

# Heritage Statement

No.3 Cambridge Gate and Mews, London.

May 2024

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# 1. Introduction

## Purpose of this Report

- 1.1 This Heritage Statement has been prepared by Turley Heritage to assess the heritage impacts of the proposed works at Flat A, No. 3 Cambridge Gate, Regent's Park, London, NW1 4JX (the 'Site'), **Figure 1.1**. The Site forms part of a statutory Grade II listed building group at Nos.1-10 Cambridge Gate and is located within the London Borough of Camden's Regent's Park Conservation Area.
- 1.2 This submission has been informed by a process of pre-application engagement with the local planning authority.<sup>1</sup> This report should be read alongside the drawings package and Design and Access Statement, prepared by Wendover Studio architects.

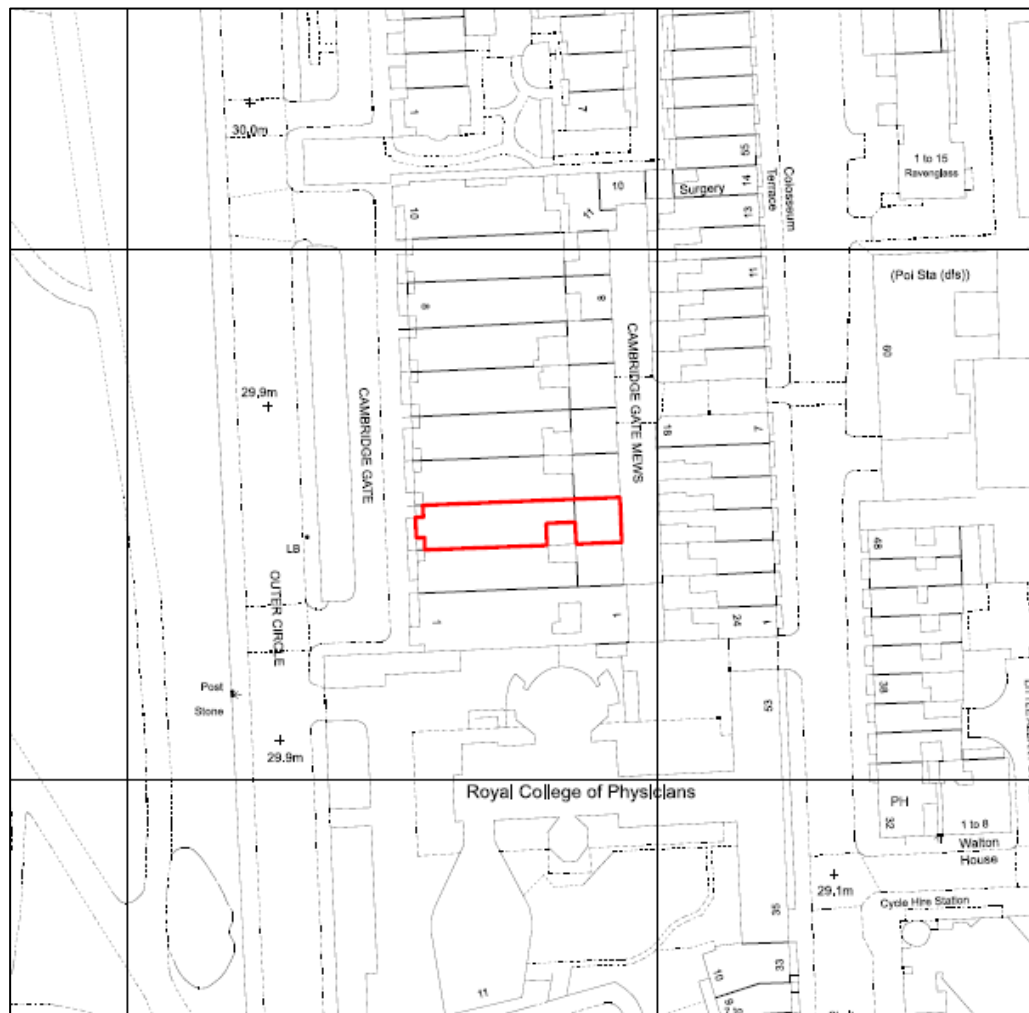


Figure 1.1: Site location plan

<sup>1</sup> Reference: 2023/5011/PRE

## Relevant Legislation and Policy Context

1.3 This report has been prepared in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 66 and 72), which places a duty upon the local planning authority in determining applications for development / works affecting listed buildings to pay special regard to their special interest and setting, and also to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.<sup>2</sup>

