

4 DESCRIPTION OF THE PROPERTY

4.1 Historical Background

No. 106 Albert Street was built as part of terraces constructed on the northern side of Albert Street between 1844-48 by George Bassett, surveyor to the Southampton Estate. These are four storeys, high quality brick and stucco terraces with gardens extending to the rear.



Figure 9 Photo of Albert Street taken in 1975. No.106 indicated red – Source: LMA Collage Archive



Figure 10 Photo of Albert Street taken in 1977. No.106 indicated red – Source: LMA Collage Archive



Figure 11 Photo of 106 Albert Street in 1976, Source: LMA Collage Archive

The building survived damage during the war, while buildings SE of the subject site, within the Camden Town Conservation Area were destroyed and subsequently rebuilt.

Planning records indicate that at least six applications for works to the property were submitted between 1976 and 2017, all excepting one which were granted. These proposals provide an insight into the changes and alterations that the property has undergone over the last forty years.

The architectural transformation of the house is discussed further in the sections below (4.2 & 4.3).

4.2 Morphological Study- Architectural Development of 106 Albert Street

Architecturally, the building has been transformed internally over the decades. According to a planning application from 1975, the property was divided into two independent flats. In the 2014 works, the building was brought back to its use as a single-family dwelling.

Changes since the 1970s are documented through drawings preserved at the archives as well as photographs of the building interiors. A study of the morphological development of the house

reveals the extent of alterations and aided the identification of historically significant fabric in contrast with more recent alterations.

Basement Floor: At a basement level, a single room extension at the rear was built in the 1970s and underwent alterations in the 2000s.

Ground Floor: Alterations were undertaken to the door openings on the ground floor as part of previously consented schemes. Aside from that, the original plan form is largely retained. An original fireplace, as seen in photographic evidence from 2013, was replaced with a new one as part of the most recent renovation.

First Floor: On the first floor, the rear room and its door openings were altered to subdivide the space into a bathroom and kitchen as part of the consented 1978 scheme. The front room door was infilled to create a separate residential unit.

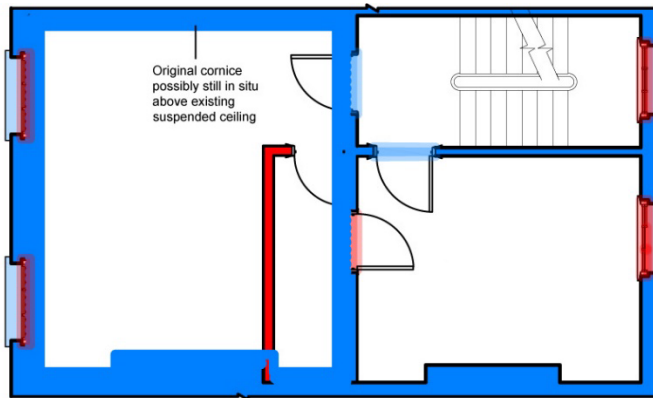
Second Floor: The works in 2014 introduced a 'Jack and Jill' WC in the rear room. Currently there is a 'Jack and Jill' WC in the front room.

Third Floor: The front room, was divided into two spaces at some point between 1975 and 2014, while the rear room was a WC and utility space. The 2014 works restored the original spatial layout of the rear room by removing the partitions. However, a WC was inserted into the front room at this time, with partition wall construction in line with the chimney breast. Part of the wall of the WC is consented as part of the 2014 scheme.

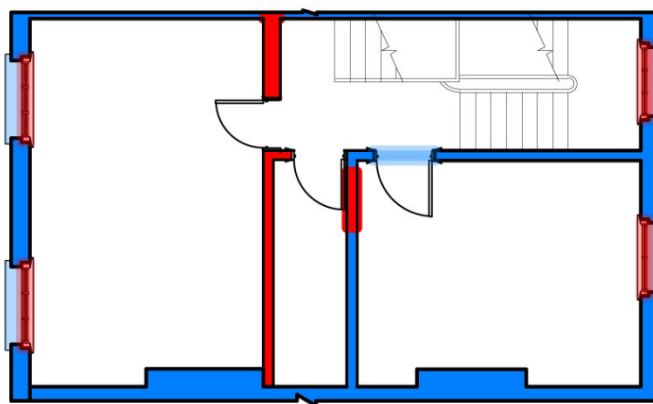
Roof level: The size of the bathroom at roof level was enlarged between 1975 and 2014.

4.3 Morphological Plans

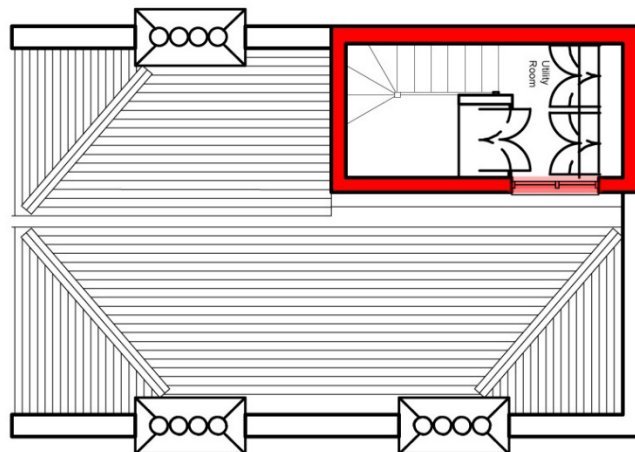
See following pages.



