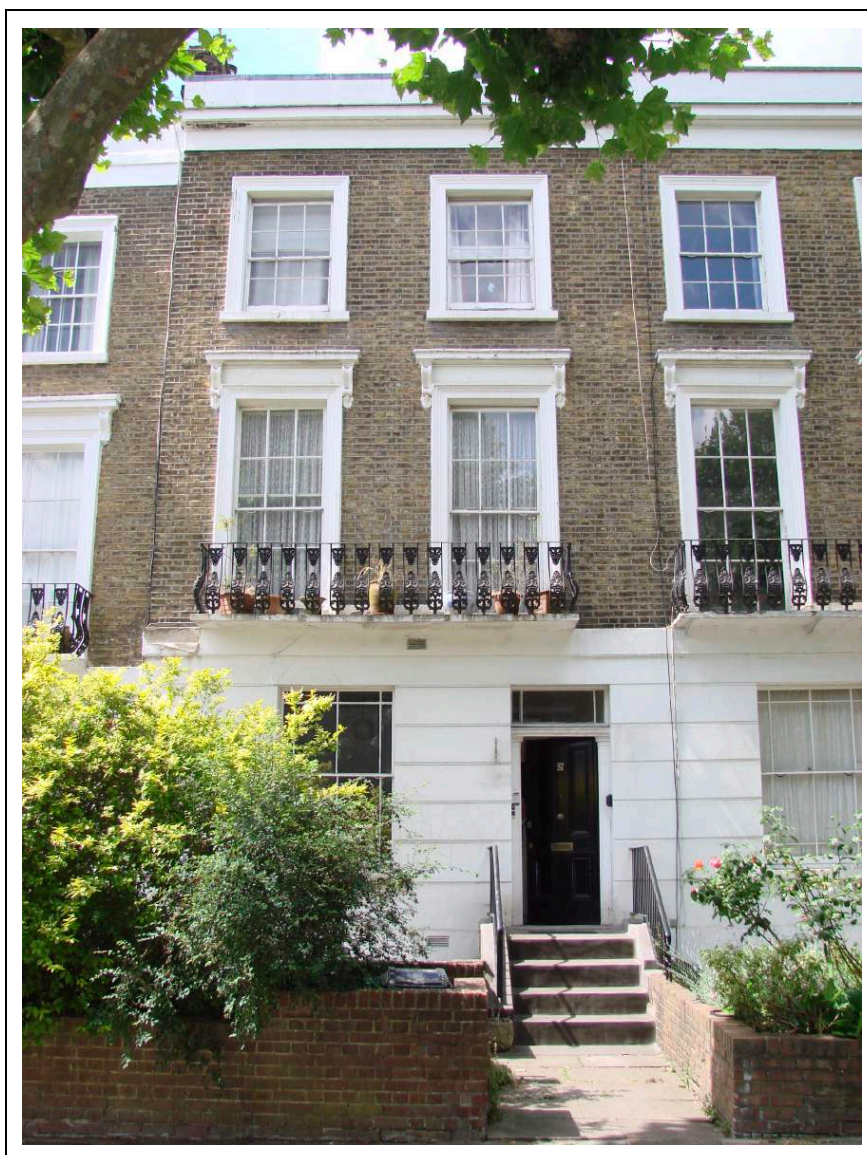


STUDIO ASTRAGAL

STATEMENT OF HERITAGE SIGNIFICANCE

57B Albert Street, London, NW1 7LX



**For
Mr David Halpern**

July 2023

Rev 1

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1. Introduction

- 1.1 This Statement of Heritage Significance has been produced in respect of a proposal for alterations to 57B Albert Street which is a ground floor flat. Its purpose to guide the design process and to provide a basis for assessing the impacts of the proposals on the heritage significance of the building and its setting. It is not intended to evaluate the impact of the proposals.
- 1.2 Section 194 of the Government's National Planning Policy Framework (1) requires that:
"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."
Moreover, Section 205 states:
"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."
- 1.3 The British Standards Institute's BS7913:2013 Guide to the Conservation of Historic Buildings, Section 4, (2) gives guidance on the assessment of a heritage asset's value and significance. It makes the point that *"understanding the contribution of a particular historic building to the wider historic environment allows significance to be taken into account when making decisions."* It goes on to state that: *"A thorough understanding of the significance of the historic building is important prior to reconciling work proposals with the existing built fabric and archaeological resource."*
- 1.4 The methodology used is based BS7913:2013 which in turn is based on that of ICOMOS for use on World Heritage properties (3). This is the only nationally and internationally recognised methodology. It tends to understate the values of heritage assets to the local context, as it is designed to evaluate a wide range of heritage assets, from World Heritage Sites of international importance to "buildings or urban landscapes of no architectural or historical merit", and "buildings of an intrusive character". General guidance is given in the IHBC / CIfA / IEMA practice note Principles of Cultural Heritage Impact Assessment in the UK July 2021 (4). This assessment also takes into account the guidance of the aforementioned British Standard and Historic England's document – Conservation Principles (5) and other HE guidance in its scope and methodology.
- 1.5 Aspects of a building's heritage significance can include, *inter alia*, its cultural, social, historic, architectural and technological heritage and association with important historical events or people. The relative heritage significance of the building as a whole and its individual elements including its fabric, spaces and features have been assessed and ranked on a range of:
 - Very High Significance
 - High Significance
 - Medium Significance
 - Low Significance
 - Negligible Significance
 - No Significance.
- 1.6 This is not an exact science and is a matter of objective professional judgment based on the available evidence. BS 7913:2013 gives no guidance on this. ICOMOS does give guidance, although this is general and at a macro-level and is not detailed (see Appendix 1).