1.4 Furthermore, the National Planning Policy Framework (NPPF) 2023 provides the Government's national planning policy on the conservation of the historic. In respect of information requirements for applications, it sets out 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 ..."*<sup>3</sup>

1.5 Paragraph 201 then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

## Structure of this Report

1.6 To comply with the relevant statutory and policy requirements, **Section 2** firstly confirms the identified (designated) heritage assets within the Site and its vicinity that have the potential to be affected by the application proposals.

1.7 **Section 3** provides a description of the historical development of the Site and the wider townscape surrounding Regent's Park. This has been informed by archival research (both national and local online) and subsequent on-site survey and analysis. This section provides context for the statements of heritage significance.

1.8 **Section 4** contains proportionate statements of heritage significance for each of the relevant heritage assets. Firstly, there is a description of the significance - special interest - of the listed building at No.3 Cambridge Gate, as part of the larger terraced grouping at Nos.1-10 Cambridge Gate. There is then a description of the significance of the Regent's Park Conservation Area, in terms of its historical development and character and appearance, and the contribution of the Site to that significance.

1.9 **Section 5** provides a review of the Proposed Development, as informed by pre-application advice, and assesses the impact on the significance of the identified designated heritage assets. This is reviewed having regard to the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy

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<sup>2</sup> HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>3</sup> MHCLG, National Planning Policy Framework (NPPF) 2023 – Paragraph 200

in the NPPF 2023 and supported by NPPG, and development plan policy and guidance for the historic environment (Greater London / London Borough of Camden (LBC)).

- 1.10 Finally, **Section 6** provides a summary of findings of this report regarding heritage impacts.
- 1.11 **Appendix 1** sets out in full for reference the relevant legislation, and national and local planning policy and guidance for development that affects heritage assets, including the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2023, and other local policy and guidance (the Development Plan) for the LBC.
- 1.12 For completeness, **Appendix 2** includes the relevant boundary map for the Camden's Regent's Park Conservation Area.

## 2. Heritage Assets

### Introduction

- 2.1 The NPPF defines a heritage asset as

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”<sup>4</sup>*

### Designated Heritage Assets

- 2.2 A ‘designated heritage asset’ is defined in the NPPF as:

*“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.”<sup>5</sup>*

### Listed Building Group: Nos 1–10 and Attached Railings

- 2.3 Nos. 1–10 Cambridge Gate and the attached railings were included on the statutory list of buildings of special architectural or historic interest on 14 May 1974, at Grade II. The Site forms part of this larger listed building group and designation. The full list entry is set out below for ease of reference:

*“Terrace of 10 houses. 1875-77. By T Archer and A Green. Built by Stanley G Bird. Bath stone; slated mansard roofs with dormers. Large slab chimney-stacks. 4 storeys, attics and basements. Symmetrical terrace in French Renaissance style with projecting end bays (Nos 1 & 10). EXTERIOR: each house with 1 window each side of a 3-window bay. Windows mostly recessed casements with enriched panels over. Square-headed doorways with enriched half glazed doors and fanlights (some with enriched cast-iron grilles). Nos 1 & 10 with prostyle porticoes. Canted window bays rise through lower 3 storeys with bracketed cornices and central pediments with pierced parapets over. Ground floor with pilasters carrying entablature with continuous balustraded parapet at 1<sup>st</sup> floor level. Console-bracketed balcony with balustrade at 2<sup>nd</sup> floor level with cast-iron balconies to bay windows. 3<sup>rd</sup> floor, 3 windows separated by pilasters above bay windows, with 1 window each side. Bracketed cornice and parapet. Above bay window bays, large dormers of single round-arched light with keystone, topped by segmental pediment and flanked by scrolls. End houses with attic storeys above cornice and tall mansard roofs enriched with cast-iron railings and large palmettes. Nos 8 & 9 with blind boxes. Left hand return with 8-light cast-iron conservatory bay window on bracketed stone base. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached, cast-iron panelled railings with floral motif to areas. HISTORICAL NOTE: this terrace was built on the site of the Colosseum (1824-6, demolished 1875) by Decimus Burton.”*