Second Floor Plan



Third Floor Plan



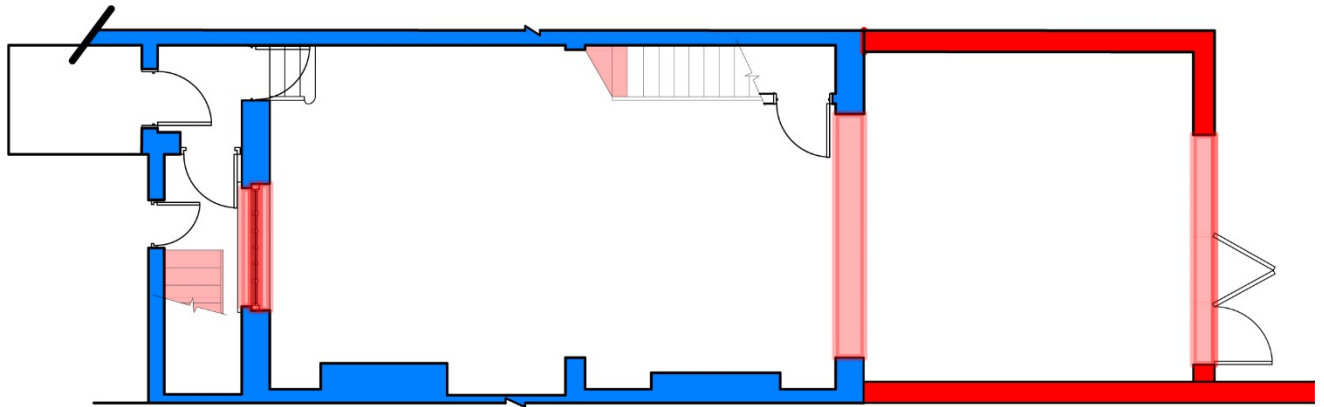
Roof Plan

KEY

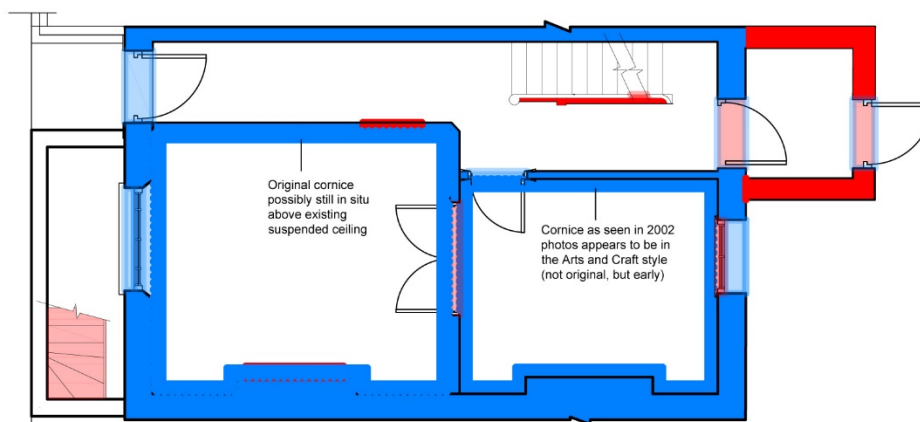
■ Original Fabric (mid 19th century)

■ Later additions

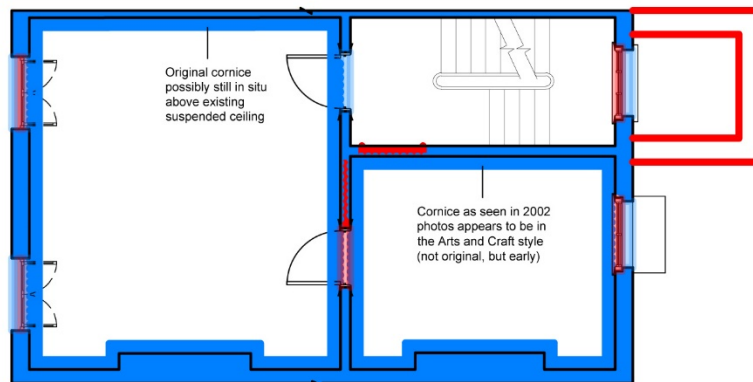
Walls
Openings



Basement Floor Plan



Ground Floor Plan



First Floor Plan

KEY

Original Fabric (mid 19th century)

Later additions

Walls
Openings

5 SIGNIFICANCE APPRAISAL

5.1 Introduction

The descriptive appraisal will evaluate the buildings against Historic England's criteria, as outlined in 'Conservation Principles, Policies and Guidance'. They encompass the following values:

- **Evidential Value** – this relates to the potential of the place to yield primary evidence about past human activity;
- **Historical Value** – relevant to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – focusing on the ways in which sensory and intellectual stimulation is derived from the place;
- **Communal Value** – relating to the meaning the buildings on site has for the people of the local area and the collective experience of memory it holds.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

5.1.1 Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

The area in and around Camden was first developed in the late 17th and 18th century during London's expansion and does not fall within an area of archaeological importance or contain scheduled ancient monuments. The potential to yield evidence from the past is therefore limited. The house itself is part of a terrace and wider estate, which, with its layout and proportions delineate hierarchy and contribute to the understanding of how people lived in the mid-19th century. **Therefore, the evidential value of the site is low to medium.**

5.1.2 Historical Value

"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." (Conservation Principles Para 39).

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values

are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.” (Conservation Principles Para 44).

The building forms part of a larger ensemble of early Victorian terrace houses built in the 1840s. Many buildings of a similar period and design survive in the area, and therefore No. 106 Albert Street is not a unique or rare example from the period. The building’s current interior fabric has undergone numerous alterations since its construction, leaving much of its original features fragmented. The original layout is still perceivable at ground and first floor levels, however, this has been disrupted by the infill of original door openings and addition of fitted wardrobes.

Moreover, the building is not associated with any historical personage or known historical events of significance. **Therefore, the historical value of the building is medium - low.**

5.1.3 Aesthetic Value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”. (Conservation Principles Para 46).

“Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.” (Conservation Principles Para 47).

“Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.” (Conservation Principles Para 48).

The building is listed as a group with other Victorian terraces on Albert Street. Its main aesthetic value is as part of this group of terraces fronting Albert Street. As a mid-19th Century Victorian terrace, the building preserves interesting architectural features such as moulded string course, decorative hood moulds at *piano nobile*, decorative cast iron railings (to boundary treatment and balconettes) and rustication at ground floor level. Furthermore, the contrast of ochre yellow stock bricks and the stucco architectural details creates some material contrasts. However, the aesthetic value of the building is largely restricted to the street-facing façade, as the interiors, finishes and features have been removed, retained behind later layers of fabric or fragmented by later alterations. **Therefore, the aesthetic value of the building is considered to be high to medium for the front façade and low for the interior.**

5.1.4 Communal Value

“Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects” (Conservation Principles, Para 54).

Communal values are linked with intangible concepts of heritage; the sense that a place can convey identity through historic, spiritual or cultural associations, collective experience or memory. Communal values are often difficult to pinpoint as a place can have different significance to different individuals and that perception of significance can change over time as generations pass. Since its construction, No. 106 Albert Street has functioned as a private residence with no public access. Historic maps do not show the building to have even been used for community functions. The property is not known to be associated with any significant historical figures or groups. Nevertheless, the building remains a good example of the social and economic aspirations prevalent in the mid-19th century shaping this part of London. The front elevation forms part of the 'cherished local scene' and can be appreciated.

The building's public interface is limited to the façade facing Albert Street and forming part of the larger ensemble of terraces. This streetscape is part of the local community's public memory. **Overall the building's communal value is medium.**

5.2 Summary of Significance

The primary significance of No. 106 Albert Street lies in its group value as part of the early Victorian terraces on Albert Street. This is further attested in its listing as part of the group (Nos. 90-118 Albert Street). The building's history and aesthetics are also linked with its uniformity and position within this group. The interiors have been much altered during previous conversions and retain limited architectural or historic interest.

