

HERITAGE IMPACT STATEMENT

The Bartholomew Estate Conservation Area is a compact and well preserved Victorian residential development, which displays little change in its 150 year history. Laid out over a regular grid pattern, it was built over 3 main stages that now form the planning sub areas of the conservation zone. 25 Lawford Rd sits in Sub Area 2: Dartmouth Family Estate and is noted as making a positive contribution to the conservation area character, but is not a listed building

The original building was constructed in the 1860s by the 5th Earl of Dartmouth as an estate of high quality, prestigious houses to form 'New Kentish Town'. The estate is made up of Patshull Rd, Patshull Place and the north side of Lawford Rd, where 25 is positioned. These are built of an architecturally uniform style of 3 storey, semi detached villas and terraces with narrow plot widths. The architectural detailing is one of the key aspects of these, with soldier course lintels and white plaster detailing. Decorative metal balcony railings are also common throughout these properties and would be used on the building. These are prevalent on both the front and rear of the properties. Roof eaves wide and the rooves are shallow, resulting in them being largely unviewable from street level

The primary planning permission to effect the property was made in 1972 for the division of 25 Lawford Rd into 4 apartments. This has left 25D at the 3rd storey of the property with sole access into the attic, as well as no outdoor space

Planning History

Planning permission was granted on 22/05/2018 for moving of the rear garden retaining wall further away from the property (i.e. from 1 metre to 4 metres away) and covering the area with a stone tile decking. (ref 2018/0974/P).

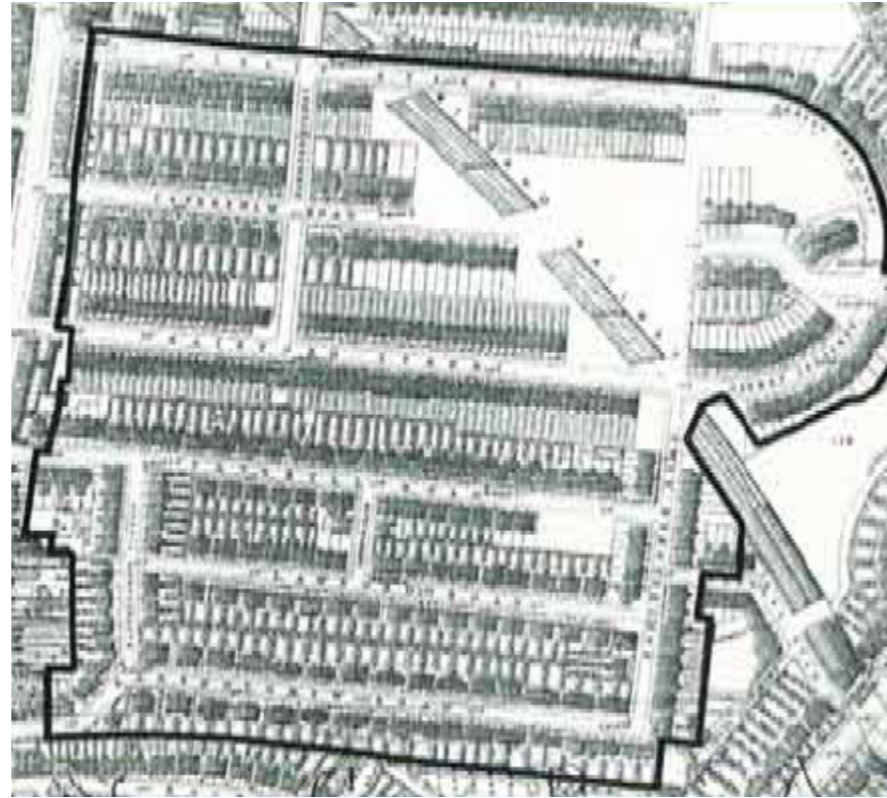
Planning permission was granted on 09/11/1977 Alterations to provide enlargement of the Kitchen and entrance hall of the basement flat. (ref 25358).

