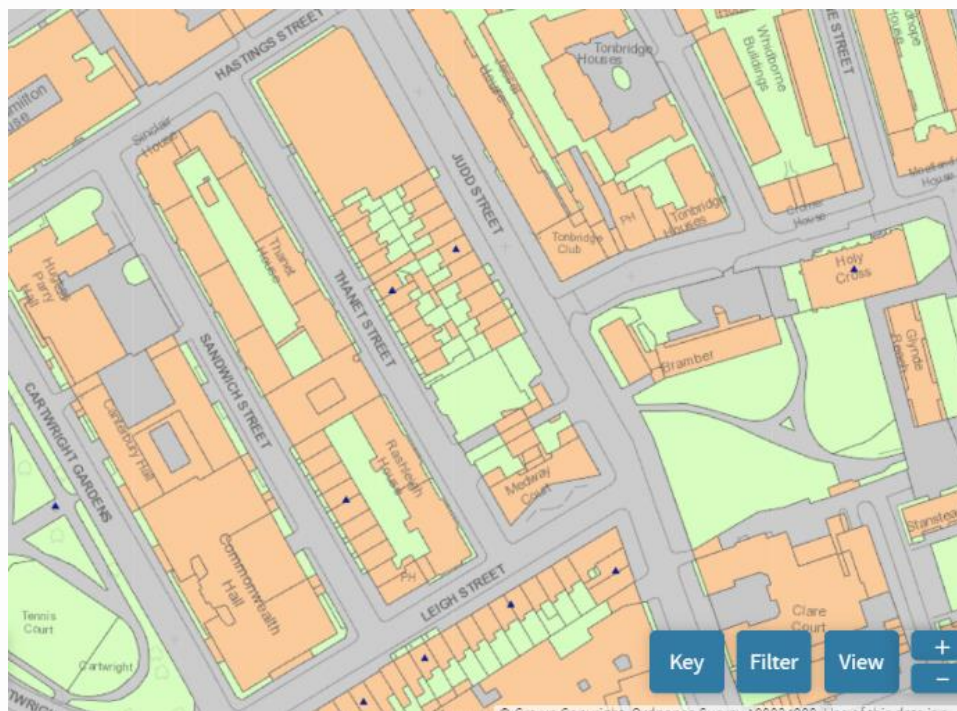


Figure 1 Historic England's map denoting statutorily listed buildings with blue triangles.

2.0

SITE AND SURROUNDINGS

2.6

The application site is located in the Bloomsbury Conservation Area which was first designated in 1968. The conservation area is notable as an exemplary example of Georgian town planning with its layout of garden squares and inter-related streets and mews. Despite its size, it also displays a notable consistency in terms of its street pattern, spatial character and predominant building forms.

2.7

The Bloomsbury Conservation Area is very large and consequently is divided into 14 separate character areas. Thanet Street is located within **Sub Area 13: Cartwright Gardens/Argyle Square**. This is situated in the northern section of the conservation area and is focused upon two Georgian set piece compositions – the crescent of Cartwright Gardens to the west and Argyle Square to the east. As well as its Georgian terraces, the Sub Area also includes the large early 20th century buildings which line the southern side of Bidborough Street, Argyle Primary School, built in 1902 for the London School Board and several areas of good quality late Victorian and Edwardian mansion blocks around the fringes of the Sub Area.

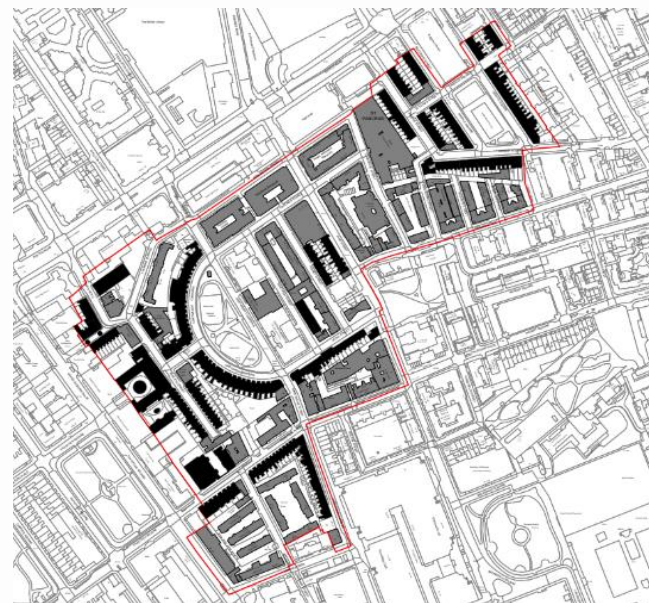


Figure 2 Sub Area 13 of the Bloomsbury Conservation Area.

2.0

SITE AND SURROUNDINGS

2.8

The Bloomsbury Conservation Area Appraisal and Management Plan was adopted on 18 April 2011. In relation to the overall character of Sub Area 13 the Appraisal notes that:

The interest of this sub area derives from the formal early 19th century street pattern and layout of open spaces, and the relatively intact surviving terraces of houses. Developed mainly by James Burton, it was one of the later areas of Bloomsbury to be completed, and in its early 19th century parts retains a remarkably uniform streetscape. The mature trees to be found in the large formal gardens soften the urban area and provide a foil for the built environment in the summer months (para 5.225).

The earlier 19th century properties tend to be three or four storeys in height, adhering to classical proportions, with taller, grander buildings facing the open spaces. Other common features include timber sash windows with slender glazing bars, which are taller on the first-floor windows at piano nobile level, and decrease in height with each storey above; arched doors and ground-floor windows with delicate fanlights and arched motifs, intricate iron balconies, cast-iron front boundary railings, and roofs concealed behind parapets (para 5.228).

2.9

With regard to patterns of use within Sub Area 13, the Appraisal confirms notes that:

The original residential character of the earlier 19th century area in large part disappeared during the 20th century, due to the migration of residents to outer London suburbs. The area became dominated by a mix of hotel and bed-and-breakfast uses, student accommodation and offices. However, with the coming of the 21st century, a scattering of properties are beginning to be converted back to single family dwellings. Notwithstanding use issues, there remains a striking uniformity and sense of repetition in the townscape, with townhouses of consistent form, plot width, and architectural treatment including detailing and materials (for instance the use of London Stock brick, stucco decoration, timber joinery and slated roofs) (para 5.227).

2.10

A fuller description and assessment of the architectural and historic significance of the listed building is contained at Section 5 of this Statement.

3.0

RELEVANT PLANNING HISTORY

2022

A Certificate of Lawfulness Proposed (2023/0430/P) was granted on 3 April 2023 for 'Amalgamation of two flats into a single dwellinghouse (Class C3).'

1989

A Certificate of Lawfulness (Existing) (8800515) was granted on 10 January 1989 for 'Established Use Certificate in respect of the basement and top maisonette as separate flats (Affidavits submitted - no plans).'

1974

Planning permission (18825) was granted on 15 October 1974 for 'The alteration of the rear elevation by the enlargement of a second floor window, the replacement of the basement ' windows by a smaller window and the provision of a new soil stock and rain water pipe.'

Listed Building Consent (HB807) was granted on 15 October 1974 for 'Internal alterations to provide a new lavatory on the second floor at 10 Thanet Street W.C.1. and the alteration of the rear elevation by the enlargement of a second floor window, the replacement of the basement sash window by a smaller sash window and a louvred window, and the provision of a new soil stack and rain water pipe.'