6 PLANNING HISTORY

The Planning History of 106 Albert Street is well documented since 1976 and available on the Camden Council online portal

Planning Reference	Date	Brief Description	Decision
CTP/J11/17/29/HB.1422	3/09/1976	Bathroom extension at the rear of the house above the existing stairwell	Granted
26172 and HB/1881	07/03/1978	The formation of a self-contained maisonette at basement and ground floor levels and works of conversion, including the enlargement of the front basement window and the erection of a straight stair to rear first floor level.	Conditional-Granted
9070400/ LBC 8903755/ Planning	19/12/1989	Alterations to enlarge front basement window as shown on one unnumbered drawing.	Granted in full
9220007	27/03/1992	The property as a basement flat with maisonette above.	Refused
9200429/ Planning	05/05/1992	Continued use of the basement as a self-contained flat as shown on one unnumbered drawing.	Granted
2014/2836/P 2014/2964/L	07/05/2014	Conversion of existing basement flat to reinstate into single dwelling house. Excavation to basement level and erection of a two-storey rear extension including extended basement and ground floor terrace, with associated internal works.	Granted
2017/3781/L	13/07/2017	Installation of intruder alarm siren and CCTV cameras, and replacement of existing front door	Granted

2017/5118/T	22/09/2017	Rear Garden: 1 x Sycamore - 2m crown reduction on all aspects, lift to 4m from ground level	No Objection
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In 2014, a scheme was granted planning and listed building consent (2014/2836/P, 2014/2964/L). This is referred through this report as the '2014 scheme'.

The property underwent a comprehensive refurbishment between 2014 and 2017. While these works were in line with the consented elements (i.e. reinstatement to single dwelling, extension to rear, internal works), they were carried out differed in design and extent to that consented. Moreover, as the pre-commencement conditions were not discharged, this 2014 scheme was not technically implemented.

Current Ownership (March 2017 onwards)

After the works were completed, the property was purchased by the present owners in March 2017. During an inspection by the council in Summer 2017 regarding the installation of an intruder alarm and other works, a number of 'unauthorised' works were identified and brought to the attention of Camden Council.

The Council then attended a site visit on 11th September 2017 to identify the works that may be in breach of the Planning Acts. The following works were identified and itemised to the client within an email on the same day:

1. *Historic Mouldings removed from ceilings and replaced with modern coving.*
2. *Fitted wardrobes*
3. *Removed Fire Places*
4. *Spot Lights in ceilings*
5. *New Windows to all openings*
6. *Re-pointing of brick work*
7. *Glass balustrading*
8. *Boundary Fence*
9. *Historic Skirting Boards removed and replaced*
10. *Plan form of rooms changed with unauthorised partition and doors.*
11. *Glass balustrading and boundary*
12. *We will need to check to see if historic floor joists and boards have been replaced and will ask you to lift up the floor in each room in areas.*

The enforcement officer also recommended that the Client engage the services of a specialist in historic buildings to assess the historical development of the site. Heritage Architecture Ltd, a consultancy specialising in the historic built environment, have subsequently been appointed (25th October 2017) to provide recommendations as to how to rectify each of the 'unauthorised works' above and to liaise with the Council in order to formulate an acceptable retrospective

proposal. Pre-Application Advice was received from Colette Hatton on 6th June 2018 further to a site visit on 31st May 2018. These comments and responses can be found in Appendix 5: Pre-Application Advice.

The proposals subject of this Retrospective Planning and Listed Building Consent is therefore based on the advice received at Pre-Application Stage. The drawings and schedules work that accompany the applications clearly identify those items for which Retrospective Consent is sought, versus remedial works that will be undertaken to rectify alterations that are not deemed acceptable in heritage and planning terms.

Reference to the 2014 Scheme will be made throughout the document. Whilst it cannot be used as baseline from which to assess the 'unauthorised' works, it clearly demonstrates how the executed works are, in most cases, more successful than the consented scheme.

7 UNAUTHORISED WORKS AND NEW WORKS THAT REQUIRE LISTED BUILDING AND PLANNING CONSENT

This statement is to be read in conjunction with the drawings 'as proposed' and Schedules of Works prepared by SLHA (October 2018).

Further to the advice received during Pre-Application Consultation (refer to Appendix 5: Pre-Application Advice), the below table sets out which items are included in the Retrospective Listed Building and Planning Application. The Tables clearly refers to the list issued by the enforcement officer on 11th September 2017.

UNAUTHORISED WORKS LIST (as identified by Ramesh Depala, Enforcement Officer on 11.09.2017)		Remedial	Retrospective LB and Planning Application
1	<i>Historic Mouldings removed from ceilings and replaced with modern coving.</i>	GF and 1F	
2	<i>Fitted wardrobes</i>	1F; 2F	3F
3	<i>Removed Fire Places</i>	GF and 2F	
4	<i>Spot Lights in ceilings</i>	GF; 1F; 2F	LGF; 3F
5	<i>New Windows to all openings</i>		1F; 2F; 3F
6	<i>Re-pointing of brick work.</i>		Rear Elevation
7	<i>Glass balustrading</i>	GF/LGF	
8	<i>Boundary Fence</i>		GF/LGF
9	<i>Historic Skirting Boards removed and replaced</i>	GF; 1F	LGF; 2F; 3F
10	<i>Plan form of rooms changed with unauthorised partition and doors.</i>		1F; 2F; 3F
11	<i>Glass balustrading and boundary</i>		GF/LGF
12	<i>We will need to check to see if historic floor joists and boards have been replaced and will ask you to lift up the floor in each room in areas.</i>		LGF; GF; 1F; 2F; 3F

In summary, the works proposed as part of this application are:

External, Front:

- First, second and third storey windows replaced with single glazed timber sash windows

External, Rear:

- Repointing of the façade (no LBC needed)
- Boundary Fence
- New double-glazed timber sash windows to openings

Internal Alterations

- Historic mouldings concealed behind suspended ceilings – **ground, first and second floors**
- Fitted wardrobes – **first, second and third and floors**
- Removed Fire Places – **ground and second floor front rooms**
- Spot Lights in suspended plasterboard ceilings – all levels, all rooms
- Glass balustrading to basement level
- Historic skirting boards removed and replaced – photographic evidence of historic skirting in **front and rear rooms at ground and first floor levels**
- Plan form of rooms altered
- Historic floor boards and joists – (alterations, if any, TBC following opening up)
- Replacement of internal doors to match existing historic (existing architraves to be retained) – **ground, first, second and third floor levels**

8 IMPACT ASSESSMENT

8.1 Introduction

The following paragraphs outline the impact of the works on the special interest of 106 Albert Street. This assessment will consider the impact of the works already carried out as part of the latest renovation in terms of intervention to the fabric and the impact on the historic character and significance. For a comprehensive scheduled Impact Assessment of the proposed works, refer to SLHA *"Schedule of Works Carried Out and Description of Interventions."*

External Alterations

The most significant area of the house is the front elevation, which contributes to the group value of the grade II listed buildings (Nos. 90-118 Albert Street) and the uniformity of the streetscape. This elevation has undergone recent alterations to the windows on first, second and third storeys, however, the new windows are single glazed, timber sash with similar glazing bar profiles, glazing pattern, opening method and proportions and resemble the previous windows.