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<sup>4</sup> MHCLG, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

<sup>5</sup> MHCLG, National Planning Policy Framework (NPPF) 2023 - Annex 2: Glossary

- 2.4 A number of other listed buildings are located within the vicinity of the Site. This includes the Four Lamp Posts Outside Nos. 1-10<sup>6</sup>, the Railings and Forecourt Garden<sup>7</sup> and the Two Bollards at Entrance Forecourt<sup>8</sup>, which are both Grade II listed and were built at the same time as the parent properties at Nos. 1-10 Cambridge Gate as part of a cohesive ensemble. Given the contained nature and extent of the Proposed Development, which focus largely on the interior of part of this listed building, there will not be a material impact upon the significance of these nearby assets. As such, these other listed buildings are not considered further within this report.

#### **Regent's Park Conservation Area**

- 2.5 The Site is located within the Regent's Park Conservation Area, comprising the eastern and smallest part of the park, located within the London Borough of Camden. The conservation area within Camden was first designated on 1 July 1969. The western, and largest part of the park, was designated as a conservation area by Westminster City Council. The conservation area within LBC was extended to the north from the York and Albany Public House up to the Delancey Street junction on 1 October 1971. Two further areas were designated on 1 November 1985, to the east of Albany Street, around Redhill Street, St George's Cathedral and Christchurch School; the other around Longford Street including the church and presbytery of St Mary Magdalene. A further extension was made on 11 July 2011 to include the Regent's Park Barracks on Albany Street and the Cumberland Estate to its south.
- 2.6 A Conservation Area Appraisal and Management Strategy was adopted by the LBC on 11 July 2011. This document provides designation details, historical background and references to the key features within the conservation area. A map of the conservation area is included at **Appendix 2**.
- 2.7 Due to the nature of the Proposed Development, which focus largely on the interior of the listed building, any impact on the character or appearance of the conservation area will be commensurate with the impact on the special interest of the listed building.

#### **Regent's Park Registered Park and Garden**

- 2.8 The Site is located adjacent to the Regent's Park Registered Park and Garden. It was first added to the Register of Historic Parks and Gardens of special historical interest in England on 1 October 1987, in the grade I category. The summary of the register entry is set out below for ease of reference:

*"Early C19 landscape park designed by John Nash as a setting for villa residences and subsequently, from 1835 onwards, opened as a public park. The grounds have seen continuous development into the late C20."*

- 2.9 Given the contained nature and extent of the Proposed Development, which focusses largely on the interior of the listed building, there will be no material impact on the

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<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1244297>

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1244298>

<sup>8</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1244299>

significance of the Regent's Park Registered Park and Garden requiring consideration as part of this report.

### **Non-Designated Heritage Assets**

- 2.10 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).<sup>9</sup>
- 2.11 The LBC maintains a "local list" or register of unlisted buildings of local architectural or historic interest, which it adopted on 21 January 2015. In addition, the Regent's Park Conservation Area Appraisal and Management Strategy identifies unlisted buildings within the conservation area that make a positive contribution to the conservation area. Given the contained nature and extent of the Proposed Development, which focus largely on the interior of the listed building, there will be no material impact upon the significance of any nearby non-designated heritage assets. As such, they are not considered further within this report.

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<sup>9</sup> MHCLG, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary.



### 3. Historical Development of the Site and Surroundings

- 3.1 By the end of the 18<sup>th</sup> century the land that Cambridge Gate stands on was farmland (**Figure 3.1**). This was also the case for much of what is now Regent's Park. The Historic England List Entry for Regent's Park states that "*schemes to develop the area, including an unsuccessful design competition, were considered from c.1809. [...] John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution.*"<sup>10</sup>



**Figure 3.1:** An Extract from Richard Horwood's Map of London (1799), with the approximate location of Cambridge Gate circled in red.

- 3.2 By 1828, Regent's Park was mostly complete as were many of the elite residences that encircle the park and that were also designed by John Nash and his associates (**Figure 3.2**).<sup>11</sup> The completed terraces included the two monumental rows at Cambridge Terrace and Chester Terrace (both completed c.1825). In a departure from residential uses, the London Colosseum was built in 1827, on the Site that today contains Nos.1-10 Cambridge Gate, to the designs of Decimus Burton. The Colosseum was a Grecian version of the Pantheon, with a shallow dome and Greek Doric portico built by Peto & Grissell. The spherical interior contained a large painted panorama of London.