Planning permission (CTP18519) was granted on 23 July 1974 for 'The enlargement of the existing basement front window by renewing the existing and installing 2 new sash windows on either side and a new reinforced concrete lintel above.'

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.1 Thanet Street was developed on land which formed part of the Skinners' Company's Estate. Roque's map of 1746 shows the open land of Lambs Conduit Fields sitting to the north of the built-up area of London, which during this period stopped abruptly at Great Ormond Street. Notable features include the Foundling Hospital to the SE, with its two adjacent burial grounds and to the north, Bowling Green House. This had two bowling greens and served refreshments, attracting day trippers. An advertisement of 1756 notes that *"The Bowling Green House, near the Foundling Hospital, commands an extensive and pleasant prospect, and is fitted up in a genteel manner, with great alterations. Tea, coffee and hot loaves every day."* (Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood, London County Council 1952).
- 4.2 Horwood's map of 1799 shows little change to the area, although development had begun to the north of Euston Road and to the east of Gray's Inn Road where rows of terraced houses were laid out across formerly open ground.



Figures 3 & 4 Roque's map of 1746 (left) and Horwood's map of 1799 (right).

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

4.3 The continued expansion of the Foundling Estate to the south during the early years of the 19th century precipitated development on the Skinners' Company Estate, which leased its land to James Burton in 1807. The first houses were erected on Thanet Street in 1812, with a further 12 in place by 1820. By 1822 a further 30 dwellings had been built and the street was complete and occupied. Up until 1826 it was known as Lancaster Street before adopting its current name.

4.4 Figure 5 shows the layout of the Skinners' Company Estate and its relationship to earlier field boundaries and Bowling Green House, with Thanet Street laid out to the south of the house and the larger bowling green.

4.5 The houses on Thanet Street are notable for their modest scale, built as workmen's cottages, in contrast to the larger, higher status houses which lined grand set piece compositions such as Cartwright Gardens to the west.

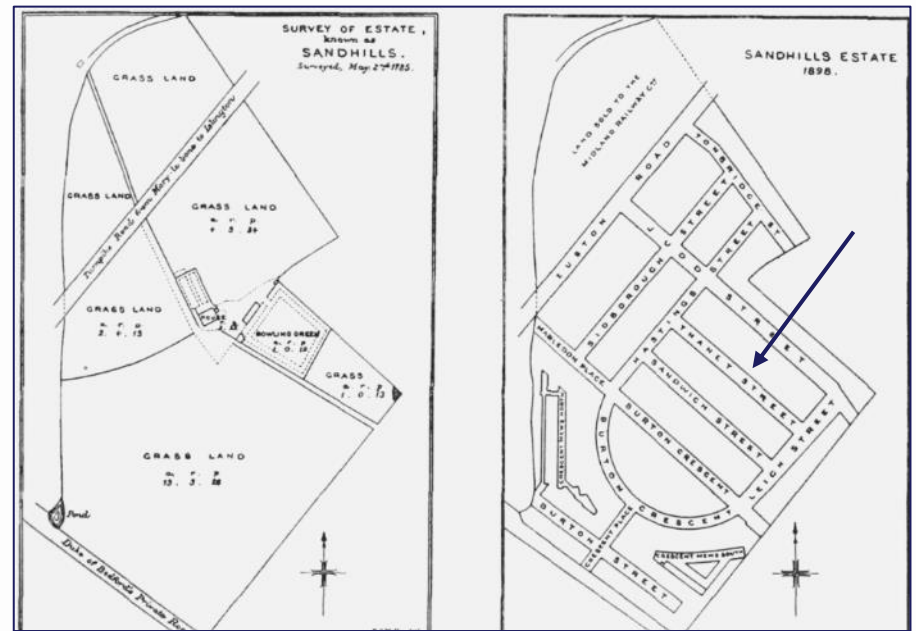


Figure 5 Map of the Skinners' Company Estate prior to, and after its laying out with new roads (Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood, London County Council 1952).

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.6 Greenwood's map of 1828 shows the dramatic change in the area which took place during the first decades of the 19th century with most of the area to the south of Euston Road filled with terraced housing, punctuated by landscaped squares. The area to the east of Tonbridge Street, where Argyle Square would eventually be laid out, remained undeveloped at this time.



Figure 6 Greenwood's map of 1828.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.7 The 1871-74 Ordnance Survey map shows Thanet Street lined with terraced houses on both sides. A feature along the street are the access points to mews buildings at the rear of the terrace. On the eastern side these were between nos.6 & 7, nos.13 & 14 and nos.18 & 19. The arched entrance between nos.13 and 14 survives today, with a cobbled finish to the street and attractive timber doors.



Figures 7 & 8 The 1871-74 Ordnance Survey map (left) and the 1894 Ordnance Survey map (right).

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

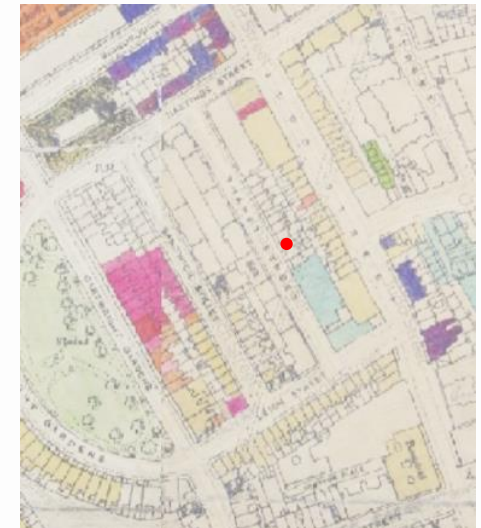
- 4.8 The houses on Thanet Street were built for the upper end of the working class. Charles Booth's poverty map produced as part of his *Inquiry into Life and Labour in London (1886-1903)* shows a remarkably mixed social picture in this part of Bloomsbury. Thanet Street is shown marked in light pink, denoting 'Mixed – some comfortable, others poor', set amongst areas of red indicating 'Middle class. Well to do' along some of the main roads such as Judd Street and Tavistock Place. The high status, upper class terraces on Tavistock Square and Gordon Square, marked in yellow are in sharp contrast to the pockets of poverty marked in blue and black to the rear of Cartwright Gardens.
- 4.9 By 1894 a public house is shown on the west side of Thanet Street and a number of houses have been replaced by a School for Girls and Infants.



Figure 9 Booth's poverty map produced as part of his *Inquiry into Life and Labour in London (1896-1903)*.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.10 The 1913 Ordnance Survey map shows fairly dramatic changes to Thanet Street during the first decade of the 20th century. The houses at the northern end of the street had been replaced by a large L shaped block which also had frontages to Hastings Street and Judd Street. The houses on the western side of Thanet Street had been wholly replaced by a series of mansion blocks, leaving only the earlier school building in place.