The rear has undergone minor alterations, namely the replacement of windows and repointing. Prior to repointing, the rear façade was suffering from numerous weak joints, bricks in critical condition and contained several areas of later cement mortar ribbon pointing. The current mortar is now more compatible with the bricks with a suitable profile that will not encourage water retention, caused by the ribbon pointing. The mortar mix used was 5 sharp: 1 soft: 1 cement: 1 lime and the profile is recessed. The windows to the rear are double glazed timber sash with pseudo-traditional glazing bars.

The boundary fence replaced the brick garden wall. This wall has been rebuilt in the past and there is therefore no loss of original fabric as a result of the most recent works. Originally there would have been a brick boundary wall, as seen in other properties on the street.

Internal Alterations

The existing layout, most of which is original, is largely retained. The early cornices appear to have been retained beneath the suspended ceiling (refer to Schedule of Carried Out Works & Description of Interventions). Other alterations that have been carried out, such as the replacement of original skirting at ground and first floor levels have had an adverse impact on the historic fabric and historic character of the house. The new skirtings have a quasi-traditional profile and their height and level of embellishment follow the hierarchal sequence of the house.

The spotlights have an adverse impact on the ground, first and second floors, particularly in the front rooms where they are perceivable from the street. Spotlights at basement level and the rear rooms in the upper floors are considered to have less impact as they are in locations of lower significance and are less visible from the public realm. By today's living standards, the kitchen is a considerably more important room in a family home, not used exclusively by servants. Consequentially, modern layouts have adjoining dining room and kitchen areas with additional lighting to enhance the space in the house which gets the least amount of natural light.

9 JUSTIFICATION STATEMENT

This Justification Statement should be read alongside the SLHA Impact Assessment, *"Schedule of Works Carried Out and Description of Interventions."*

9.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66: General duty as respects listed buildings in exercise of planning functions.

Section 66 states that in the determination of planning applications which affect a listed building or its setting, 'the local planning authority or, as the case may be, 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.' This report has considered the physical impact of the proposal on the listed building and has determined no harm will occur.

9.2 National Planning Policy Framework (NPPF)

The National Heritage Policy, NPPF (2012) has since been replaced by a new edition in July 2018. The NPPF sets out the Government's planning policies for England and outlines how these should be applied.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. The policies relevant to heritage matters are contained within paragraphs 184 to 202 of the Framework.

Paragraph 189:

"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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Response: As recommended by NPPF, an assessment of the significance of the heritage asset has been provided as part of the application and can be found in Chapter 5: Significance Appraisal.

The assessments and analyses that have been carried out have not only informed the design process but are also believed to be sufficient to understand the potential impact of the proposal on the significance of the house and its setting.

Paragraph 190:

"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."

Response: An impact assessment against the significance of the listed building has been undertaken as part of the overall assessment of the proposals for this application. Each proposal was considered; adverse and beneficial impacts were weighed to assess the overall impact. The assessment of impact has been considered against the significance of the building and its setting, which has informed the design process.

Paragraph 192:

"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

Response: Collectively, the proposals do not harm the significant historical features in the listed building. Any impacts considered to be adverse have been limited to areas of lesser significance, generally in the rear rooms or basement. The proposed works will ensure the long-term use of the building for its original purpose. The setting of the heritage asset will be preserved.

Careful consideration has been given to the proposed development so as to ensure that its setting and its immediate context will be sustained and enhanced overall. An understanding of the significance and characteristics of the heritage assets and the site has informed the design concept throughout.

Paragraphs 193 and 194:

"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. 194: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

Response: To identify the heritage values and character of the site, an analysis was undertaken to include its origins, how and why it has changed over time, the form and state of its constituent elements and materials, and how the place is connected through to past people, events and aspects of life. Morphological Plans and a Significance Schedule and Plans were submitted to illustrate these assessments.

The proposals have been carefully designed to be sympathetic to the heritage values of the grade II listed building and the setting and character of the Camden Town Conservation Area. The proposals seek to provide better accommodation and have been designed to cause no harm or loss of important historic features.

Therefore, it is argued that the proposals will not cause loss or damage to the value of the conservation area and would cause no harm to the setting of the designated heritage assets overlooking the subject site. There is thus no incidence of "substantial harm".

The internal alterations are all minor in nature and will not diminish the historic character or hinder the ability to understand the rooms' footprints and the overall hierarchy.

Paragraph 196

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

Response: The items proposed for removal have no heritage value and are unconsented in many cases. The proposed materials and details adhere to the historic character of the house and setting. Internal alterations are all minor and in areas of lower significance.

It is therefore considered that the proposed works cause "no harm"; so that there is no requirement under NPPF for mitigation or an exposition of any other form of "balancing benefit".

If, however the inspector finds the proposals do cause a degree of harm, this cannot be greater than 'less than substantial harm' as propounded in this clause.

In such case the proposal will be balanced by the following 'public benefits': the preservation of the setting of the Camden Town Conservation Area through a design sympathetic to its context. Other benefits from the proposal include revealing the historic features of a listed building, the removal of fitted furniture on first and second floors and the reinstatement of joinery to doors and in keeping with the original/ early joinery details. The proposed works allow for the continued optimum viable use of the building as a comfortable family home.

Paragraph 200

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Response: The majority of the works will not be visible at street level/from the public realm or the listed building, thus preserving the current streetscape and character of the Camden Town Conservation Area. Where they are visible, such as the removal of downlighters at ground floor, this will have a beneficial impact on the heritage asset and the conservation area as a whole and. The appreciation of the character and historic values of the subject area have been a key consideration in the design concept of the proposed alterations, driven by a creative approach aiming at memory and identity, sensitivity and viability.

Paragraph 201

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

Response: It is proposed to rectify incongruous alterations undertaken without consent. It is considered the replacement/ removal of these elements will have a beneficial impact on the identified heritage assets.

9.3 National Planning Practice Guidance (NPPG) – March 2014; ID 18a: Conserving & enhancing the historic environment (Updated: 10.04.2014)

PPG Paragraph: 003 - Reference ID: 18a-003-20140306

“What is meant by the conservation and enhancement of the historic environment?”

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.”