- 1.7 Where an element or feature has been assessed as being of Low, Negligible or No Heritage Significance, it does not necessarily mean that its design, materials or workmanship are of poor quality. It is quite possible for modern features to be of high architectural quality in themselves and be worthy of retention, whilst having no heritage significance. Modern reinstated walls or accurate replica features may not have intrinsic significance in themselves but can have significance in terms of the restoration and presentation of a building or sites original character and significance and thus be worthy of retention. Being of Low Heritage Significance does not of itself justify fabric, features or other historic elements being altered or removed.
- 1.8 The building is Listed Grade II with Group Value as part of a group comprising Nos. 45 - 97 (odd) Albert Street (6). Listed buildings are of national importance and are graded in descending order I, II* and II. The building is thus of high significance in a national context. It is in the Camden Town Conservation Area (7). However, not all parts of the building are necessarily of the same significance.

2. The Building's Social and Historic Context

- 2.1 The Camden Town Conservation Area Appraisal and Management Plan describes the social evolution of the area as follows:

"As far back as 1690 development is recorded at the fork in the ancient road which lead from London to Hampstead and to Highgate. A tavern stood on the site where the Old Mother Red Cap public house now stands and the forks in the road exist today as Chalk Farm Road and Kentish Town Road. A coaching inn is recorded about fifty years later, as standing on the corner close to where Mornington Crescent Underground Station is today and by 1777 The Britannia Hotel and Public House, which gave its name to the junction, is known to have existed. Clearly, the area was first established as a convenient stopping place for travellers to and from London.

By the end of the 18th century the expansion of London had reached Camden Town and the open fields began to disappear under bricks and mortar. Local landowners Charles Pratt, Earl Camden, and Charles Fitzroy, Baron Southampton started selling leases for the construction of houses, Charles Pratt to the east of what is now Camden High Street and Charles Fitzroy to the west. Initially a grid of streets was laid out and it appears the High Street was quickly developed. Many of the streets within the Conservation Area are named after these two families.

By 1801/1804, as shown in Tompson's Parish Map, terraces had been built in Gloucester Place (now Crowndale Road) and houses had been built on either side of the High Street, some of which survive as shops.

By the time the Regent's Canal, which flows to the north of the Conservation Area opened for business in 1820, the development of Charles Pratt's land was well under way. Arlington Road, Albert Street, Mornington Terrace and Delancey Street however remained undeveloped building plots until the railways arrived in the 1830's and generated increased speculative development.

From this period on everything changed rapidly, as goods and people travelled to service the booming city. The railway had a fundamental effect on the development of Camden. On the edge of expanding London, artisans and shopkeepers moved into the area to serve the new working class who made a living from the railways and canal associated activities. Shops were built on the front gardens of the terraces fronting the High Street, new public houses and hotels opened and poorer working people moved into the streets made grimy by the railways. The area attracted transient residents and provided cheap lodgings, work and entertainment.

By the 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the gritty realities of working life in the more shabby industrial and commercial areas to the east. Towards the end of the 19th century, parts of the Conservation Area particularly around Britannia Junction, began to be redeveloped, small shops were replaced with larger shops with three or four storeys above and ornate front elevations." (7)

- 2.2 In common with many similar areas of inner London, many of the houses became occupied by multiple low-income families and single people and suffered from over-

crowding and poor maintenance. Social changes meant that from WWI onwards middle-class families could no longer afford servants who occupied the basement and attic floors of large townhouses. There was a shift towards the suburbs of middle-class families from the 1930s onwards. In the post WWII period, there was some redevelopment with social housing. Many houses, including No 57 were converted to self-contained flats. However, from the early 1970s the emphasis shifted from redevelopment to refurbishment and towards conservation. In later decades the area became popular again for middle class families and many streets were gentrified again.

