

**106 Albert Street, London NW1 7NE**

## **HERITAGE STATEMENT: Full Planning and Listed Building Consent**



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106 Albert Street, London

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## Contents

1	INTRODUCTION.....	5
1.1	Introduction.....	5
1.2	Authorship .....	5
1.3	Summary.....	6
1.4	Methodology Statement.....	6
1.4.1	Literature and Documentary Research Review .....	6
1.4.2	Area Surveying .....	6
1.5	Planning Policy Guidance and Legislation .....	7
2	BACKGROUND.....	8
2.1	Introduction.....	8
2.2	Statutory sites.....	10
2.2.1	Conservation Area.....	10
2.2.2	Heritage Assets .....	11
3	CHARACTERISATION APPRAISAL.....	12
3.1	Brief History of the Area .....	12
3.2	Building Types.....	12
3.3	Map Progression .....	15
3.4	Summary.....	15
4	DESCRIPTION OF THE PROPERTY .....	23
4.1	Historical Background .....	23
4.2	Morphological Study- Architectural Development of 106 Albert Street .....	24
4.3	Morphological Plans.....	25
5	SIGNIFICANCE APPRAISAL.....	28
5.1	Introduction.....	28
5.1.1	Evidential Value.....	28
5.1.2	Historical Value .....	28
5.1.3	Aesthetic Value .....	29
5.1.4	Communal Value.....	29
5.2	Summary of Significance .....	30
6	PLANNING HISTORY .....	31
7	UNAUTHORISED WORKS AND NEW WORKS that require LISTED BUILDING and PLANNING CONSENT.....	34

8	IMPACT ASSESSMENT .....	36
8.1	Introduction .....	36
9	JUSTIFICATION STATEMENT.....	37
9.1	Planning (Listed Buildings and Conservation Areas) Act 1990 .....	37
9.2	National Planning Policy Framework (NPPF) .....	37
9.3	National Planning Practice Guidance (NPPG) – March 2014; ID 18a: Conserving & enhancing the historic environment (Updated: 10.04.2014) .....	40
9.4	Historic England’s Good Practice Advice 2015 .....	42
9.5	London Plan Policies: .....	42
9.6	Camden Local Plan .....	43
9.7	Camden Planning Guidance (CPG) .....	45
10	CONCLUSION.....	48
11	APPENDICES .....	49
11.1	APPENDIX 1: LISTING DESCRIPTION .....	49
11.2	APPENDIX 3: 1977 DRAWINGS FROM CAMDEN ARCHIVES.....	51
11.3	APPENDIX 4: 2014 DRAWINGS AS PROPOSED .....	53
11.4	APPENDIX 5: PRE-APPLICATION ADVICE .....	57

# 1 INTRODUCTION

## 1.1 Introduction

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No. 106 Albert Street is a mid-19<sup>th</sup> century single family dwelling, which forms part of a terrace. It was grade II listed in 1974 and located to the north of the 'Residential Sub-Area 2' of the Camden Town Conservation Area, designated in 1986.

The previous owner of the property carried out "unauthorised" works to the building, which were identified by Camden Council in the summer of 2017 during a site visit for a Listed Building Application for the installation of security cameras, intruder alarm and changing the main external doors of the property (granted, REF: 2017/3781/L; 13<sup>th</sup> July 2017).

This report includes an assessment of the heritage significance and morphology of 106 Albert Street and provides an outline impact assessment on the previously executed works from the most recent renovation of the property.

This report accompanies a submission for full application in respect of Planning Permission and Listed Building Consent, under the Planning (Listed Buildings and Conservation Areas) Act 1990. The application will be submitted to the local authority (the London Borough of Camden) with regards to the internal and external alterations carried out by the previous owner of the property.

As required by the NPPF-National Planning Policy Framework (July 2018); this report sets out:

- A brief history of the site and the area around the site
- An assessment of the site and its historic context
- An impact assessment of the carried out works upon the significance of the heritage asset and its setting

This document should be read in conjunction with the following documents:

- SLHA drawings 102 "*Floor Plans as Existing*" and 202 "*Floor Plans as Proposed*"
- SLHA schedule "*Schedule of Works Carried Out and Description of Interventions*"
- SLHA Morphological Plans - Chapter 4.3
- Pre-Application comments from Camden Council (6<sup>th</sup> June 2017) - Appendix 5: Pre-Application Advice
- Listing Description - Appendix 1: Listing Description
- Planning History - Chapter 6.