<sup>10</sup> "Regent's Park," List Entry, Historic England, last accessed 30 November, 2023, <https://historicengland.org.uk/listing/the-list/list-entry/1000246?section=official-list-entry>.

<sup>11</sup> Ibid.



**Figure 3.2: C. and J. Greenwood's Map of London (1828), with the London Colosseum indicated with a red arrow.**

- 3.3 The Colosseum never became the popular place of public entertainment, which was originally envisaged, and failed financially. Though remodelled by William Bradwell in 1845, it did not revive, and was last open on a regular basis in 1855. Sporadic attempts thereafter to re-open to the public came to nothing. The building gradually fell into a dilapidated condition. By 1863, the building was deemed to be redundant by the Office of Woods and Forests (now the Crown Estate). The building was mortgaged to the Bank of Ireland who were keen to sell it to a prospective developer.
- 3.4 The Peto Brothers (a well-known construction firm descended from the Colosseum's original builders) were the successful applicants for an eighty-eight year lease of the site for a residential development overlooking the park, and more modest houses to the rear, in Albany Street. They chose Hunt and Steward as their architects, who prepared the plans for eight five-storey stuccoed mansions, in the South Kensington Italianate manner.
- 3.5 At the beginning of 1875, the Petos sold the site to a consortium comprised of John Galsworthy, Frederick Galsworthy and Frederick Chinnock. Building leases were granted to them by the Office of Works on 4<sup>th</sup> February 1875. John Galsworthy (1817-1904) worked as a speculative developer and Cambridge Gate was his most ambitious venture. The Galsworthy's and Chinnock substituted a different scheme of houses designed by the architects Archer and Green. A record survey undertaken in 1990 by the 'Historic Buildings Consultants' on behalf of the Crown Estate writes that:

*"In place of eight mansions they proposed ten of a much deeper plan, made possible by the elimination of the rear carriage-drive and the transfer of the entrances to the more conventional position on the park front. Their terrace was to have just one main architectural facade with a utilitarian rear and just a narrow mews behind. The new architects were Archer & Green of Buckingham Street (off sees Strand). Thomas Archer*

and Arthur Green were in partnership from 1873 to 1889 and had a successful practice designing rather elaborate and eye-catching architectural designs often with spectacular sky-lines including Whitehall Court 1884, the Holborn Restaurant 1883-1885 (demolished circa 1957), Attenborough's at 193 Fleet Street 1883, and the Hyde Park Hotel (originally chambers for bachelors) 1888. Cambridge Gate is one of their earliest works and a good examples of their flamboyant style."<sup>12</sup>

- 3.6 Cambridge Gate (**Figure 3.3**) is divergent amongst the Regent's Park terraces, being different in date, style and materials from John Nash's (and others) stucco architecture in the rest of the park. Arthur Cates, the Surveyor to the Crown Estate was responsible for some elements of the design. He insisted on alterations to Archer and Green's design, especially the choice of materials. The park elevation had to be faced with Bath stone, not stucco. This was a consistent policy adopted by the Crown Estate in the late 19<sup>th</sup> century and it had led to the whole of Regent Street being rebuilt in Portland stone in the 1920s. Not much is known about Arthur and Green but the 1990 record survey states that they "had a connection with the Crown Estate for they designed buildings on several Crown properties in London and seem to have been on friendly terms with."<sup>13</sup>