2.3 The Camden Town Conservation Area Appraisal and Management Plan goes on to say:

“There is an impressive history of writers and artists who have been attracted to Camden because of its relaxed Bohemian atmosphere and affordable housing. As a boy Charles Dickens lived in Bayham Street and he used vivid descriptions of life in the impoverished local streets, within this part of the Conservation Area, to add character to his books. In the 1960’s the area became particularly popular with architects and designers attracted by the robust industrial architecture and mews buildings. During the later part of the 20th century the northern part of Camden Town has become the focus for youth culture and now attracts visitors from across the world attracted by the lively shops, markets, music venues and unstuffy atmosphere.” (7)



Extract from Greenwood's Map of London 1825-27 Before the development of Albert Street. (20)

3. The Building's Physical Context

- 3.1 Albert Street is located in the Camden Town Conservation Area on the west side of Camden High Street and runs west-south-west to east-north-east. The street is relatively wide and is tree lined. No. 57 Albert Street is located on the east side of the street. It is one of a long terrace comprising Nos 45 – 97 (odd). They are typical inner London flat-

fronted early to mid-19th C town houses with three storeys over basements. Originally, they all had butterfly valley roofs concealed behind front parapet walls but a number of them have had roof extensions. Their front elevations are rendered and painted white a basement and ground floor level and had exposed yellow London Stock brickwork on the upper floors. Their first floors have stone balconies with cast iron railings. No. 57B is a ground floor flat.

- 3.2 The Camden Town Conservation Area Appraisal and Management Plan divides the Conservation into two sub areas of character, Commercial Sub Area 1 and Residential Sub Area 2. Albert street falls in the latter area, which is describes as follows:

***“Sub Area 2: Residential** The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street).*

Buildings are set back from the street to make room for basement areas, or in more generous developments, for front gardens. Houses are generally three storeys raised on basements, sometimes with attic storeys, and may rise to four or five storeys to articulate a formal architectural composition. Terraces tend to end in a flank brick wall; and on street corners may have had windows and entrance doors inserted.

There is a greater sense of open space in the residential portions of the Conservation Area, in part due to the main Euston railway cutting immediately to the west but also the result of wide tree-lined streets and private front and back gardens, especially in Albert Street and Mornington Terrace. The trees and greenery of back gardens are only visible in occasional glimpses from the public realm but contribute to the nature of the western part of the Conservation Area. Views of back gardens are retained, especially where development has been kept single-storey or where gaps have been preserved. Gaps also occur at the end of terraces; these allow views to back gardens over high garden walls, introducing a welcome respite to an otherwise very urban environment and making a major contribution to the visual amenity and the character of the area. In an area lacking in open space and street trees these views into gardens with mature trees are an important element in the character and appearance of the Conservation Area.

Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels. Exceptionally, properties have projecting stucco porticos and arched head windows. Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

Grid pattern of residential streets west of Camden High Street:

....

“Albert Street:

Albert Street has a high quality streetscape. Lined on both sides almost without interruption by uniform historic terraces, it is wider than nearby streets, creating a sense of space. There are a large number of street trees, complemented by planting in the generous front gardens, which south of Delancey Street are as much as 5 metres deep.

The finely detailed brick and stucco terraces were built in most part by George Bassett, surveyor to the Southampton Estate, in the years 1844-48. However, the terrace on the east side, Nos 50-88, of an equally homogenous appearance, was the work of seven different builders. The majority of terraces were erected as three storey buildings raised on basements. The terrace on the east side, south of Mornington Street, Nos 22-46, is of a symmetrical composition with a raised parapet forming a central feature spanning Nos 34-38. It is the only terrace in the street with an historic mansard attic storey.

A large proportion of the houses in Albert Street survive as single family dwellings. Although the architectural integrity of the terraces has been retained at the front, glimpses from side streets reveal an array of oversized and out-of-scale rear extensions,

many of which were constructed under permitted development rights prior to the statutory listing of properties and the designation of the Conservation Area. Similarly, several properties have inappropriate roof extensions, partially visible above the front eaves parapets, ranging from oversized mansards and dormer windows to flat roofed accommodation set behind front roof terraces.” ... (7)



The group within which No 57 is situated on the east side of Albert Street.

The Rear Garden

- 3.3 The terrace has relatively large rear gardens for inner London bounded by brick walls and looks out onto the backs of the Listed terrace in Mornington Terrace. The garden has two tall yuccas, but is not well-laid out or maintained. It and its walls are considered to be of Low Heritage Significance.



The rear garden of No. 57 and the buildings at the rear.

4. The Building's History and Development

- 4.1 Nos. 45 – 97 (odd) Albert Street were built in 1845 to the design of and under the supervision of the surveyor George Bassett Jnr.
- 4.2 The building has undergone radical internal alterations and extensions, the most recent and substantial of which appear to have taken place in the early 1970s judging by their style and nature. A planning officer of LB Camden advised that all the historic planning decisions were available online, but no the planning records for these works were found on their website. Two refusals of planning permission in 1972 and 1973 for substantial alterations and extensions to Nos. 57 and 59 (see Appendix 3) appear to suggest that the works were carried out circa 1973 – 74 before the buildings were listed in May 1974.
- 4.3 A rear extension has been added comprising a part two-storey and part three-storey rear extension. The lower ground and ground floors of the extension extend the full width and a metal staircase was constructed to give access from the ground floor to the garden. At first floor level a part-with extension with a monopitch roof and a roof terrace were added.
- 4.4 Internally, staircase was to the upper floor was boxed in and the stairs to the basement removed. The ground floor was self-contained, and the original front room's door was blocked up. A new doorway to the front room was formed in its back wall. The inner part of the rear room was subdivided to form an internal bathroom and an entrance lobby to the flat with doors leading to the rear room and kitchen. This involved removal of the original doorway and part of the wall between the rear room and the staircase compartment. Most of the original back wall between the back room and staircase compartment and the extension was removed. The remainder of the original back room

plus the additional space in the extension formed a rear room. A kitchen was formed in the staircase compartment and the rear extension.