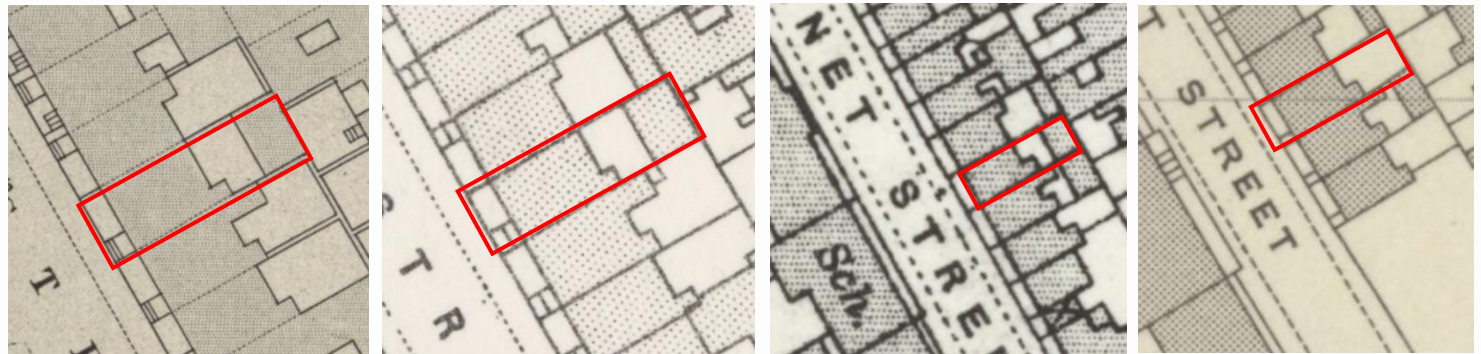
Figures 10-12 (left to right) The 1913 Ordnance Survey map, the 1951 Ordnance Survey map and the LCC Bomb Damage Map 1945.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

4.11 The LCC's Bomb Damage maps show the impact of World War II bombing on Thanet Street and its surrounding streets. The block at the southern end of the Thanet Street is marked in light blue, indicating a designated clearance area. Presumably the original houses here had already been replaced by a larger block, prior to World War II. The 1951 Ordnance Survey shows the condition of Thanet Street after the war, with the site at the southern end of Thanet Street and Judd Street shown as cleared and annotated 'Ruins'.

Development of the application site

4.12 The 1871-74 OS map shows no.10 with a small projection at the rear, to the southern section of the façade. There is also a large, detached structure shown at the end of the garden. The layout of the site remains the same at least as late as 1913. By the time of the 1951 OS map the structure at the end of the garden has been removed.



Figures 13-16 (left to right) Details of the 1871-74, 1894, 1913 and 1951 Ordnance Survey maps.

5.0

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.10 Thanet Street and the Bloomsbury 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.*

5.0

SIGNIFICANCE OF THE SITE

- 5.4 In assessing the significance of no.10 Thanet 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 terrace of ten houses on the east side of Thanet Street. The building is of two main storeys, set above a lower ground floor level. It is set back behind a shallow lightwell which is surrounded by painted iron railings.
- 5.6 The front façade is constructed of yellow stock brick with rusticated stucco at ground floor level and smooth render beneath to the lower ground floor, providing a visual base to the composition. The front elevation is two window bays wide, lighting the front room at each floor level, with the entrance bay to the south. Here there is a painted timber door, set within an arched opening in the stucco, beneath a decorative fanlight. Adjacent to this the window which lights the ground floor front room has an arched head, echoing the shape of the entrance door and fanlight.
- 5.7 The upper part of the façade is a simple and well-proportioned composition, with a pair of painted timber sash windows to the 1st floor set beneath flat gauged brick window heads. The windows have a 6 over 6 arrangement and no sash horns. Set in front of each window is a shallow decorative cast iron balcony.
- 5.8 At lower ground floor level the original single sash window, set with a curved opening, was replaced in 1974 by the current arrangement of a central sash, and two smaller flanking windows, all set beneath a flat lintel.



Figure 17 A view of the houses at nos.8-17 Thanet Street looking south.

5.0

SIGNIFICANCE OF THE SITE

- 5.9 The roofscape of the building is concealed behind the brickwork parapet which has a flat render band where there would likely have once been more articulation or a stepped cornice. This has a traditional valley form, with pitches that slope towards a central valley gutter. The party wall divisions between each property are just visible from the street, where the upper parts of the brickwork chimneys and their clay pots can be seen.
- 5.10 The building shares common characteristics with the other early Georgian houses which line the east side of Thanet Street, providing a sense of architectural cohesion to the terrace. This includes their height, scale and building line, consistent parapet height and the repetition of features such as gauged brick window heads, 6 over 6 timber sashes and cast iron 1st floor balconies. The terrace has a long, low slung character due to its modest height, emphasised by the consistent parapet line, rendered parapet band and the strong visual distinction between the stucco ground floor and the brickwork above. To the ground floor the painted iron railings which bound each lightwell provide a unified and consistent appearance at pavement level. The consistent front façade of the terrace creates enclosure to the street, although this is far less than the tall Edwardian mansion blocks which characterise the western side of Thanet Street. Alongside this, the relatively narrow plot widths and closely spaced bays of windows creates a fine urban grain.
- 5.11 Overall, the front façade of the building and the wider terrace is of high architectural and historic significance. The buildings are the only survivors of a more complete group of early 19th century houses which lined both sides of Thanet Street, but still retain a demonstrable sense of architectural unity and coherence.
- 5.12 The rear façade of the building is constructed of yellow stock brick, with a rendered and painted finish at lower ground floor level and part of the ground floor. The valley roof profile is expressed in the brickwork of the rear façade which is an attractive feature. The brickwork elements of the façade have been very crudely repointed with cement mortar which is buttered over the face of the brickwork. This detracts from the original character of the building.

5.0

SIGNIFICANCE OF THE SITE



Figures 18 & 19 (left to right) The ground floor frontage of the house and the rear façade.

5.0

SIGNIFICANCE OF THE SITE

- 5.13 The façade is two bays wide and has a typical arrangement of offset windows. Where these remain in their original form the openings are set beneath slightly crude arched window heads. There are painted timber 6 over 6 sashes to the rear 1st floor room and to the ground/1st floor half landing on the main staircase. Elsewhere the original openings have all been modified. The original window to the rear ground floor room has been replaced with a door opening and a modern French door set has been installed to the rear room at lower ground floor level. A modern window with a toplight has been installed to the southern section of the lower ground floor façade, presumably when the main ground to lower ground floor staircase was removed (see below). An original brick head can still be seen above this, where there would likely have been a door providing access from the half landing area out into the rear garden.
- 5.14 The ground floor door provides access to a small balcony area, with steps leading down into the rear garden. This is modern in character and constructed of painted metal. The downpipes and SVP on the rear façade are all modern plastic.
- 5.15 Overall, the late Georgian proportions and character of the rear elevation have been undermined by the later alterations which it has sustained, notably the small 2nd floor bathroom window, the modifications to the original fenestration at ground to lower ground floor half landing within the main stair compartment and the crude modern repointing. The variety of fenestration also reduces its architectural and aesthetic significance, creating a sense of discordance. Overall, the rear façade and the rear additions to the building lack the quality and coherence of the front facade, being of only limited architectural value.
- 5.16 To the rear of the house is a garden area which is currently in poor condition and mostly hard landscaped. This is bounded by tall brick walls – the party boundary walls to the north and south appear to be original, with evidence of later repairs and reconstruction, particularly over the upper parts.
- 5.17 There are no public realm views of the rear facades of the houses on Thanet Street. Views from Judd Street across the open space to the south do not pick up the rear elevation of the application building.

5.0

SIGNIFICANCE OF THE SITE



Figures 20 & 21 The rear garden as viewed from the rear staircase (top left) and the party boundary wall with no.11 to the north, which is in poor condition and has evidence of several phases of building (bottom right).