**Figure 3.3: OS Map (1896), with approximate Site in red.**

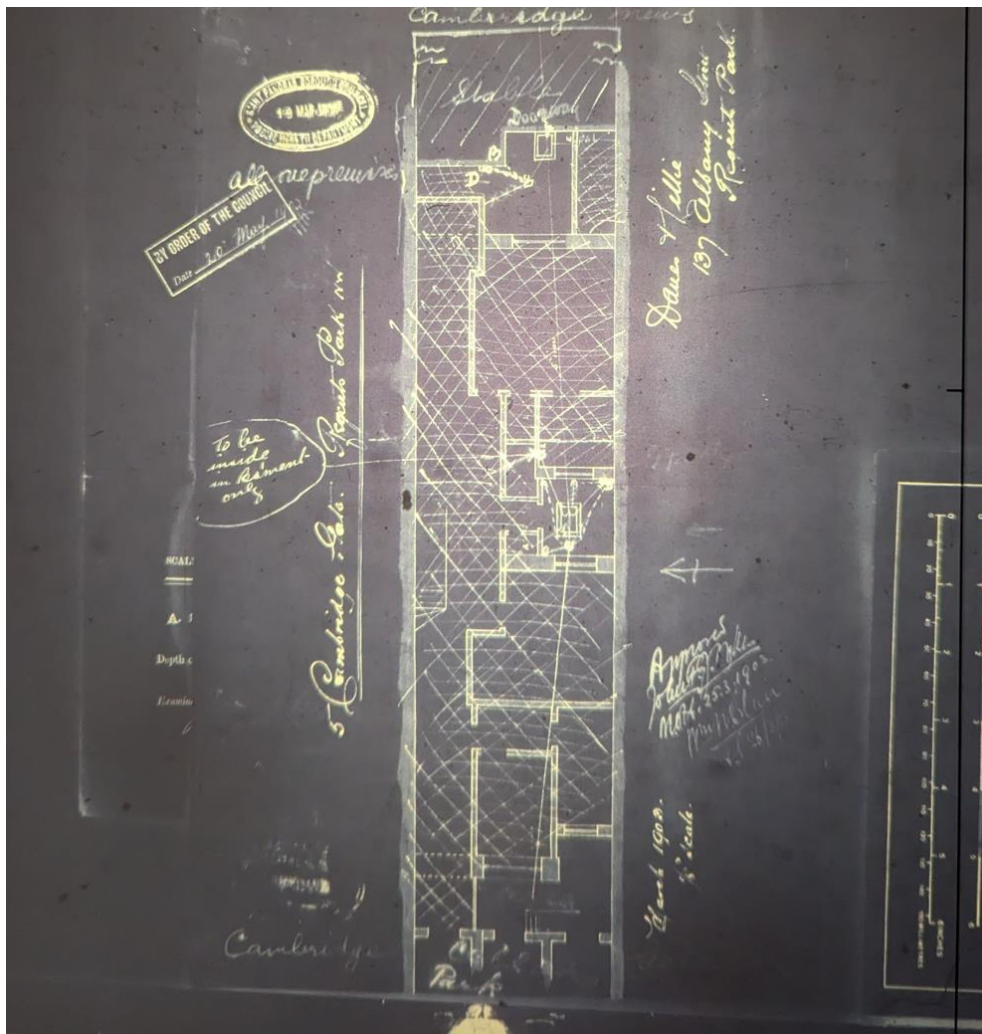
- 3.7 The first residents of Cambridge Gate moved in by 1877, and the whole terrace was completed and occupied by 1880. The 1990 record survey states that "Cambridge Gate remained private houses till after the First World War, but from 1925 onwards it was converted piecemeal into high quality flats, each floor comprising a single spacious unit and lifts being installed. At that time some of the original rooms were subdivided but care was taken to re-run cornices and to retain the more distinguished Victorian features such marble chimneypieces and carved door joinery."<sup>14</sup>

<sup>12</sup> Cambridge Gate, Regent's Park, Camden LB: statutory planning file (March, 1990), Document, LMA/4441/01/5550, English Heritage Collection, London Metropolitan Archives, Clerkenwell.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

- 3.8 Historic drainage plans illustrate the layout of the building in the early 20<sup>th</sup> century. These show the stabling in the mews to the rear was still in existence in both plans dated to 1903 and 1914 (**Figure 3.4 and Figure 3.5**). In the 1934 plan the mews has been converted to garages (**Figure 3.6**).
- 3.9 The historic plans of the building show that at basement level there were a number of subdivisions to create stores, bathrooms and bedrooms. This includes two bedrooms in the front basement in all the drainage plans, where there is now only one room (**Figures 3.4 to 3.6**). There have been a number of alterations to the plan form in the 1934 drainage plan, this includes the insertion of a lift into the entrance hall and alterations to the layout reflecting the changing requirements of owners in this period (**Figure 3.6**).