Response: The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. This is implicit in the proposed development. Equally important is the definition of ‘conservation’ as the ‘active process of maintenance and managing change’. The site and the wider conservation area is not a static place. It has been subject to change and in order to remain a sustainable welcome and pleasing place it will continue to change. The proposed scheme has been driven by the need to ensure a sustainable solution for the site in conjunction with a positive and informed response to the significant context. The proposed scheme will represent a sympathetic yet contemporary approach respecting the historic significance of the site and reflecting the character and appearance of its surroundings.

PPG Paragraph: 009 - Reference ID: 18a-009-20140306

“Why is ‘significance’ important in decision taking?”

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (see How to assess if there is substantial harm)."

Response: Heritage assets can be adversely affected by physical change or change in their setting. It is contended the nature, extent and importance of the significance of the affected heritage assets, including the building's setting, has been properly assessed in the Impact Assessment Chapter of this report, thereby enabling an acceptable and justifiable proposal to be developed.

PPG Paragraph: 017 - Reference ID: 18a-017-20140306

"How to assess if there is substantial harm?"

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 [192 and 193 of the 2018 edition] and 133 [196 of the 2018 edition] to the National Planning Policy Framework."

Response: The impact on the significance of the heritage assets has been fully considered in the Impact Assessment Chapter of this report. There is no occurrence of substantial harm. (See response for NPPF paragraphs 192 and 193).

PPG Paragraph: 019 - Reference ID: 18a-019-20140306

"How can proposals avoid or minimise harm to the significance of a heritage asset?"

A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more

sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.”

Response: The significance of no.106 Albert Road and its setting has been fully assessed and has informed the design process. Alterations that have been proposed for residential and domestic requirements or change of use have been limited to areas of lower significance.

9.4 Historic England’s Good Practice Advice 2015

Planning note 2 Para.9

“Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.”

Response: A detailed Significance Assessment has been carried out and can be found in Chapter 5.

Planning note 3 Para.12:

“Amongst the Government’s planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset’s significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance [...].”

Response: The steps above have been fully complied with. The significance of the heritage assets affected by the proposals has been fully assessed, as well as the effects of the proposed development. The proposal is assessed as causing no harm to the listed building or the conservation area.

Furthermore, the proposal ensures the continued use of this site as a domestic family dwelling, which is in keeping with the existing use.

9.5 London Plan Policies:

Policy 7.4 Local character

- a) [...]
- b) *Planning decisions: Buildings, streets and open spaces should provide a high quality design response that: a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;*

d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; e) is informed by the surrounding historic environment.

Policy 7.6

Buildings and structures should:

- a) be of the highest architectural quality;*
- b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;*
- c) comprise details and materials that complement, not necessarily replicate, the local architectural character; d); e); f); g); [...]*
- h) optimise the potential of sites.*

Policy 7.8 Heritage assets and archaeology

- a) London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- b) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*
- c) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- d) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Policy 7.31 *Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of heritage assets should be of the highest quality of architecture and design, and respond positively to local context and character outlined in the policies above.*

Policy 7.31 (cont.) *Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.*

Response: This has been addressed in the response to policies 196 of the NPPF.

9.6 Camden Local Plan

Policy D2 Heritage

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

Designated heritage assets

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

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

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

Conservation areas

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

The Council will:

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

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.

Para 7.54 *The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration. The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat.*

Response: Where windows have been replaced they are of a suitable traditional design and material. This will therefore maintain the character and appearance of the conservation area.

Para 7.59 *In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.*

Response: Consent has been applied for internal alterations which will improve the special architectural and historic interest of the listed building by removing unconsented/ unwelcome additions and reinstating original/ historic features which have been lost.

Para 7.60 *The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.*

Response: The setting of the listed building will not be affected by the proposals. The only external alterations (replacement of front windows to front) are beneficial to the setting of the listed building.

9.7 Camden Planning Guidance (CPG)

CPG1 – Design, Chapter 3- Heritage

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*
- *Our conservation area statements, appraisals and management plans contain more information on all the conservation areas*
- *Most works to alter a listed building are likely to require listed building consent*
 - *Historic buildings can and should address sustainability*

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.*

Response: Where possible, historic materials and architectural features will be revealed, such as the original ceilings and cornices. Where historic elements have been lost due to previous unconsented works (i.e. skirting boards) it is proposed to reinstate these based on historic photos.

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.*

Response: The proposals advocate the exposure of existing historic features and the reinstatement of historically sympathetic detailed joinery where these have been lost, thereby responding to the special historic and architectural constraints of the listed building.

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.*

Response: Proposals have been formulated in response to the Significance Appraisal and the Impact Assessment within this document.

CPG1 – Design, Chapter 4- Extensions, alterations and conservatories

Windows

- *Where the original glazing bars are highly detailed and intricate, or contain stained glass or leaded panes these should be retained and repaired. See also the Camden leaflet A Guide to Windows (2006), which is available on our website, for advice on secondary glazing and other ways to improve energy efficiency while retaining attractive original features.*

Response: Replacement timber windows to the first floor (front) are in keeping with the historic/ original and are detailed traditionally, thereby retaining the historic character of the conservation area as a whole.

Doors

- *Where you are looking to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced.*

Response: All internal doors are to be replaced with suitable traditional timber panelled doors, with details and mouldings to match the historic.

Materials

- *Original surface finishes should be retained or replicated wherever possible, as they are usually central to the architectural design / character treatment of a building. These may cover the entire building or façade (such as stucco facing), the roof elements (such as roof tiles and roof ridges), highlight specific features (such as windows or doors) or act as decorative elements (such as ironwork or terracotta panels).*

Response: Cornices, skirting and doors are to be reinstated as they would have originally appeared, and all new elements will be faithful to the original/ historic materials and finishes.

10 CONCLUSION

Living standards and styles have changed considerably since the house was built. The socio-economic constructs during the Victorian period emphasised compartmentalisation of spaces to ensure privacy and minimal contact with servants. This meant that the utilitarian areas of the house were segregated and there was a clear hierarchy that denoted the status of each room and floor.

Prior to the most recent works, the house had already undergone numerous alterations. The subdivision in the 1970s would have resulted in some fragmentation of early/original decorative features and alterations in the layout. Prior to the most recent works, many of the fireplaces had already been removed. The impact from the most recent works on the fabric and historic character to those areas which had already been altered is therefore negligible (see Schedule for more details and photographs).

Historic England's "Conservation Principles" and the National Planning Policy Framework define conservation as "managing change". Buildings, designated or undesignated heritage assets, are dynamic environments that have been subject to change and in order to remain a sustainable, welcoming and pleasing place they will continue to change. The works seek to enhance existing living quarters through creation of more amenable spaces and achieving present day acceptable standards.