## 1.2 Authorship

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This heritage statement has been prepared by SLHA.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Josephine Roscoe [MSc Historic Conservation, BSc Architecture, IHBC] - Senior Architectural Conservation Consultant

- Ophelia Blackman [BSc Architecture (RIBA Part I), MSt Building History (Cantab)] – Architectural Conservation Consultant

### 1.3 Summary

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This report finds that:

- The interiors of 106 Albert Street have been significantly altered since its construction in the mid-19<sup>th</sup> century, and historically prior to the most recent works;
- The significance of the building rests principally in the remaining legibility of the floorplan on the principal floors; and, more importantly, in its group value;
- Numerous works have been carried out to the building over some considerable time, with substantial refurbishment having been undertaken from 2014, prior to purchase of the property by the present owners;
- We have analysed the impact of the latest works to find that certain elements highlighted by the council as “unauthorised” (Enforcement Officer: Ramesh Depala, email dated 11<sup>th</sup> September 2017);
- The works subject of this Retrospective LB and Planning Application are only those considered acceptable in heritage and planning terms. The remaining works identified by the Enforcement Officer on 11<sup>th</sup> September 2017 will be rectified as per Drawings and Schedules of Work accompanying this application.

### 1.4 Methodology Statement

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This assessment has been carried out using desk-based data gathering and fieldwork. The methods used in order to undertake the study were the following:

#### 1.4.1 Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the Camden Archives and London Metropolitan archives.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

#### 1.4.2 Area Surveying

A survey of the surrounding areas was conducted on October and November 2017 by visual inspection to analyse the site and identify the impact of the unauthorised works. Consideration has also been given to the local area, its historical development and the understanding of the special character of the area.

## 1.5 Planning Policy Guidance and Legislation

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This report has been prepared taking into account the information contained in:

- *National Planning Policy Framework (NPPF), July 2018*
- *National Planning Practice Guidance (NPPG), April 2014*
- *Conservation principles, policies and guidance for the sustainable management of the historic environment, English Heritage, April 2008*
- *Understanding Historic Buildings, Historic England, 24 May 2016*
- *Historic Environment Good Practice Advice in Planning, Historic England, March 2015:*
  - *Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*
  - *Planning Note 3: The Setting of Heritage Assets*
- *Making Changes to Heritage Assets: Historic England, 25 February 2016*
- *Camden Town Conservation Area Appraisal and Management Strategy*

## 2 BACKGROUND

### 2.1 Introduction

106 Albert Street is a mid-19th century Victorian terraced house with brick and stucco facing. It is part of a large number of terrace houses on both sides of Albert Street, most of which have survived to the present. The group of terraces- Nos. 90 – 118 are listed together as a group. The street including the subject site are located within the Camden Town Conservation Area, one of the 40 Conservation Areas within the Borough of Camden.



**Figure 1** Heritage assets in the area surrounding the subject site (circled in orange). Listed buildings are indicated by triangles. (Historic England)