- 4.5 At some point, possibly when the flat conversion and extension were carried out, the original skirting boards, picture rails, ceiling cornices, ceiling roses, doors and fireplaces were removed. All the doors were replaced with new doors. These works have radically altered the ground floor interior and resulted in a substantial loss of its heritage significance.
- 4.6 The group of buildings, Nos.45 – 97 (odd) were Listed Grade II on 15th May 1974. Albert Street became part of a Conservation Area when the Camden Town Conservation Area was first designated on 11th November 1986. The Conservation Area was extended in 1997. (7)

5. Description of the Exterior of the Building

The Front Garden

- 5.1 The front garden has lost its original front wall and railings and now has a modern brick wall and bin enclosure. The original steps to the basement lightwell and their railings have been lost and have rebuilt in brick with brick walls around them. The front entrance path and the lightwell paving remain in York stone. The modern alterations are considered harmful and of No Heritage Significance and have degraded the character of the front garden and its boundary enclosure.

The Front Elevation

- 5.2 The building comprises a basement, ground, first, second and attic third floors. It is built in a typical early 19th C London terraced townhouse architectural style. Its proportions and detailing are strongly influenced by the classical Graeco-Roman tradition. It has a strong vertical architectural hierarchy. This hierarchy is expressed externally in the design and heights of each floor and their windows and internally would have been expressed by the relative scale, quality and ornateness of architectural features. This reflected the functional and social hierarchy of how each floor was occupied.
- 5.3 In common with the rest of the group, No. 57 is flat-fronted, and the basement and ground floors are rendered and painted white, with the basement being smooth rendered and the ground floor having horizontal rustication banding. The upper floors are of exposed discoloured yellow London Stock brickwork and are topped with a white painted stucco cornices parapet concealing a butterfly valley roof. The ground floor is elevated above street level and reached by a flight of steps. The floor to ceiling height of the first floor is the tallest, this being the *piano nobile* on which the main reception rooms were located.
- 5.4 The basement level window has been altered. Its opening has been widened and it now has a pair of timber sliding sashes in a six-over-six pane pattern. The space under the main entrance steps has been enclosed. At ground floor level, it has a square-headed doorway with pilaster jambs with cornice heads, a moulded transom and an overlight divided by margin panes. The door is four-panelled with flat recessed panels and bolection mouldings. The ground floor window to its left has a two-over-two pane and margin pane pattern. The steps leading up to the front door would have been formed of stone on a brick supporting arch, but have been asphalted over and have lost their original railings.
- 5.5 The first floor has a pair of floor to ceiling sash windows aligned with the door and window below. The windows have stucco architraves and console bracketed cornices and are divided in a six-over-six pane pattern. The windows open onto a stone balcony with cast iron railings. The second -floor windows have stucco architraves and are divided in a six-over-six pane pattern.
- 5.6 The significance of the front elevation lies in its surviving original fabric and features and the quality of its architectural design as part of a group. Notwithstanding the alterations to the front basement elevation and entrance steps, the front elevation is considered to remain of High Heritage Significance.

The Front Elevation



No. 57 Albert Street. Overall, High Heritage Significance.



The basement floor elevation of No. 57. Modern altered window opening with paired sashes - Negligible Heritage Significance. Inappropriate modern alterations to the steps - No Heritage Significance. Overall - Low Heritage Significance.



The Front Door. Original - High Heritage Significance. Inappropriate modern railings to sides - No Heritage Significance.

The Rear Elevation

- 5.7 The original rear elevation is of discoloured yellow London Stock brickwork and the building's butterfly valley roof profile is visible and not concealed behind a parapet. The surviving original windows have shallow segmental arched brick heads. Only the second-floor rear room window and the first to second floor half-landing window retain their original sliding sash windows. These have a six-over-six pane pattern. They are of Medium Heritage Significance.
- 5.8 The rear elevation has been radically altered by the addition of a rear extension at basement ground and part first floor levels with a first-floor balcony. The extension is of yellow bricks that do not match. Whilst its window and door openings have shallow segmental arched brick heads, the windows and doors are modern and do not match. The ground floor kitchen door opens onto a black painted metal small balcony with metal staircase leading down to the garden. These are inappropriate harmful alterations and overall, the rear elevation is of Low Heritage Significance as a result.