5.0

SIGNIFICANCE OF THE SITE

Interior

- 5.18 The layout of no.10 Thanet Street originally conformed to the typical London terraced house typology, where a two room deep plan form is arranged off a stair compartment situated adjacent to the party wall. Consistent with the hierarchy of status within houses of this period, the principal space here is at ground floor level, with areas of secondary importance to the 1st floor and lower ground floor. Due to the size and status of the house there were unlikely to be live in servants.
- 5.19 The house was subdivided into two flats during the 1980s. A separate unit was created within the lower ground floor and the main ground to lower ground floor staircase was removed. A further unit was created over the ground and 1st floors. This has had a significant impact upon the historic and architectural integrity of the listed building, removing its key vertical circulation and isolating the lower ground floor from the remainder of the house.
- 5.20 The retained upper portion of the main staircase has a closed string and simple square section balusters and a modest moulded newel post. The first section of the staircase rising from ground to ground/1st floor half landing level has had a partition installed around the balusters and beneath the upper section of this part of the staircase, creating a WC.
- #### **Lower Ground Floor**
- 5.21 The layout of the lower ground floor has been significantly altered as part of the subdivision of the house, notably through the removal of the lower part of the main staircase and the creation of a room across the width of the rear part of the house. The joinery and doors are all modern and modern cornicing has been installed throughout, running around modern cupboards and projections. A modern fire surround has been installed to the chimney breast in the rear room, along with extensive areas of modern shelving. To the front of the plan is the main front room and the adjacent hallway leading from the door into the front lightwell.
- 5.22 The lower ground floor fabric and finishes are in very poor condition. Given the extent of modern alterations, particularly alongside the loss of the main ground staircase, this part of the building is of low significance.

5.0

SIGNIFICANCE OF THE SITE



Figures 22-24 (left to right) Original architrave to the front room door opening, a historic door in the same opening, the front arched window which is likely original, with slender glazing bars.

5.0

SIGNIFICANCE OF THE SITE



Figures 25 & 26 The ground to 1st floor main staircase and the WC created beneath the main staircase as part of the conversion of the building to flats.

5.0

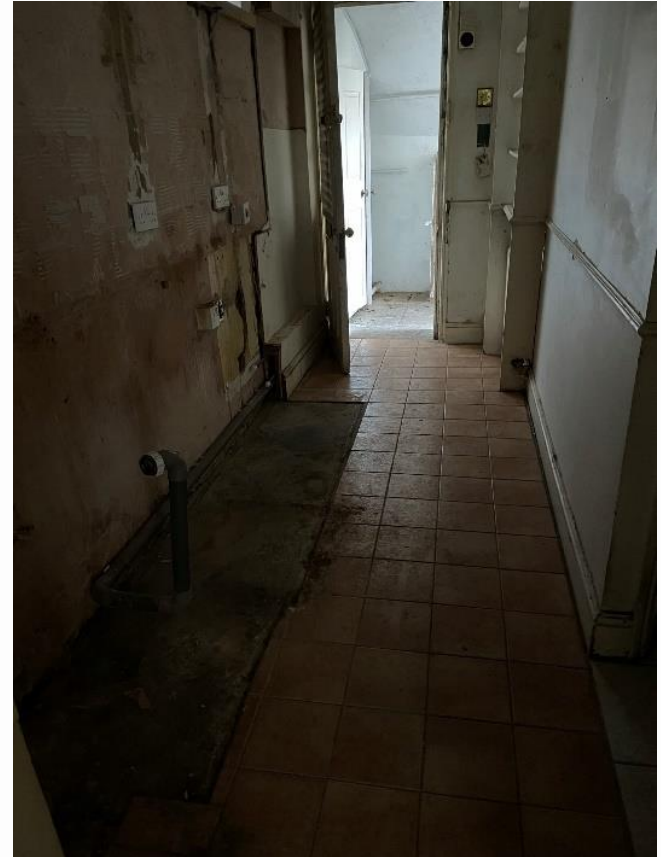
SIGNIFICANCE OF THE SITE



Figures 27 & 28 Modern cornicing and a crude, poor quality modern fire surround in the rear room at lower ground floor level (left) and modern doors within the same space (right).

5.0

SIGNIFICANCE OF THE SITE



Figures 29 & 30 A view of the front room at lower ground floor level (left) and the adjacent lower ground floor hallway (right).

5.0

SIGNIFICANCE OF THE SITE



Figures 31 & 32 Original cornice within the ground floor hallway (top left) and a view through the ground floor from the rear to the front (bottom right).

5.0

SIGNIFICANCE OF THE SITE

5.23 Beneath the pavement there are two arched vaults. These retain their brickwork internal finish but are in poor condition and currently used for ad hoc storage.

Ground Floor

5.24 The building largely retains its original floor plan and spatial quality at this floor level, with a front and rear room and adjacent hallway and main staircase. There is a modern opening in the spine wall between the front and rear rooms.

5.25 There is original cornicing to the ground floor hallway which has been heavily overpainted, as well as original skirtings and architrave to the door opening into the front room. There is a modern, varnished timber fire surround to the front room with no insert, alongside modern shelving to the adjacent alcoves. The four panelled door into the front room is of some age but has had its paintwork removed and the room side of the opening has a modern architrave. There is modern skirting to the front and rear rooms, alongside simple modern cornicing.

5.26 The rear room has a modern fitted kitchen with modern flooring. The cabinetry has been run in front of the chimneybreast, concealing the flanking alcoves.

1st Floor

5.27 The plan form and spatial quality of this part of the building remains in what appears to be its original condition. There is a large opening in the spine wall, linking the front and rear rooms. This is not original to the house, which would have had two distinct rooms at this floor level, as survives to other houses within the terrace. However, the architrave is convincing and matches the presumably original example on the door opening from the landing into the rear room.

5.0

SIGNIFICANCE OF THE SITE



Figures 33 & 34 The front room at 1st floor level (left) and the bathroom in the upper part of the stair compartment, added in 1974 (right).

5.0

SIGNIFICANCE OF THE SITE



Figures 35 -37 A historic door into the 1st floor front room (left) , original architrave and skirting at 1st floor level (right)

5.0

SIGNIFICANCE OF THE SITE

5.28

The front room has an original fireplace with roundels and there are original skirtings, architraves and cornicing throughout the 1st floor spaces. The doors into the front and rear rooms from the stair compartment are historic, with four panels but have also been stripped of their traditional paintwork finish.

5.29

2nd Floor

A small bathroom was created from the upper section of the main staircase in 1974, when a new small window to light the space was inserted into the upper part of the rear façade. To a degree this has disrupted the spatial quality of the upper part of the stair compartment. However, the new stairs up to this part of the building have been designed to match the lower section of the stair and have an authentic appearance, which creates a sense of visual and architectural coherence.

5.30

Values and significance

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 provides us with little in the way of unique evidence about past human experience. The building dates from the early 19th century and is one of many very similar properties built in London at this time. Whilst the house does reflect life as part of the higher echelons of working class life during the period, beyond that it provides little unique insight.

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."*

5.0

SIGNIFICANCE OF THE SITE

5.30 cont'd

The building forms part of the historic local scene in this part of Bloomsbury and has been a feature of the townscape for around 200 years. The building has historical value in terms of illustrating the transformation of the area from open fields to a mixed character inner suburb by the mid 19th century. The conversion of the house to two separate flats in the 1980s has significantly detracted from the historic value of the building as a modest single family house.

The building retains little of its original setting of early 19th century houses due to the extensive replacement of the original houses on Thanet Street with large, bulky mansion blocks and commercial development in the Edwardian period and post WWII clearance. The building and the wider terrace therefore have historic interest as a surviving fragment of the first phase of development within the area.