**Figure 2** Location of 106 Albert Street in red (Google Maps)



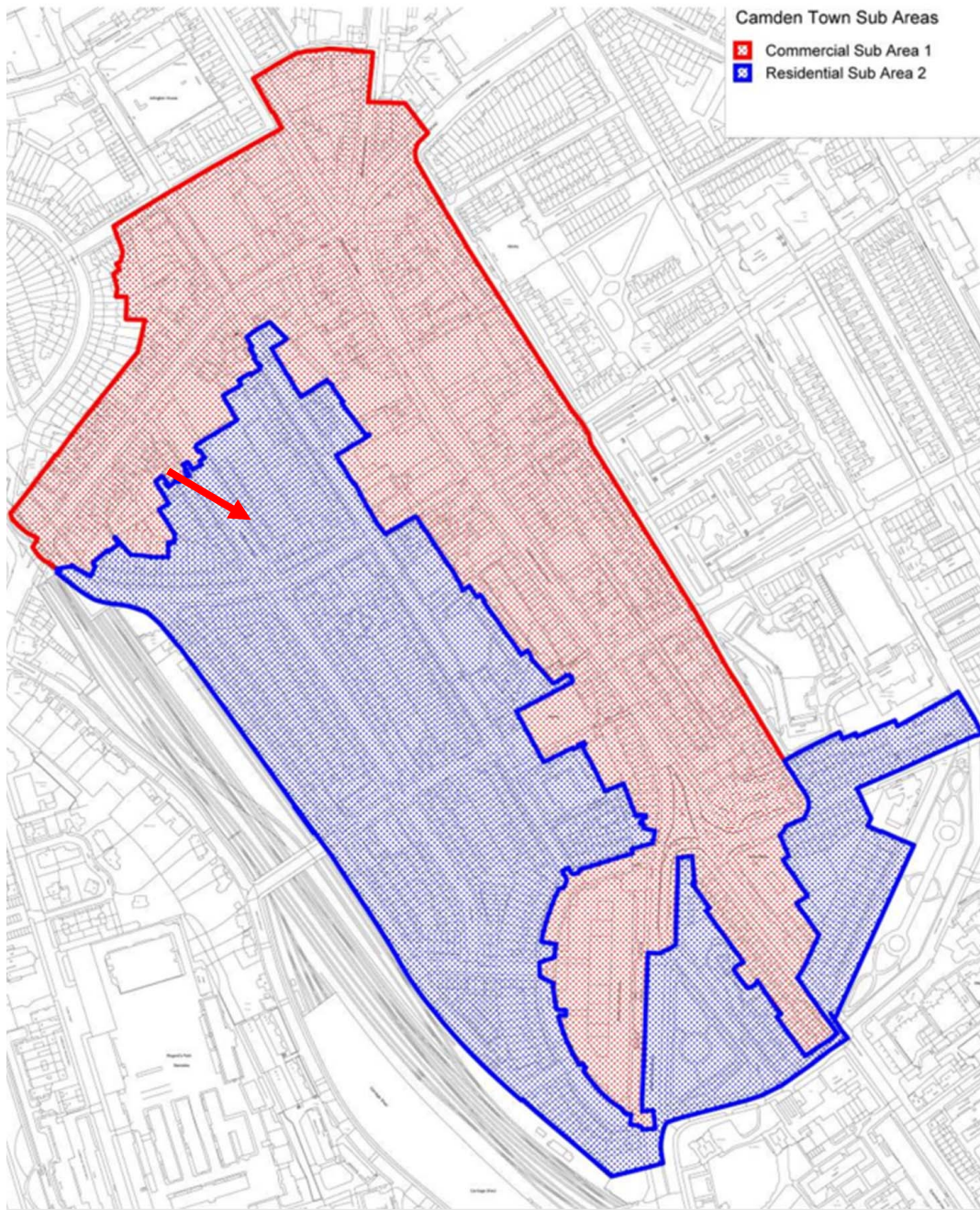
**Figure 3** Birds eye view of Delancey Crescent and Albert street showing the subject site (Bing Maps)



## 2.2 Statutory sites

### 2.2.1 Conservation Area

The site is within the Camden Town Conservation Area in the London Borough of Camden. The Camden Town Conservation Area is bounded to the Regent's Park Conservation Area to the west (separated by the railway tracks), Regent's Canal Conservation Area to the north and Primrose Hill Conservation Area to the northwest. 106 Albert Street falls within the Residential Sub Area 2, as indicated below.