11 APPENDICES

11.1 APPENDIX 1: LISTING DESCRIPTION

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Numbers 90-118 and attached Railings

List entry Number: 1378638

Location

Numbers 90-118 And Attached Railings, 90-118, Albert Street

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476592

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2883NE ALBERT STREET 798-1/76/37 (East side) 14/05/74 Nos.90-118 (Even) and attached railings (Formerly Listed as: ALBERT STREET Nos.90-120 (Even))

GV II

Terrace of 15 houses. c1845. Yellow stock brick (No.90, painted) and rusticated stucco ground floors. No.118, slate mansard roof with attic dormers. Nos 98, 110-116 with additional penthouses; Nos 100-108 with additional 4th storeys. 3 storeys and basements. 2 windows each. Square-headed, architraved doorways with pilaster-jambes carrying cornice-heads; fanlights and panelled doors. Recessed sashes; Nos 94-100 & 106 with ground floor margin glazing. 1st and 2nd floors architraved; 1st floor with console bracketed cornices and cast-iron balconies. Stucco cornices and blocking courses (Nos 90-96, cutback). INTERIORS: not inspected. SUBSIDIARY FEATURES: No.92 with shaped fire insurance plaque inscribed "Royal". Attached cast-iron railings with tasselled spearhead finials to areas.

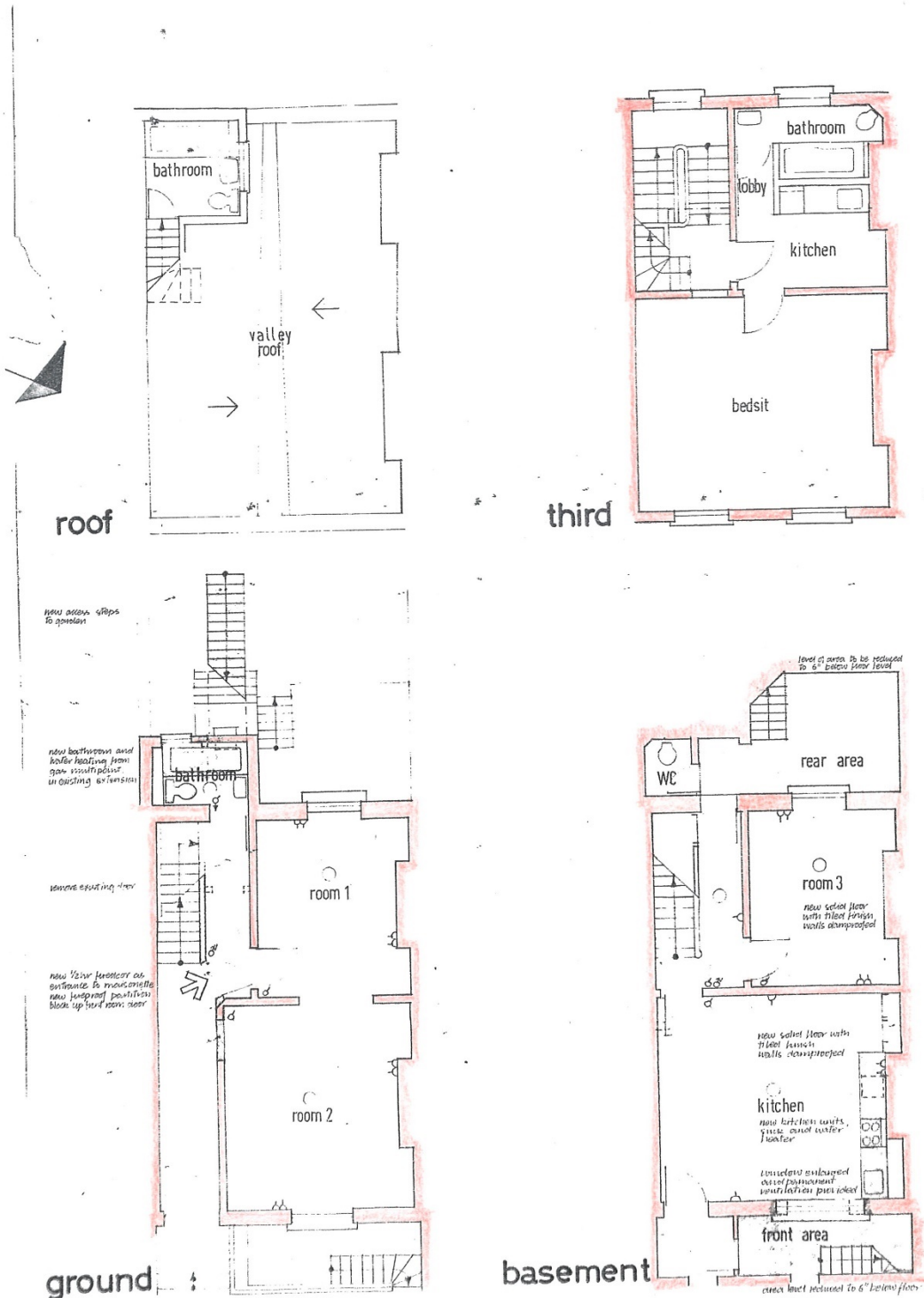
Listing NGR: TQ2881483676

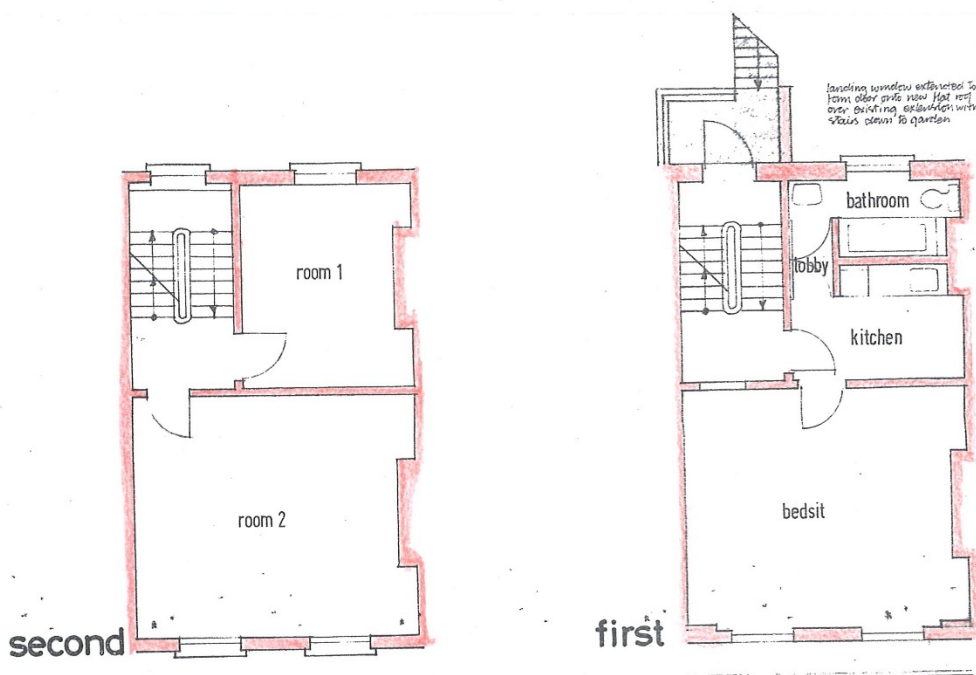
Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28814 83676