The Rear Elevation



The Rear Elevation of No. 57. Inappropriate modern extension - No Heritage Significance. Surviving original sliding sash windows - Medium Heritage Significance. Overall - Low Heritage Significance.

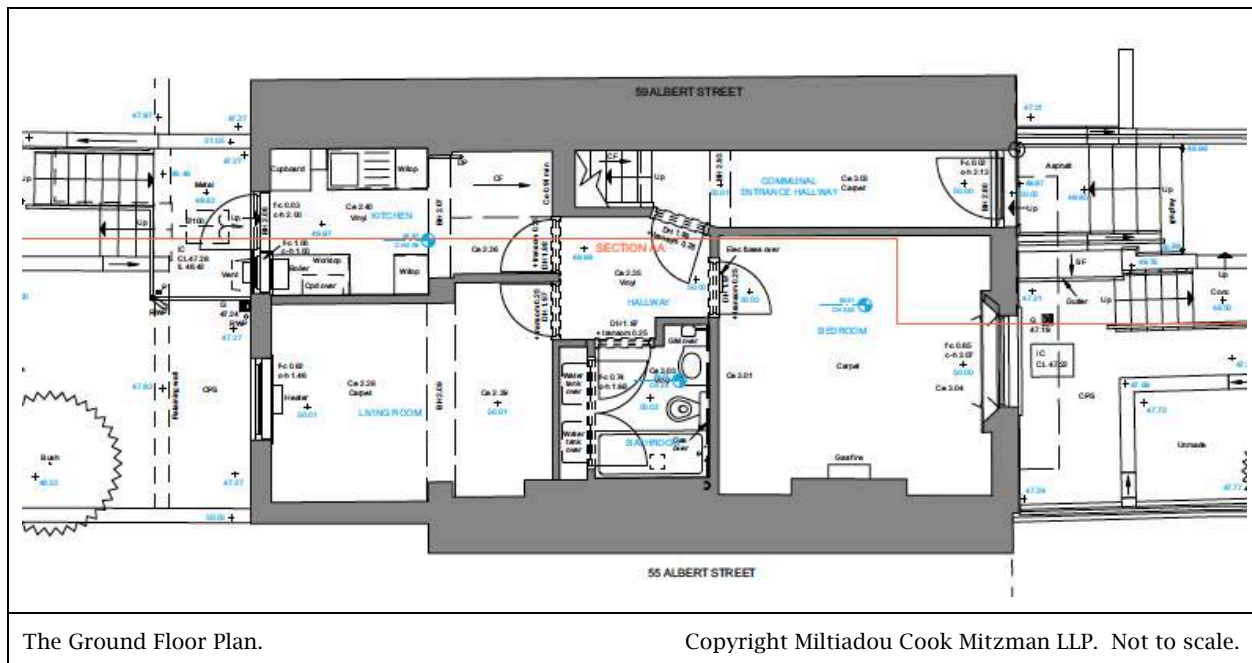


The Basement Elevation. – Inappropriate modern extension – No Heritage Significance.

6. Description of the Interior Ground Floor of the Building

- 6.1 Only the interior of the ground floor was inspected. The ground floor entrance hall survives intact. It retains its original skirting boards but has lost its ceiling cornice. The staircase to the upper floor also survives but has lost its balustrading to its first flight. The upper flights were not inspected. To self-contain the ground floor, the side of the staircase and the rear corridor has been partitioned and an entrance door to the flat installed. These are harmful alterations. As a result the entrance hall and the ground floor staircase compartment are of Low Heritage Significance.
- 6.2 Within the flat, 57B, the compartmentalisation of the ground floor has been radically altered. It would appear that the timber stud partition walls between the building's entrance hall and the front room, between the front and rear rooms and a substantial part of the wall between the rear room and the staircase compartment survive. However, within the flat, the walls have been plasterboarded and skimmed and it appears that the original lathe and plasterwork has been largely or entirely removed. This can be verified by removal of small areas of plasterboard. The original stud partition wall between the front and rear rooms was probably load bearing. Part of the timber stud partition rear wall between the rear room and staircase compartment has been removed. The remaining part has lost its original lathe and plaster and is lined with plasterboard and plaster skim. This wall may also be load-bearing and appears to support the staircase half landing between the ground and first floors and the ends of the flights of stairs resting on it. This needs confirmation through a structural survey.
- 6.3 The original doorway to the front room from the entrance hall has been blocked up and the doorway to this room is now in its back wall. The original doorway to the back room and a section of adjacent wall has been removed to form an internal lobby to the flat. The inner part of the back room has been partitioned off to form an internal bathroom. The staircase to the basement has been removed and the well boarded over to form a kitchen in the rear part of the ground floor staircase compartment. Most of the original back wall at ground floor level has been removed as part of the extension to these rear rooms.