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, solid early 19th century terraced house. It is constructed of typical materials of the period, including brickwork and stucco, and reflects Georgian principles of scale and proportion. The building has townscape value due to its group setting, its shared height and building line, as well as the repetition of features such as its stucco lower floors and pattern of window bays. Internally the building retains a good sense of its original plan form and spatial quality at ground and 1st floor level, however the lower ground floor has a very low grade, modern character and has suffered from the removal of the base of the main staircase. There are a range of surviving historic features, including cornice, skirtings, architraves and doors, all of which are at ground and 1st floor levels.

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."*

5.0

SIGNIFICANCE OF THE SITE

5.30 cont'd

The building has communal value in so far as it has been part of the local scene for around 200 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

5.31

In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Bloomsbury. It reflects, to a small degree, the transformation of the area from open fields beyond the city confines in the late 18th century to a mixed inner suburb by the mid 19th. The building retains a sense of its original plan form and spatial quality at ground and 1st floor levels, however the lower ground floor has been significantly altered. The subdivision of the building to flats in the 1980s has had a substantial impact upon its integrity, severing the lower ground floor from the remainder of the house.

5.32

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 Thanet Street and this part of the Bloomsbury Conservation Area. The wider group of buildings has group value, townscape interest and historic merit. Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

5.33

The rear parts of the buildings are of less significance than the front façade, due in part to the original lesser status accorded to the rear façade. However, its significance is also diminished due to the degree of alteration which it has sustained and the lack of architectural coherence. Internally the building is of moderate significance in some areas, notably at 1st floor level where there is more survival of historic features. Due to the extensive nature of its modern fabric and finishes, and the loss of its original plan form and connection to the upper storeys, the lower ground floor makes little contribution to the significance of the listed building.

6.0

PLANNING POLICY AND GUIDANCE

National Planning Policy & Legislation

6.1

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.”

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

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

National Planning Policy Framework 2021

6.2

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

Paragraph 194

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

Paragraph 195

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

6.0

PLANNING POLICY CONTEXT

6.2 cont'd

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

6.3

Camden's Local Plan was adopted on 3 July 2017. Various policies must be taken into consideration when assessing the impact of the proposals. Only the relevant parts of the policies have been cited below.

Policy D1 – Design

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

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.

6.0**PLANNING POLICY CONTEXT**

6.3 cont'd

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:

- 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."*

6.0

PLANNING POLICY CONTEXT

6.4

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

The Conservation Area Statement has a number of policies which are relevant.

Para 5.28

Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

Para 5.29

High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.

Para 5.31

Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of terraced forms and the prevailing scale, mass, form and rhythm created by the historic pattern of development. The appraisal has demonstrated that a high quality successful modern design can be accommodated and enhance the Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

Para 5.33

In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

6.0

PLANNING POLICY CONTEXT

6.5

Camden SPG Home Improvements (2021)

2.1.1 Rear Extensions

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*
- *Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.*

6.6

Camden SPG Design (2021)

Para 3.22

In assessing applications for listed building consent we have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We will consider the impact of proposals on the historic significance of the building, including its features, such as:

- *original and historic materials and architectural features;*
- *original layout of rooms;*
- *structural integrity; and*
- *character and appearance.*

Para 3.23

We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.

6.6 cont'd

Para 3.24

Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. In addition to listed building consent, some proposals may also require planning permission. These applications should be submitted together and will be assessed concurrently.

Para 4.10

Rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

Height of rear extensions**Para 4.12**

In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.

6.0**PLANNING POLICY CONTEXT**

6.6 cont'd

Width of rear extensions**Para 4.14**

The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

6.7

The London Plan 2021

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.

7.0

ASSESSMENT OF THE PROPOSALS

7.1 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 special architectural and historic interest of the listed building, as well as the character and appearance of the surrounding Bloomsbury Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

Reinstatement of the building as a single family house

7.2 The proposals are for the reinstatement of the building as a single family house, de-converting it from its current arrangement as two separate flats. The house is currently in particularly poor condition at lower ground floor level and alongside the conversion itself, a full programme of repair and refurbishment will be undertaken. The works also include the erection of a rear extension at lower ground floor level, as well as a number of minor plan form changes at lower ground and 1st floor levels.

7.3 Planning permission (2020/0430/P) was granted on 3 April 2023 for the amalgamation of the two flats at no.10 Thanet Street into a single dwellinghouse. The best use for a historic building is generally the one from which it was designed and constructed. No.10 Thanet Street is a modest, but attractive early 19th century house, forming part of a wider residential terrace. Its reinstatement as a single home, and refurbishment works to reintroduce key elements of its plan form, such as the ground to lower ground section of the main staircase, will demonstrably enhance its special architectural and historic interest. The conversion of the building back to a single dwelling is in line with a significant number of similar conversions throughout Bloomsbury, where subdivided properties have been reinstated as family homes, and this will be beneficial in terms of enhancing and reinforcing the original residential character of Thanet Street.

7.4 The property is in new ownership and the applicant intends to modernise the interior of the building. This will include the removal of modern fittings and finishes, including kitchen and bathrooms, as well as shelving units, fitted cupboards and later added boxing-in of services. The house's mechanical, electrical and plumbing systems will also be renewed, in line with modern regulations and in order to improve its sustainability credentials.

7.0**ASSESSMENT OF THE PROPOSALS**

External Alterations**Rear extension**

- 7.5 A modest rear extension, with a projection of 2.5m, is proposed at lower ground floor level. The house has a flat rear façade and the extension will be rectilinear, spanning the width of the site. This is considered an appropriate response to the layout and form of the original house.
- 7.6 The lower ground floor façade has been heavily altered, with the application of painted render to the brickwork, the installation of modern fenestration and the crude blocking up of the original ground to lower ground floor half landing staircase window. Consequently, the proposed rear extension will not obscure any architectural features or historic fabric.
- 7.7 Due to the high ground levels to the rear of the building, the proposed extension will be partially sunk into the ground, minimising its visual impact. It will have a simple design, with a flat zinc clad roof. Only a small proportion of its rear façade will be visible, and this will have a render finish, with a pair of painted timber sash windows, which reflect the character and proportions of those on the upper storeys of the house.
- 7.8 At present there is a metal staircase which provides access from the doorway at ground floor level into the garden. It is intended to maintain this circulation route. A walkway will be created across the roof of the proposed lower ground floor extension, leading to a simple metal staircase down to garden level. The steps will be in a similar position to the existing flight, adjacent to the party garden wall with no.11. In order to ensure the privacy of neighbouring properties, a 1.8m high privacy screen, constructed of horizontally laid timber will be introduced onto each boundary. The built context to the rear of the terrace is highly varied, with a heterogeneous collection of rear additions and hard landscaping to the rear gardens. The proposed privacy screens will be set at low level and will rise no higher than the mid point of the ground floor window openings, ensuring that they are not visually dominant. In design terms these will be appropriate within their rear garden context, having the appearance of a lightweight trellis.

7.0

ASSESSMENT OF THE PROPOSALS

7.9

The proposed extension will sit comfortably in relation to other development along the terrace, where a significant number of the houses already have extensions at lower ground floor level. The character at the rear of the terrace is diverse, with no consistent pattern to the additions, which display are varied in terms of their form, architectural style, footprint and materiality.



Figure 38 An aerial view of the rear of the listed terrace along Thanet Street showing the variety of form, height and footprint to the rear additions.

7.0

ASSESSMENT OF THE PROPOSALS

7.10

Planning permission (2015/3338/P) and listed building consent (2015/3909/L) were granted in October 2015 at no.8 Thanet Street for a full width, contemporary lower ground floor extension, including the substantial removal of the original rear wall of the building in order to connect the extension with the rear lower ground floor room. This permission also allowed for an ensuite bathroom in the same position at the front of the property as is proposed here (see paragraphs 7.31-7.32 of this statement).