11.2 APPENDIX 3: 1977 DRAWINGS FROM CAMDEN ARCHIVES





DESCRIPTION OF WORK

1 general

The work covers the renovation of the basement and ground floor maisonette as listed below. Any necessary associated work not specifically mentioned should be covered. The work must conform with the Local Authority and statutory undertakers requirements, and with all relevant standards and codes of practice. Note that tenants will be living on the ground floor during the work and services should be maintained. Residents must not be allowed to accumulate.

2 dampproofing

All walls, including party walls, are to be dampproofed at basement level by a specialist firm using the injection dampproofing method.

3 solid floors

The existing timber floors are to be removed in the basement to form a new solid floor at 7'0" (minimum) below garden level. The new floor is to be 1" over 1/2" concrete (on hardcore) with a painted DPM and a cement/sand screed finished with vinyl tiles.

4 front and rear area

Floors to be reduced to 6" below new floor and areas reported to fall a maximum of 2" in 10'0".

5 enlarged window

Front basement window to be enlarged to provide lighting and ventilation as required by the Building Regulations. Permanent ventilation to be incorporated. Windows to be timber frame with aluminium frame clips.

6 electrical installation

The ground floor and basement maisonette is to be completely rewired to a new type CCU with separate 30A ring main at basement level and ground floor level. Separate lighting circuits are also required.

7 fireproof partition and door and fireproof ceilings

A new 1/2 hr fireproof partition is to be provided in the ground floor passage as a front door to the maisonette. The stairs to the upper floor is to be separated from the maisonette with a fireproof steel door. Fireproofed partition and the stairs self is to be lined with an additional layer of plasterboard. Ceilings of front and back rooms at ground floor level are to be lined with an additional layer of plasterboard.

8 new bathroom

A new bathroom is to be formed from the existing rear passage and WC at ground floor level. New bath, basin and WC are to be installed and connected to C. water and H. water from a new balanced flow outlet multipoint heater. A new external opening door is required. The existing back door is to be blocked up.

9 kitchen

The basement kitchen is to be fitted out with new storage units, big sink and worktop.

10 garden access

The first floor stairs landing window is to be extended to form a doorway and a new glassed door is to be fitted. The existing extension is to be removed and a new flat roof with one upblast finish is to be provided. The flat is to be protected with parapets and there is to be a new open rear terrace stairs down to the garden from the flat roof.

11 general repairs

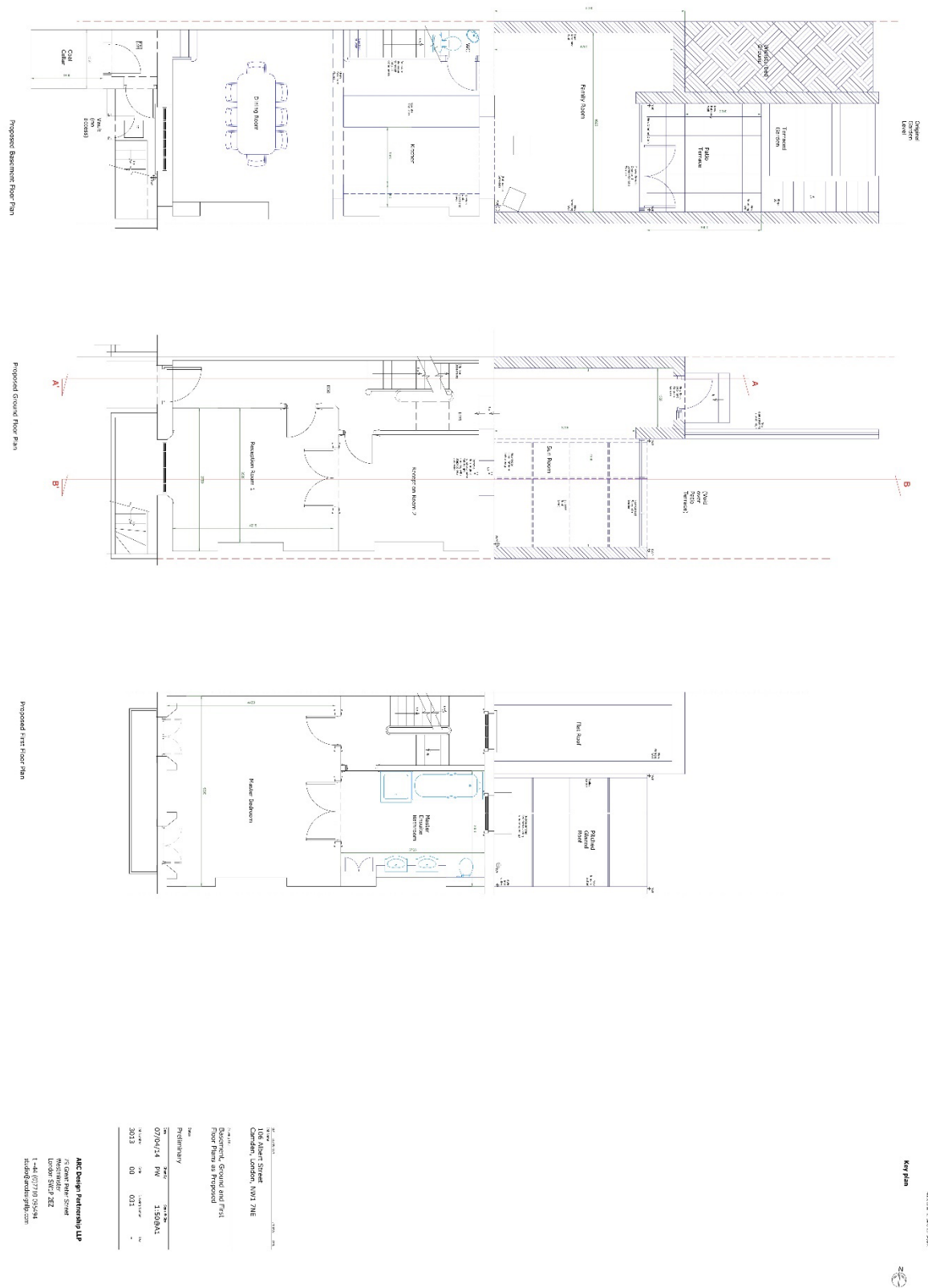
Doors and windows are to be overhauled to ensure correct functioning of locks and fastenings and easy operation. All sash cords are to be replaced. Loose and uneven floor boards are to be replaced.