**Figure 3.4: Basement drainage plan of Cambridge Gate dated 1903**



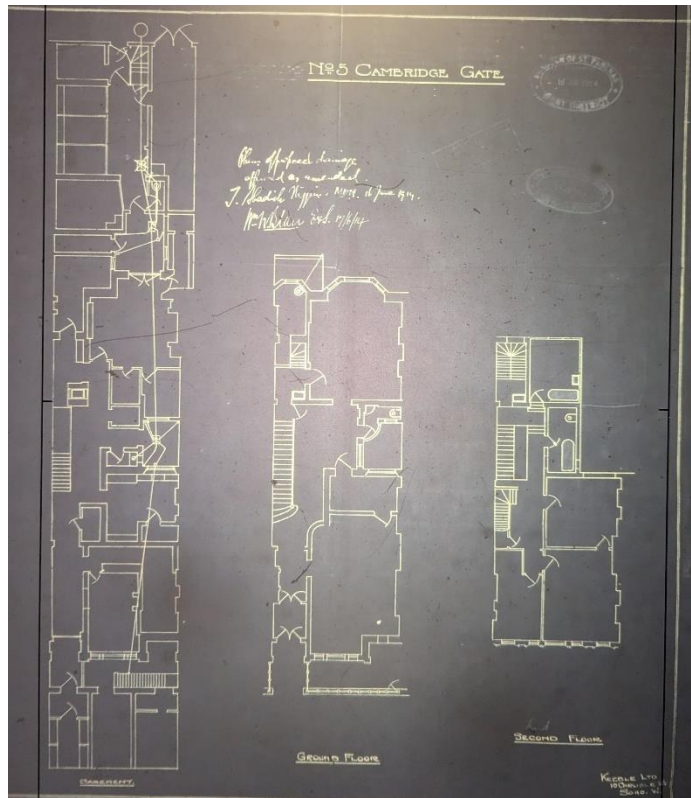


Figure 3.5: Drainage plan for Cambridge Gate dated 1914

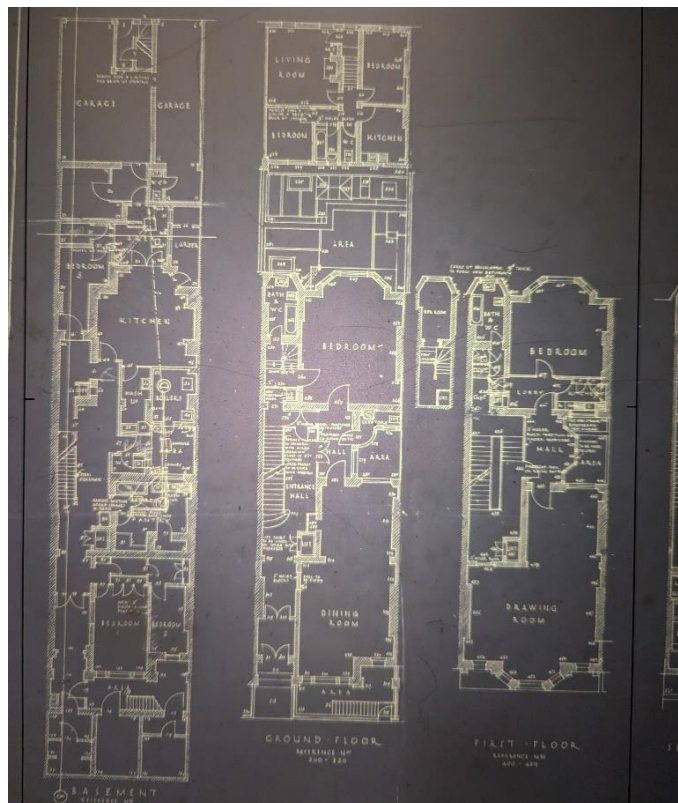
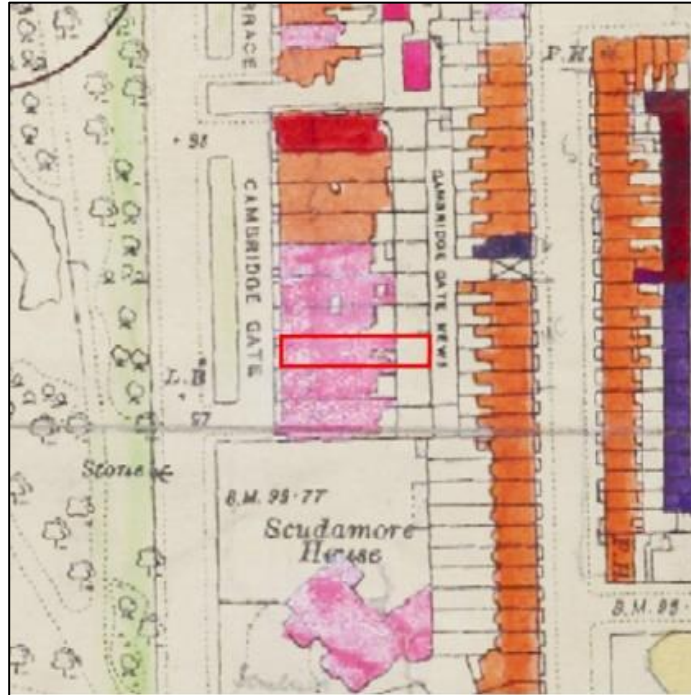