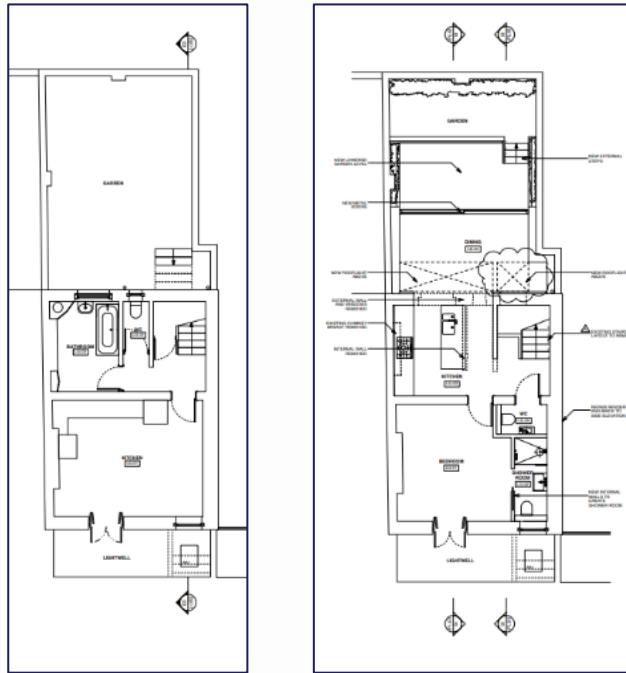


Figure 39 Existing and proposed (left) lower ground floor drawings for no.8 Thanet Street - planning and listed building consent applications 2015/3338/P and 2015/3909/L. A view looking south towards the lower ground floor extension at no.8 Thanet Street (right), which has a contemporary, flat roofed design.

7.0

ASSESSMENT OF THE PROPOSALS

7.11

Directly adjacent to the site, no.11 Thanet Street has a part width, but full depth lower ground floor extension, in a contemporary style, granted planning permission and listed building consent in July 1995. Beyond that, no.12 Thanet Street has full site coverage at lower ground floor level, with a historic, pitched roof structure filling the end of its garden, as well as part of the end of the garden to no.13. This is presumably a vestige of the stabling areas to the rear of the terrace which were accessed via the large arched opening in the front façade of no.13 and which can be seen on the historic maps at Figures 7 and 8. Smaller scaled built form links this historic structure back to the main house at both nos.12 and 13. There are also full width single storey structures at no.14 (granted February 1983), 15 (granted December 2006) and 16 (granted July 1987), with no.14 also having a part width ground floor addition. No.17 has a part width extension which fills the full depth of the site (granted February 2005).

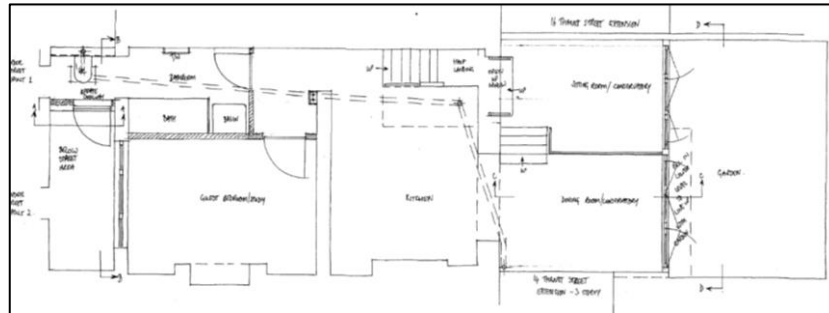


Figure 40 The approved lower ground floor layout at no.15 Thanet Street (left) - planning and listed building consent applications 2006/4473/P and 2006/4474/L. A view looking north showing the highly contemporary extension at no.11 Thanet Street and the structures to the rear of no.12 Thanet Street which fill the depth of the site.

7.0**ASSESSMENT OF THE PROPOSALS**

Front elevation

- 7.12 The front elevation will maintain its current overall appearance, with repair and redecoration to the front lightwell and front entrance railings, as well as the overhaul of the existing sash windows.

Roof

- 7.13 Four solar panels are proposed for the valley roof. These will not be visible due to the height of the building and the position of the rear parapet wall.

Garden wall

- 7.14 The existing party wall with no.11 Thanet Street is in very poor condition and requires urgent attention in order to restore its stability and ensure its long-term survival. It is proposed to carefully take down the existing wall and set aside the bricks for reuse. A new stable foundation for the wall will be created, with the brickwork reconstructed to the same height and design. The brickwork will be laid and pointed with lime-based mortar, using a traditional flush joint.

Internal Alterations**Lower Ground Floor**

- 7.15 The lower ground floor has been in use as a separate flat for several decades and is in very poor condition when compared with the upper floors of the house. The layout of the lower ground floor was altered when the main staircase was removed, with the creation of one single room spanning the rear part of the house, rather than a traditional rear room and adjacent stair compartment. There is also extensive evidence of modern fabric and finishes, including pink gypsum plaster and poor quality joinery items such as cupboards, shelves, doors, skirtings and architraves. The floor structure itself has been replaced with a modern concrete slab. No original features survive at this floor level.

7.0**ASSESSMENT OF THE PROPOSALS**

- 7.16 The lower ground floor is originally an area of lower significance within the overall context of a building of this age and character and given the degree to which it has been unsympathetically altered in terms of floor plan, spatial quality, finishes and features, it now makes little contribution to the special interest of the listed building.
- 7.17 The proposed reinstatement of the ground to lower ground floor staircase will have a significant beneficial impact upon the character, plan form and spatial quality of this part of the building. The staircase will match the construction and appearance of a typical staircase in this location, with timber treads and risers, alongside a simple handrail and square section balusters. The proposed reinstatement of the staircase will also reintroduce a separate stair compartment at the rear of the house, which will reinforce the original plan form of the listed building. The reconnection of the lower ground floor with the upper floors of the house will significantly restore its authenticity and legibility, through the reinstatement of its correct vertical circulation pattern – a relationship which was severed when the building was converted to flats. A small WC will be incorporated beneath the staircase, utilising the void which will be created here.
- 7.18 The front room will be reinstated to its correct proportions, with the removal of the current wall between it and the adjacent modern shower room. The chimneybreast will be reinstated, with a new appropriately detailed fire surround, to provide a traditional focus for the space. Within the front room fitted cupboards will be installed against the spine wall. These are fully reversible and will have no harmful impact upon the spatial quality of the room.
- 7.19 Access into the front room is currently through a later inserted door opening in the spine wall. A new door opening will be created into the front room from the hallway at the base of the new staircase. This will enhance the plan form when compared with the current layout and reinstate the traditional sequence of spaces.
- 7.20 An ensuite bathroom will be created in the existing kitchen area. The door opening with a modern door unit will be infilled, with a new small window added to light the bathroom space. This will be a small traditional sash window, in painted timber.