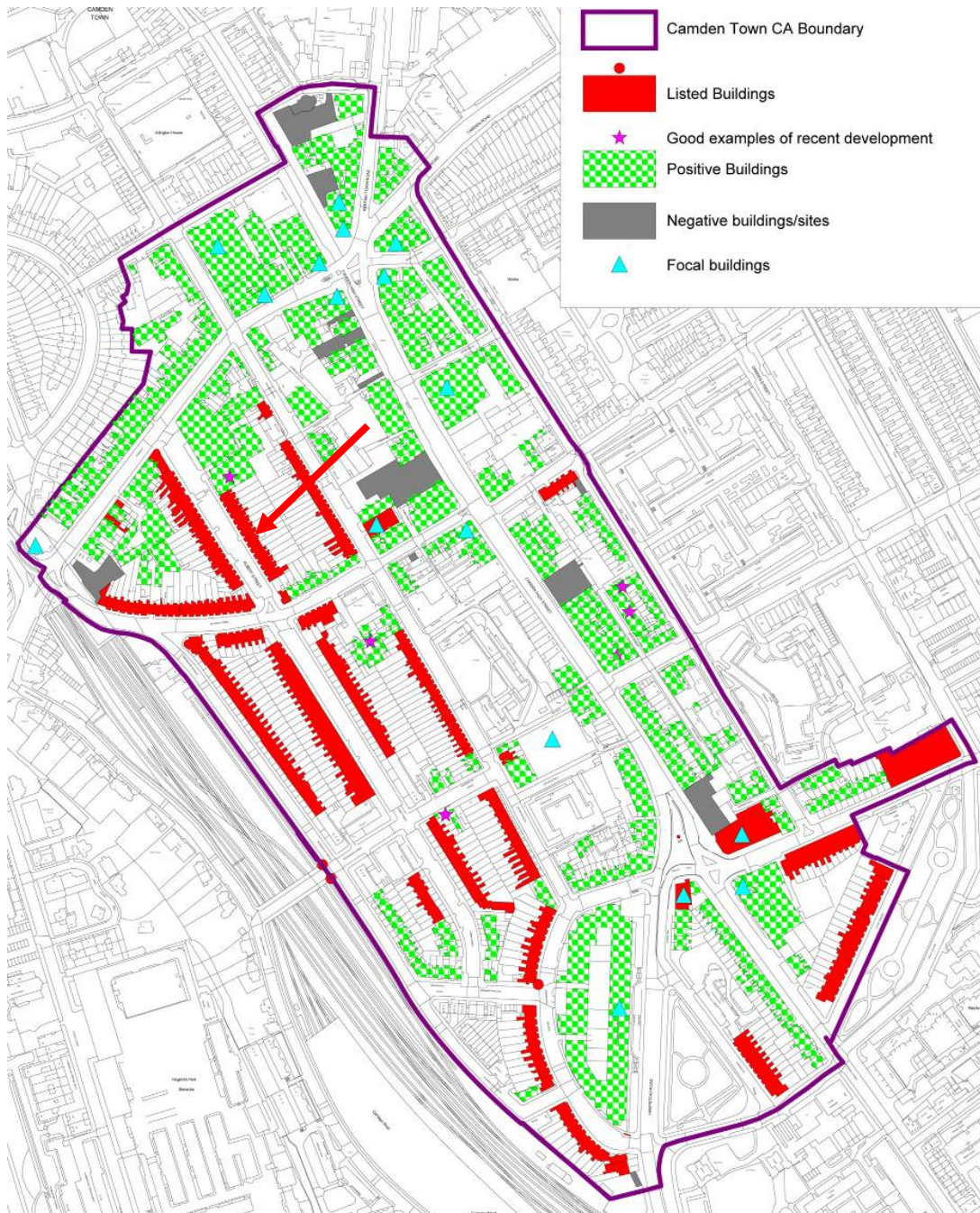


**Figure 4** Map of the Camden Town Conservation Area - subject site indicated with red arrow.



### 2.2.2 Heritage Assets

The figure below shows that there are a number of buildings on the statutory list in close proximity to the site. Many buildings that are considered to have a positive contribution to the townscape surround the site, however, there are also a number of 'negative' buildings, which are mostly concentrated to Camden High Street.



**Figure 5** The location of listed buildings in proximity to the subject site. There are numerous positive buildings on Albert Street (highlighted green).

## 3 CHARACTERISATION APPRAISAL

### 3.1 Brief History of the Area

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During Camden Town's early development towards to end of the 18th century, the land owners Charles Pratt, the Earl of Camden, and Charles Fitzroy, Baron Southampton sold many of their leases for the development of residential buildings, mostly terraced houses on narrow plots. This development can be seen in Thompson's Parish map, 1801/1804 and some of the buildings still survive today as shops.

Prior to the area's development during the 19th century, it was used mainly for pasture. There are records from the late 17th century of development where the road fork diverges (Britannia Junction), leading to either Hampstead or Highgate. These are known today as Chalk Farm Road and Kentish Town Road. Several buildings existed in the 18th century, namely: a tavern (The Old Mother Red Caps, seen in Rocque's Map, 1746), The Britannia Hotel, Public House (1777) at the Britannia Junction and a coaching inn at the Mornington Crescent Underground Station corner. These establishments accommodated travelers in and out of London.