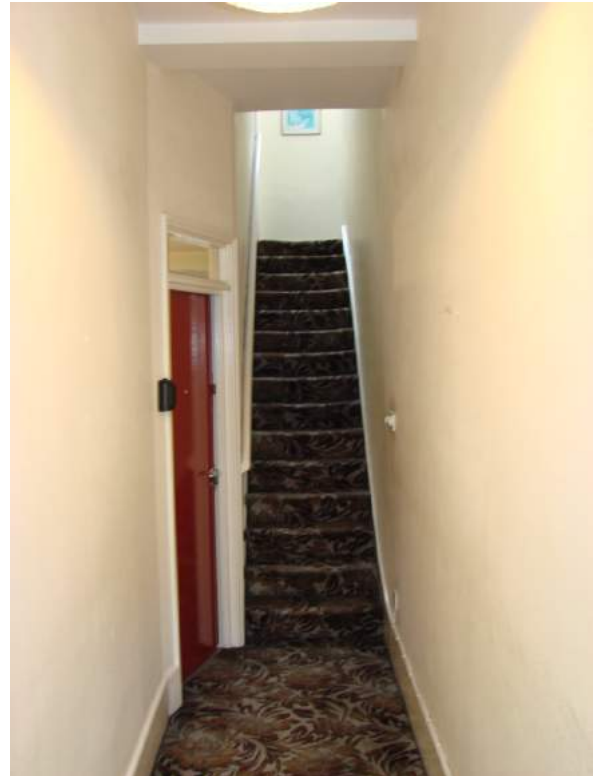
- 6.4 In the front room, the original window architrave, reveal linings and shutters and under panels survive. Both chimneybreasts have lost their fireplaces and their openings have been blocked up. The ground floor rooms, and staircase compartment have lost all their original doors, door architraves, skirting boards, picture rails, ceiling cornices and ceiling roses. The existing doors, door architraves and skirting boards are all modern and are out of character with the building. The original doors were probably four-panelled with flat recessed panels and ogee bed mouldings to match the panel mouldings of the front window's shutters and their door and the rear window architraves would have matched the front window architrave. The skirting boards would have had ovolo or ovoid top mouldings.
- 6.5 All the modern alterations are all harmful to the building's character. The historic significance of the ground floor lies in its surviving original fabric, the proportions of the front room and surviving window joinery. Overall, the front room has only Medium Heritage Significance whilst the rest of the flat has Low Heritage Significance.



The Ground Floor



The Ground Floor Entrance Hall. Overall - Low Heritage Significance.



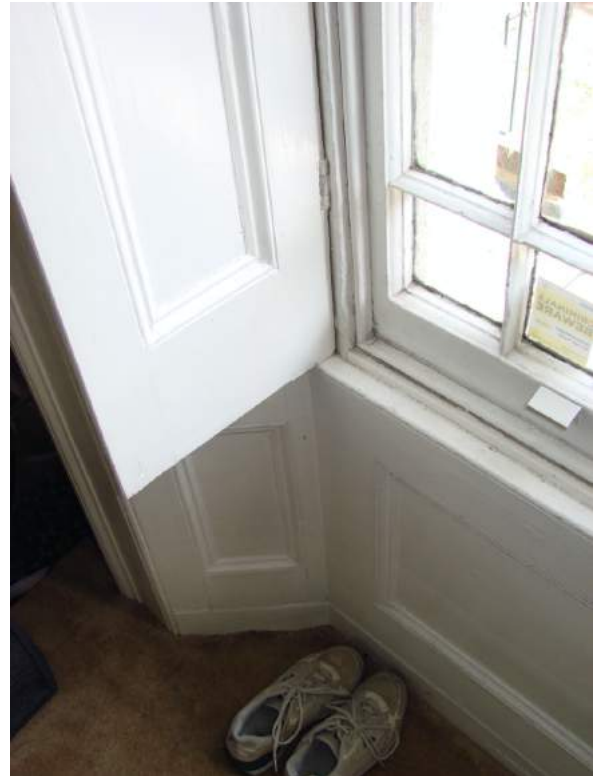
The Ground Floor Entrance Hall and Stairs. Overall - Low Heritage Significance. The surviving stairs - High Heritage Significance.



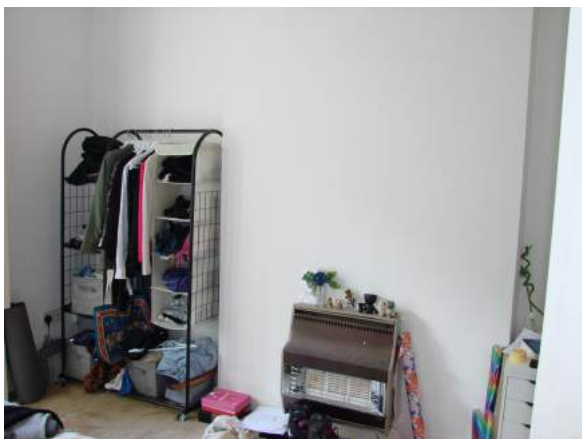
The Ground Floor Entrance Hall. Original skirting board- Medium Heritage Significance.