Planning permission was granted On 19.04.1974 for erection of a garage and the formation of a hardstanding, with means of access to the highway at the rear. (ref 18776).

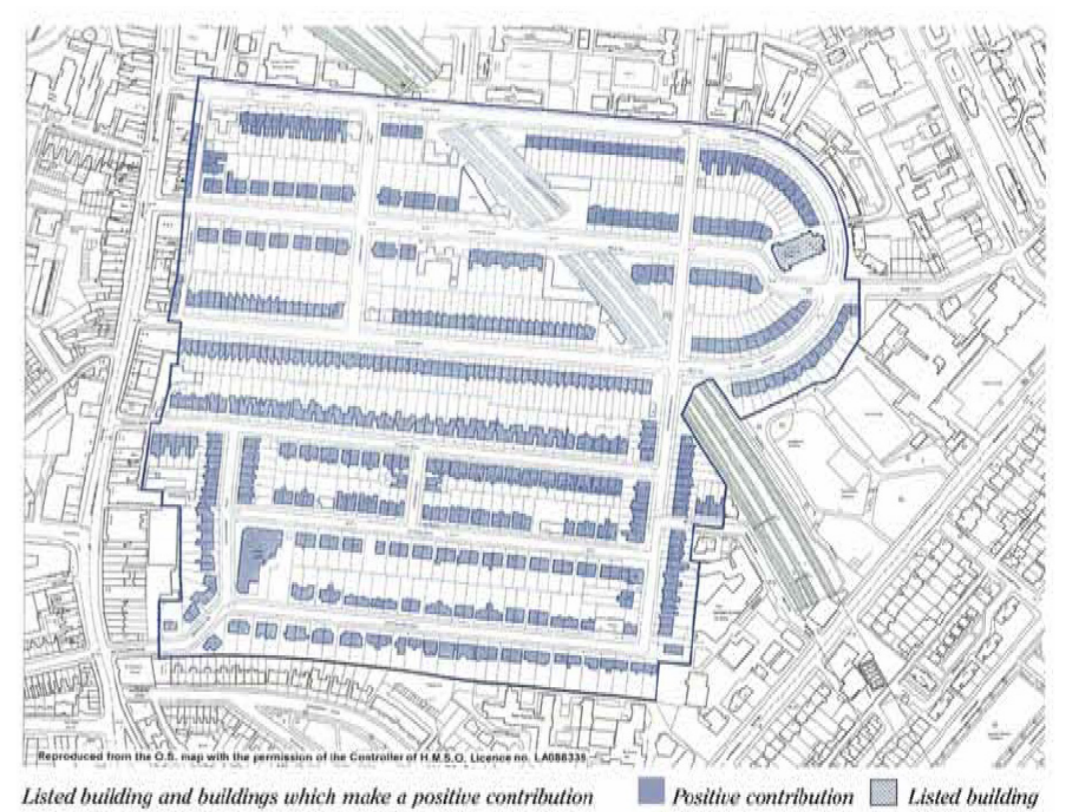
Planning permission was granted On 26/10/1972 for the conversion of dwelling at 25, Lawford Road, N.W.5. into 4 self-contained units, incorporating enlargement of rear extension, installation of new windows and door, and erection of new steps at side of property. (ref 14053).

Planning permission was granted on 28/12/1978 for the erection of a single storey extension to provide a sun lounge. (ref 27410).

Planning permission was granted on 23/09/1964 to convert the basement and ground floors of No. 25, Lawford Road, St. Pancras, into two self-contained flats and to form a bathroom in order to provide improved amenities for the occupiers of the first and second floors. (ref 19638).



1873 Area Map (Source: Camden Council)



Listed building and buildings which make a positive contribution Positive contribution Listed building

Buildings noted as positively contributing to the estate (Source: Camden Council)



Decorative metal railings, finished in black and white plaster detailing



White Painted timber sash windows with white plaster detailing to sill. Soldier course brickwork lintel



View From street showing wide eaves and shallow roof formation