7.0**ASSESSMENT OF THE PROPOSALS**

- 7.21 The rear room will retain its chimneybreast, with reversible partitions installed in order to create a utility room and shower room. This subdivision of the space is considered reasonable given the overall benefits to the plan form and spatial quality of the listed building at this floor level. The reintroduction of the ground to lower ground floor staircase will have a demonstrable positive impact upon the authenticity, legibility and internal character of the listed building.
- 7.22 The openings within the existing masonry rear wall will be repositioned, with a new single leaf opening to the centre and the blocking up of the opening with the modern set of French doors. Alterations to the fabric and appearance of this low significance wall are considered acceptable – it has a modern gypsum plaster finish to the interior and a painted, render finish to the exterior.
- 7.23 The lower ground floor of the building is suffering from extensive water penetration and rising damp. This has had an inevitable impact upon fabric and finishes. The lower ground floor currently has a cementitious tanking system applied to its walls. This will be replaced with a similar system but upgraded in terms of its specification and quality in order to create a dry, habitable space at lower ground floor level.
- 7.24 The condition of the fabric and finishes to the existing lower ground floor are very poor and the house requires significant repair in this location. Overall, the proposed works will demonstrably enhance the special interest of the listed building. The preservation of its fabric will be secured, through a careful programme of refurbishment and upgrading of finishes. The reintroduction of beneficial features and elements of the plan form, including the ground to lower ground floor staircase, a chimneybreast to the front room and the correct position of the doorway into the front room from the stair compartment will all combine to demonstrably enhance the spatial quality and internal character of the listed building.

7.0**ASSESSMENT OF THE PROPOSALS**

Ground Floor

- 7.25 A key element of the proposed works is the reinstatement of the ground to lower ground floor staircase, as part of the conversion of the building from two flats to a single family house. The existing partitioning around the base of the staircase, and the modern WC area, will be removed, revealing the original form and features of the staircase. The wall between the stair compartment and the rear room will be repositioned to its original alignment, benefitting the spatial quality of the rear room.
- 7.26 The proposed works will reinstate the vertical circulation pattern through the building and will once again connect the spaces at ground and lower ground floor level. This is important for the authenticity and legibility of the house, where there should be a clear and appreciable hierarchy of spaces and features. The proposals will also reinstate the spatial quality of the stair compartment and the rear room, providing authentic views through to the staircase from the ground floor hallway.
- 7.27 The layout at this floor level will remain in its existing form, with a living room to the front and a kitchen to the rear. The kitchen will be reconfigured, with new cabinetry, fixtures and fittings. This will only affect modern fabric of no inherent interest.
- 7.28 A new fire surround will be installed in the front room. The existing fire surround is modern and flimsy in character. The new fire surround will have a typical roundel design which is appropriate for the Regency age and character of the building, with a new cast iron insert.
- 1st Floor**
- 7.29 The front room at this floor level will be maintained in its current form and used as a bedroom. The existing modern fitted cupboards either side of the chimneybreast will be removed, better revealing this feature within the room.



Figure 41 Appropriate fire surrounds will be reinstated to the front room at ground floor level (left) and to the front room at lower ground floor level (right) to broadly the same designs as above, respecting the decorative hierarchy within the listed building.

7.0**ASSESSMENT OF THE PROPOSALS**

- 7.30 The rear room will be divided to form a walk-in wardrobe and bathroom. There is currently a built in, fold down bed installed against the chimneybreast, with fitted cupboards either side. These will be removed, and the chimneybreast will once again be expressed within the two new spaces. The door into the rear room from the landing will be retained in situ, and simply fixed shut.
- 7.31 The proposals within the rear room are considered a reasonable adaptation for the house, given its current balance of accommodation with only two rooms at 1st floor level being available for bedrooms and bathrooms. The incorporation of the walk-in wardrobe into the rear room will allow the higher significance front room to remain unencumbered by the need for fitted wardrobes either side of the chimneybreast, allowing this feature to remain fully expressed.
- 7.32 The existing non original wide opening in the spine wall will be reduced to a single leaf door width opening. This will be more consistent with the original layout of the house which had two separate rooms at this floor level. An appropriate architrave will be installed around the new opening, to match the assumed original example around the door opening from the landing into the front room.
- 2nd Floor**
- 7.33 The current WC area in the upper part of the stair compartment will be removed and the space will become a study. This will have a neutral impact upon the interior of the listed building as this is additional space created in 1974, however there will be a beneficial impact through the removal of pipework associated with the WC from the rear elevation of the building.
- Servicing**
- 7.34 To provide central heating & domestic hot water an air source heat pump and heating manifold will be installed within the cupboard space in the new lower ground floor extension. This will be attached to a small external condenser fixed to the external wall of the extension, which will be housed in a soundproof enclosure. This will be positioned at very low level on the building and will not be visible from other rear gardens, nor easily visible from neighbouring properties due to the oblique sightlines.

7.0**ASSESSMENT OF THE PROPOSALS**

- 7.35 The house will be fitted with a Mechanical Ventilation with Heat Recovery (MVHR) system which will provide extraction from the kitchen and bathroom spaces, as well as extract stale air and resupply fresh air throughout the building. This will be located within the roofspace. Extraction/supply routes to each room will be run within existing floor voids, with small vents/outlets mounted at ceiling level in each room.
- 7.36 At lower ground floor level, hot and cold water feeds for the shower room, ensuite and WC will run within the floor structure. Drainage will connect into a new internal stubstack set within the rear wall of the house. Hot and cold water feeds for the new 1st floor bathroom will travel vertically up from the ground floor kitchen and will be distributed laterally within the floor void. Drainage will also be contained within the floor void and will connect into the existing external SVP on the rear elevation.
- 7.37 The proposed kitchen will be in the same location as the existing kitchen and will reuse existing hot/cold water feeds. Drainage will connect into the existing SVP on the rear elevation of the house. The SVP and rainwater pipe on the rear façade of the house are dated and will be replaced on a like for like basis. The removal of the bathroom from the 1970s space at the top of the stair compartment will allow the horizontal length of pipework from the toilet into the SVP to be removed, improving the appearance of the rear façade.
- Finishes and fittings**
- 7.38 Hardwood floors will be laid over the existing floorboards, which will be retained beneath. Bathroom and kitchen areas will be tiled.
- 7.39 Pendant lighting will be installed to key spaces such as the front rooms at ground and 1st floor level, with a new plaster ceiling rose to the front ground floor room. Recessed downlighters will be installed within the low significance, lower ground floor level, and elsewhere within the kitchen, bathroom/dressing room spaces and to the 1970s space in the upper part of the stair compartment. Pre-existing downlighters within the ground floor hallway and stair compartment will be replaced with similar units.

7.0

ASSESSMENT OF THE PROPOSALS

Assessment of the proposals against the relevant policy framework

Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

7.40

The main issues for consideration in relation to this application are the effect of the proposals on no.10 Thanet Street as a listed building and the impact of external changes to the building on the character and appearance of the Bloomsbury Conservation Area. The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72.

7.41

This Statement has demonstrated that the proposals will demonstrably enhance the listed building through its deconversion from two flats to a single-family house. This will have a significant beneficial impact upon its special architectural and historic interest. The reinstatement of the ground to lower ground floor staircase will restore the building's traditional vertical circulation route and will enhance its legibility and authenticity. It will reinstate the form and spatial arrangement of the stair compartment at lower ground floor level and improve the internal character of the ground floor hallway. Extensive works of repair, restoration and refurbishment will be undertaken, which will be particularly beneficial at lower ground floor level where the fabric and finishes are in very poor condition. Fire surrounds will be reinstated to the front rooms at ground and lower ground floor level, alongside a new ceiling rose to enhance the main living space. Modern kitchen and bathroom fittings and finishes will be replaced and upgraded, with improvements to the environmental credentials of the building through the incorporation of discreetly positioned solar panels to the valley roof and the installation of an energy efficient air source heat pump. Proposed changes to the plan form of building are modest in their scope. In some areas these will be directly beneficial, for example to the front room at lower ground floor level. Elsewhere they represent a reasonable adaptation of the building to improve the balance, flow and layout of spaces.