Camden started out as a wayside hamlet and developed gradually off the main road (now Camden High Street). By the 1800s, the high street between the two underground stations (which had not yet been built); and Gloucester Place (now Crowndale Road) had terraces with narrow plots, though the surrounding land still consisted of open fields.

London expanded rapidly in the 19th century and by c. 1850, the open fields in Camden had transformed into a series of terraces and crescents branching off from Camden High Street. The London & Birmingham Railway was constructed in 1837, creating a physical division between Camden Town and the more prestigious Regent's Park. This division had a fundamental influence on the development of Camden Town and inhibited its chances of reaching the same class as the Regent's Park area.

Industry and activities associated with the canals and railway drew in middle class workers in high numbers. This spurred the development of Arlington Road, Albert Street, Mornington Terrace and Delancey Street, providing homes for the working families. In the 1860s, there was a huge influx of people, displaced from the impoverished area of Somers Town due to the construction of Midland Railway towards St. Pancras. Housing at that time generally consisted of three storey buildings with basement and attics (for servants). However, the displacement of people meant that the houses were soon converted into apartments. Overcrowding became a problem, and with the nearby railway, the buildings soon became soot-stained. As a result, the area went into decline.

### 3.2 Building Types

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One of the principal industries in Camden Town was piano manufacturing. The canals allowed for the easy transportation of timber, and subsequently there was a piano workshop on almost every street in Camden Town. One of the more distinguished piano manufacture warehouses was in

Bayham Place. Another notable piano warehouse, outside the Camden Town Conservation Area, was the Camden Works Rotunda on Gloucester Crescent and Oval Road.

By the 1840s, numerous shops had been built into the existing front gardens of the High Street terraces. Hotels and public houses were also built to serve the working class moving into the area. Camden Town soon had a reputation for its Bohemian atmosphere and cheap lodgings and entertainment, attracting craftsmen, artists and writers. In the late 19th century, numerous buildings on the High Street, particularly around Britannia Junction were redeveloped to provide larger shops.

The two underground stations within the Camden Town Conservation Area were opened in 1907 as part of the Northern Line. Both buildings display several features of architectural interest, including giant arches with keystones flanked by 'lugged architrave sashes', modillion cornices and maroon glazed faience. By the time the underground stations were built, Camden Town had evolved from a quiet middle-class London suburb into a busy inner-London hub with multi-use buildings.

In more recent history its popularity with architects and designers grew due to their interest in industrial and mews buildings. In the 1970s, the area to the north of Camden Town Underground Station was a popular hub for young visitors and soon developed into a bustling area with markets, shops and music venues, attracting Londoners and tourists alike.



**Figure 6** East side of Albert Street





**Figure 7** East side of Albert Street (further south)



**Figure 8** East side of Albert Street (further north)

### 3.3 Map Progression

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The following maps show the development of the area from 1851 to the present day. The area marked in blue shows the location of the subject site.

1. 1845 London & Westminster New Plan
2. 1873 Ordnance Survey
3. 1895 Ordnance Survey
4. 1910s Ordnance Survey
5. 1950s Ordnance Survey
6. 1960s Ordnance Survey
7. Modern Google Map

### 3.4 Summary

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The history of Camden is integral to the history and development of London. As the city expanded in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, the area of Camden, which was originally in the northern outskirts of the city was assimilated within it. Developments from the Victorian period such as these terrace houses form an important aspect of the precinct's character and are therefore integral to the Camden Town Conservation Area.

In contrast with the streetscape in the vicinity which have undergone significant changes, Albert Street has maintained its streetscape character, with a large surviving array of Victorian terrace houses. The map progression below shows the development of the site and surrounding area since the mid-19<sup>th</sup> century.



London & Westminster New Plan - 1845 showing the subject site within Camden Town. The upper section of Albert street, in which the subject site is located was then named Gloucester street. The building plots and outlines are not shown on this early plan; however, it is known that terraces on Albert street (here Gloucester street) were built between 1844-48. source: OldMaps.