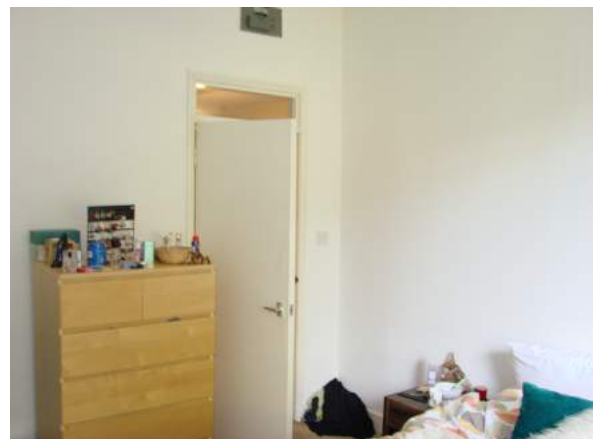
The Front Room. Overall, Medium Heritage Significance. The window - High Heritage Significance.



The Front Room. Detail of window reveal linings, shutters, underpanel and glazing bar mouldings - High Heritage Significance.



The Front Room. Chimneybreast with missing fireplace - Medium Heritage Significance.



The Front Room. Modern doorway in back wall - No Heritage Significance.



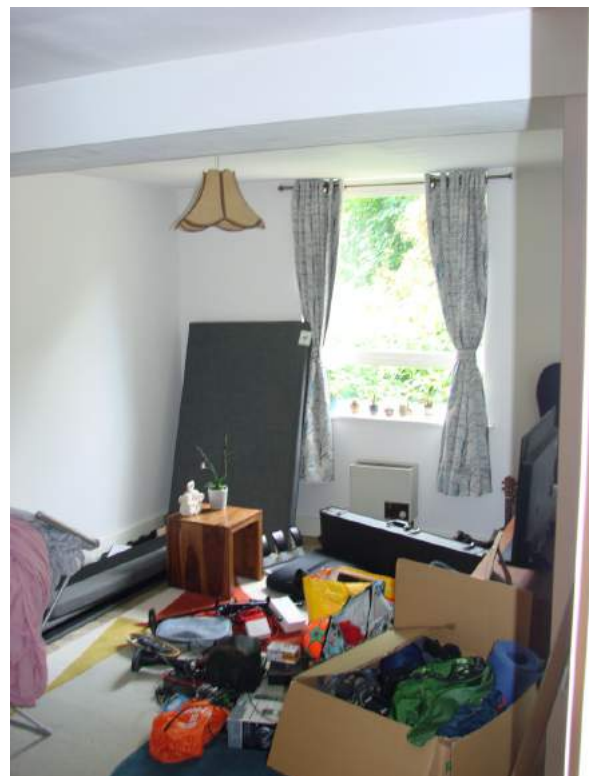
The Flat's Entrance Lobby. Inappropriate modern doors - No Heritage Significance. - Overall - No Heritage Significance.






The Bathroom. - Overall - No Heritage Significance. Surviving chimneybreast - Medium Heritage Significance.



The Rear Room. Overall - Negligible Heritage Significance



The Rear Room. View into rear extension. Original back wall removed - harmful modern alteration.

	
<p>The Kitchen. Stairs to basement and back wall removed – harmful modern alterations. Overall - Negligible Heritage Significance.</p>	<p>The Kitchen/Living Room. Modern Brick pier supporting RSJ - No Heritage Significance.</p>
	
<p>The Kitchen/Living Room. Historic timber stud partition wall, with modern plasterboard and skim - Low Heritage Significance.</p>	

7. Summary and Conclusions

- 7.1 The front elevation is largely intact and remains of High Heritage Significance, notwithstanding the alterations to the basement window and asphaltting of the steps to the main entrance. The rear elevation has been radically altered by the large inappropriate extension and consequently it is of Low Heritage Significance overall.
- 7.2 The ground floor's interior has been radically altered and as a result has lost much of its heritage significance. The most intact part of the ground floor is the front room which still retains its original size and proportions, its original side and rear stud partition, window frames, shutters, linings and under panelling and chimneybreast. All other features have been lost. The window is of High Heritage Significance. As a result of the inappropriate modern alterations, it now only has Medium Heritage Significance overall.

- 7.3 The rear part of the building's interior has lost a substantial part of its fabric and all its original features. Only a part of the wall between the rear room and the staircase compartment survives. The insertion of an internal bathroom, the removal of the back wall and the rear extension have completely destroyed the rear room's original size and proportions and its chimneybreast is almost completely concealed. The staircase compartment, which now forms part of the kitchen has lost the stairs to the basement and all other original features. The rear part of the building is thus of Negligible Heritage Significance. Notwithstanding this, the surviving original fabric and features are worthy of retention and any further removal of fabric should be avoided, especially of chimneybreasts and load bearing stud partitions.