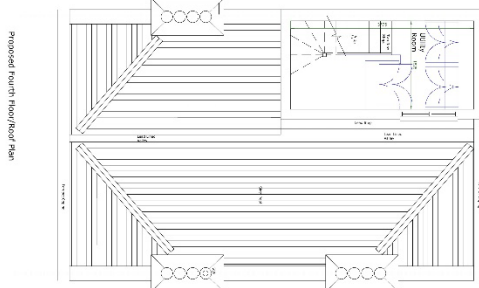
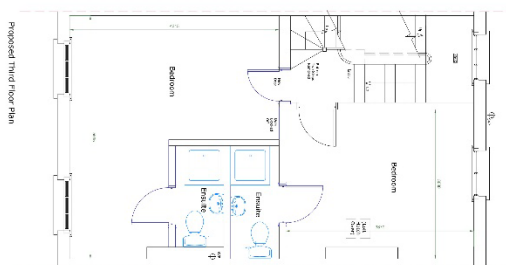
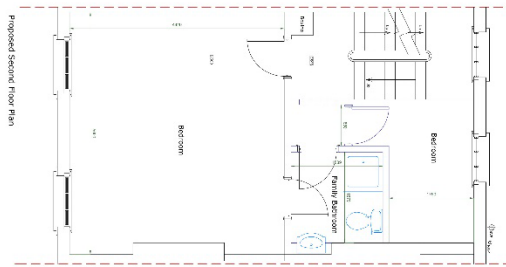
12 decoration

Allow for the complete redecoration of the basement floor, the stairs and passage within the maisonette and the new bathroom. Also allow for tiling up where required around new work (ie. new door to garden) from the floor landing.

106 ALBERT STREET NW1 floor plans scale 1:50 Oct77
improvements to ground floor and basement maisonette

11.3 APPENDIX 4: 2014 DRAWINGS AS PROPOSED



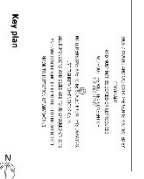


Key plan



Doc No	07/04/14	Rev	
106 Albert Street Camden, London, NW1 7NE			
Second, Third and Fourth Floor Plans as Proposed			
Planning Submission			
Date	Comment	Drawn By	Check By
07/04/14	PW	1:50	EA
30/13	00	032	*

ARC Design Partnership LLP
79 Great Peter Street
Westminster
London SW1P 2EZ
t +44 (0)7710 053494
studio@arcdesignllp.com



ARC Design Partnership LLP
79 Great Peter Street
Westminster
London SW1P 2EZ

t +44 (0)7710 055494
studio@arcdesign-llp.com



ARC Design Partnership LLP
79 Great Peter Street
Westminster
London SW1P 2EZ
t +44 (0)7710 095434
studio@arcdesign.co.uk

11.4 APPENDIX 5: PRE-APPLICATION ADVICE

A pre-application meeting was held on site on 31st May 2018 with Conservation Officer, Colette Hatton. The proposed works included all alterations that were highlighted as unauthorised by Camden and additional ones found during SLHA's background research of the property.

The following list was sent by Colette Hatton on 6th June 2018 and gives an overview of the works that the Council would like to be undertaken on each floor, alongside the appellant's response (*in bold italics*):

Basement

- Reinstall nibs – the side nibs near the staircase is the size of the nib that would have existed when there was a door there and will therefore be retained as existing. The removal of the central wall with remaining nibs on either side is what is consented in the 2014 application. The downstand was removed without consent. A 'new structure over' is consented in the consented 2014 application. ***Remedial works: a downstand of 300mm will be created to mitigate the loss of legibility of the original room layout.***
- Find more traditional banister - ***Remedial works: a simple timber handrail with square timber balustrades are proposed (see below figure for intended design). Exact details TBC.***

Ground Floor

- Remove suspended ceiling – is original cornice present etc.? ***Photographs were taken in the spotlight openings. The cornices appear to still exist. Suspended ceiling to be removed.***
- Remove wood floors and investigate – are original floors present? ***Original floors are present (refer to Schedule of Works and Impact Assessment)***
- Reinstall appropriate skirting - ***Remedial works: replace existing skirting with timber skirting with original profile as seen in photographs taken of the property in 2013.***
- Reinstall appropriate fireplace: ***replace existing fire surround with timber surround as seen in photographs taken of the property in 2013.***
- Reinstall appropriate door to rear room - ***Remedial works: replace existing door with timber door as seen in photographs taken of the property in 2013.***
- Replace glass partition separating hall and basement staircase with a timber panel. ***Remedial works: replace existing glazed panel with a timber panel appropriate to the period of the house.***

First Floor

- Remove suspended ceiling – is original cornice present etc.? ***Photographs were taken in the spotlight openings. The cornices appear to still exist. Suspended ceiling to be removed.***
- Remove wood floors and investigate – are original floors present? ***Original floors are present (refer to Schedule of Works and Impact Assessment)***
- Reinstall appropriate skirting - ***Remedial works: replace existing skirting with timber skirting with original profile as seen in photographs taken of the property in 2013.***

- Remove fitted wardrobes - ***Remedial works: remove fitted wardrobe, fit floor finish where necessary and make good.***
- Reinstall door to rear room – ***Remedial works – reinstall door and architrave to match the door in the 2002 photograph (refer to Schedule of Works and Impact Assessment)***
- Reinstall appropriate doors and architrave – ***apply for LBC – this opening was blocked off as part of the consented 1978 scheme. Architrave and door are to be retained as existing.***

Second Floor

- Remove suspended ceiling – is original cornice present etc.? ***Suspended ceiling to be removed in the front room to reveal early/original cornice (believed to still exist beneath the suspended ceiling). Apply for LBC to retain the suspended ceilings in the rear room and the hallway.***
- Remove wood floors and investigate – are original floors present - ***Original floors are present (refer to Schedule of Works and Impact Assessment)***
- Reinstall fireplace - ***Remedial works: fireplace to original design to be reinstated. Photographs taken in 2002 show the original surround.***
- Reinstall appropriate doors and architrave – ***Remedial works: replace existing doors with ones that match original design. Apply for LBC to retain the existing architraves.***

Third Floor

- Remove suspended ceiling – ***Apply for LBC***
- Remove wood floors and investigate – are original floors present? - ***Original floors are present (refer to Schedule of Works and Impact Assessment)***
- Remove fitted wardrobes - ***Apply for LBC***