7.42

External works to the building are largely restricted to the rear of the property, of which there are no public realm views and where the rear garden is well screened due to the densely packed urban environment. Here a modest extension is proposed at lower ground floor level, partially sunk due to the high ground level of the rear garden. Its low-level position on the building, subordinate height, scale and massing, as well as its simple design will ensure that it relates sympathetically to the original listed building. Due to the alterations which the building has already sustained to its lower ground floor rear façade, the proposals will not harm or obscure any historic fabric or features. The proposed extension will sit comfortably within the varied context to the rear of the terrace and its

7.0

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7.42 cont'd

established character, and will be in keeping with the scale, form and position of other recent permissions on neighbouring buildings, for example at no.8 Thanet Street. Beneficial works to the front façade, including repairs to the windows and railings will enhance its appearance and its contribution to the domestic character of the terrace and the character and appearance of this part of the Bloomsbury Conservation Area.

7.43

Consequently, the special architectural and historic interest of the listed building, and the character and appearance of the Bloomsbury Conservation Area will be preserved in line with the s.16 and s.72 statutory duties.

London Borough of Camden Local Plan (2017)

7.44

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

7.45

Policy D1 – Design requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

7.46

The proposed conversion of the building to a single family house represents a significant enhancement to its special architectural and historic interest. The best use for historic buildings is the one for which they were designed and constructed, and here the proposals will allow the interior to be refurbished and appreciated in its original configuration and context. The proposals include a full scheme of repair, refurbishment and restoration of the fabric and features of the listed building and a demonstrable enhancement to its internal character.

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- 7.47 The lower ground floor of the house is very plain and much altered, making little contribution to the special interest of the listed building. Beneficial works to reinstate the staircase will have a significant positive impact at this floor level, alongside the plan form changes at the front of the house. Proposals within the rear room are fully reversible and are considered a reasonable adaptation in an area of low significance, particularly given the wider benefits to spatial quality and internal appearance secured at this floor level. The ground floor will remain largely the same, but with the beneficial removal of the WC at the base of the staircase, and traditional views through the hallway to the ground/lower ground floor staircase reinstated. At 1st floor level, the rear room will have reversible partitions installed to create a separate dressing room, optimising the use of the space, whilst avoiding the need for fitted cupboards within the high significance front room.
- 7.48 The external works to the front of the listed building will be beneficial, with a discreetly positioned and traditionally designed window beneath the main ground floor entrance steps the only alteration to its appearance. To the rear the proposed extension will be of an appropriate size, scale and design, with its partially sunken position further minimising its visual impact. The proposals will retain a generous portion of garden which will be landscaped and improved to be significantly more attractive and useable than the current dilapidated space. The proposed extension reflects the pattern of low-level rear additions to the terrace, of which there are a wide variety of forms, footprints and styles. Overall, there will be no harm to the rhythm of development along the terrace or to the setting of adjacent listed buildings.
- National Planning Policy Framework 2021**
- 7.49 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.

7.0

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7.50

This Heritage Statement 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 avoid any harm to this defined significance or value, through the sensitive conversion of the building back to a single family house and its careful adaptation, restoration and refurbishment. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

7.51

The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets and their settings should be conserved. Proposals should avoid harm and identify enhancement opportunities. Its reversion to a single family house will be a significant benefit and overall, the proposals will preserve and enhance the special interest of the listed building, improving its legibility, authenticity and character. The proposals will ensure the ongoing occupancy and maintenance of the listed building in a sympathetic manner which reflects its original domestic use. Overall, the affected heritage assets (the listed building and the surrounding Bloomsbury Conservation Area) will be conserved.

Bloomsbury Conservation Area Management Guidelines (2011)

7.52

The proposals will comply with area specific guidance for the Bloomsbury Conservation Area. The proposals will preserve the character and appearance of the conservation area (para 5.28) and the proposed external changes will be of high design quality (para 5.29). The historic pattern of development to the rear of the terrace is highly varied and there is little consistency. The proposed rear extension is set at very low level and its scale, form and massing are considered fully appropriate (para 5.31). Original features on the front façade will be retained and repaired in line with para 5.32.

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Camden SPG Home Improvements (2021)

7.53

The proposals comply with paragraph 2.1.1 with regard to Rear Extensions. The lower ground floor addition will be fully subordinate in terms of its location, form, footprint, scale, dimensions and detailing, with a rendered finish which reflects the treatment of lower ground floor facades along the terrace. Its single storey, full width design, spanning between the party walls, is an appropriate response to the flat backed form and character of the host building. No architectural features will be affected by the proposed rear addition due to the extent of alteration to the fenestration and appearance of the lower ground floor façade. There is no common pattern along the terrace, although lower ground floor additions of varying forms are a feature, and the proposals will sit comfortably within this context. It will respect the surrounding townscape and the ratio of built to unbuilt space, where many of the houses already have significant coverage at lower ground floor level. A reasonably sized rear garden will be retained, with access maintained from ground floor level in a similar manner to the current arrangement.

Camden SPG Design (2021)

7.54

As outlined in detail above, the special interest of the listed building will be preserved, and in many respects enhanced, particularly with regard to the original layout of its rooms and its character and appearance (para 3.32). Repair and refurbishment works will be carried out carefully with matching materials, with decorative features such as fire surrounds reinstated to key rooms (para 3.23). This Heritage Statement has fully assessed the significance of the listed building and justified the proposals in relation to their impact, and why they are desirable or necessary (para 3.24)

7.55

As described at paragraph 7.55 above, the proposed rear extension will be appropriately designed and will comply with para 4.10 of the guidance. In relation to height, the proposed extension is a single storey, and will be partially submerged, due to the high ground levels within the rear garden. This will ensure that it has a fully subordinate appearance in relation to the original listed building (para 4.12). With regard to the width of the rear extension, the proposals will not be visible from the street and will respect the pattern of existing rear extensions along the wider terrace (para 4.14).

8.0

CONCLUSION

- 8.1 This application is for the conversion of the building from two residential units to a single family house, with associated alterations and extensions.
- 8.2 The proposed deconversion of the building from two flats to a single dwelling house represents a significant enhancement to its special architectural and historic interest, reconnecting the lower ground floor with the upper storeys and reintroducing the correct vertical circulation route through the house. The deconversion will be accompanied by a full programme of repair and refurbishment, which will significantly enhance the character of the house and secure its historic fabric for the long term.
- 8.3 The proposed rear extension is the main external alteration to the building and will be located discreetly, at the rear and at low level. It will sit comfortably within the context and pattern of lower ground floor additions along the terrace. The front, high significance façade of the listed building will be repaired and refurbished, maintaining the positive contribution of the building to the character and appearance of the Bloomsbury Conservation Area.
- 8.4 Internal changes to the plan form of the house are limited to the lower ground floor, an area of low significance and to the rear room at 1st floor level where a reversible partition will create a dressing room and bathroom area. These reasonable adaptations to the flow and layout of the house will provide a better balance of living vs bedroom space and will upgrade the building to an attractive family home. Overall, the proposals are considered acceptable and will cause no harm to the special architectural or historic interest of the listed building.
- 8.5 The proposed works are considered to satisfy the statutory requirements of the Planning (Listed Building and Conservation Areas) Act 1990. They will fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and associated Supplementary Planning Guidance and Conservation Area Management Guidelines. The proposals will accord with the provisions of the National Planning Policy Framework 2021, in particular ensuring that the significance of the heritage asset is sustained and enhanced.