25.07.23

APPENDIX 1

Guidance on Heritage Impact Assessments for Cultural World Heritage Properties

A publication of the International Council on Monuments and Sites

January 2011

Appendix 3A: Example Guide for Assessing Value of Heritage Assets

HIAs for WH properties will need to consider their international heritage value and also other local or national values, and priorities or recommendations set out in national research agendas. They may also need to consider other international values which are reflected in, for example, international natural heritage designations.

Professional judgement (sic) is used to determine the importance of the resource. The value of the asset may be defined using the following grading scale:

- Very High
- High
- Medium
- Low
- Negligible
- Unknown potential.

The following table is not intended to be exhaustive.

Grading	Archaeology	Built heritage or Historic Urban Landscape	Historic landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised international importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, timed depth, or other critical factors.	Areas associated with Intangible Cultural Heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

High	<p>Nationally-designated Archaeological Monuments protected by the State Party's laws.</p> <p>Undesignated sites of the quality and importance to be designated.</p> <p>Assets that can contribute significantly to acknowledged national research objectives.</p>	<p>Nationally-designated structures with standing remains.</p> <p>Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very important buildings.</p> <p>Undesignated structures of clear national importance.</p>	<p>Nationally designated historic landscape of outstanding interest.</p> <p>Undesignated landscapes of outstanding interest.</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factors.</p>	<p>Nationally designated areas or activities associated with globally important Intangible Cultural Heritage activities.</p> <p>Associations with particular innovations, technical or scientific developments or movements of national significance.</p> <p>Associations with particular individuals of national importance.</p>
Medium	<p>Designated or undesignated assets that can contribute significantly to regional research objectives.</p>	<p>Designated buildings.</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.</p>	<p>Designated special historic landscapes.</p> <p>Undesignated historic landscapes that would justify special historic landscape designation.</p> <p>Landscapes of regional value.</p> <p>Averagely well preserved historic landscapes with reasonable coherence, time depth or other critical factors.</p>	<p>Areas associated with Intangible Cultural Heritage activities as evidenced by local registers.</p> <p>Associations with particular innovations or developments of regional or local significance.</p> <p>Associations with particular individuals of regional importance.</p>
Low	<p>Designated or undesignated</p>	<p>"Locally Listed" buildings.</p>	<p>Robust undesignated</p>	<p>Intangible Cultural heritage</p>

	<p>assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations.</p> <p>Assets of limited value, but with potential to contribute to local research objectives.</p>	<p>Historic (unlisted) buildings of modest quality in their fabric or historical associations.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.</p>	<p>historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>	<p>activities of local significance.</p> <p>Associations with particular individuals of local importance.</p> <p>Poor survival of physical areas in which activities occur or are associated.</p>
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (i.e. inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area

Notes:

OUV = Outstanding Universal Value

HIA = Heritage Impact Assessment

WH = World Heritage

(3)

APPENDIX 2

Extract from List of Historic Buildings

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.

CAMDEN

TQ2883NE
798-1/76/35
14/05/74
GV II

ALBERT STREET
(West side)

Nos.45-97 (Odd) and attached railings

Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94.

Listing NGR: TQ2885783542

Source: Historic England Website (6)

APPENDIX 3

Planning History for 57 Albert Street

Ref. No.	Description	Application Type	Decision	Decision Date
CTP/K11/12/A/14959	Nos. 57 & 59. Erection of a roof extension and three-storey rear extension to each of 57-59 Albert Street, N.W.1 and change of use to provide 9 flats together with works of conversion.	Planning Application	Refusal	15-10-1973
CTP/K11/12/A/13338	Nos. 57 & 59. Erection of a roof extension and a three-storey rear extension to each of 57 and 59 Albert Street, N.W.1. and conversion of the whole to ten flats.	Planning Application	Refusal	03-08-1972

Source: LB Camden Website

Notes:

Whilst every effort has been made to collate an accurate list of applications from the source available, no liability is accepted for any loss or damages resulting from any errors or omissions.

APPENDIX 4:

References

- (1) The National Planning Policy Framework, Department for Communities and Local Government, H M Government, July 2021,
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf
- (2) BS7913:2013 Guide to the Conservation of Historic Buildings, Second Edition, Pub. The British Standards Institute, 2014, ISBN 978 0 580 75778 5, Section 4
- (3) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, The International Council on Monuments and Sites (ICOMOS), January 2011, sections 4.10 & 4.11& Appendix 3A.
- (4) Principles of Cultural Heritage Impact Assessment in the UK, IHBC/ CifA / IEMA, July 2021.
- (5) Conservation Principles, Pub. English Heritage (now Historic England), 2008
- (6) The List of Historic Buildings, Historic England's Website retrieved 19.06.23
- (7) Camden Town Conservation Area Appraisal and Management Plan 4.10.2007.
- (8) Greenwood's Map of London 1825-27, Harvard Library
<https://id.lib.harvard.edu/curiosity/scanned-maps/44-990102029440203941> Retrieved 24.07.23. Public Domain.