Figure 3.6: Drainage plan for Cambridge Gate dated 1934

- 3.10 During the Second World War, Cambridge Gate suffered slight damage arising from a bomb, which fell to its south (**Figure 3.4**). Like with other terraces and houses surrounding Regent's Park, Nos. 1, 2, 6, 7 Cambridge Gate were converted into offices for temporary use by the government, which helped accommodate the return of requisitioned office space in the West End to private occupants.

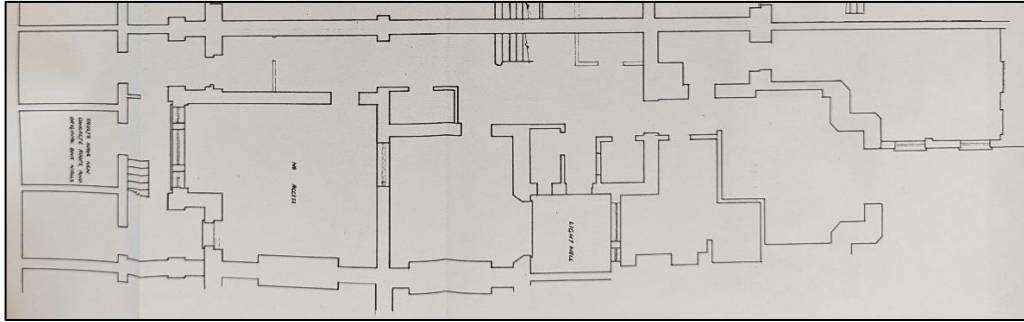


**Figure 3.7: The London County Council's 'London Bomb Damage Map' (c.1946), showing that 3 Cambridge Gate is "repairable at cost" (pink colouration).**

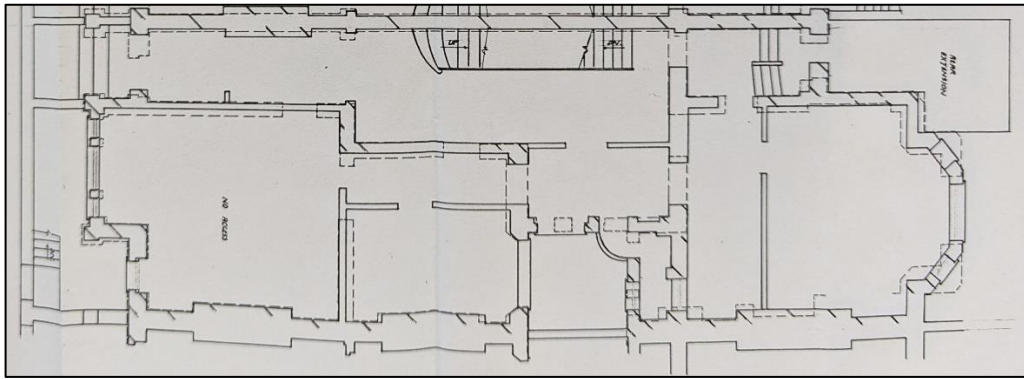
- 3.11 Nos. 1 and 2 continued in office use until the late 1980s, however, Nos. 6 and 7 reverted to flats. Further subdivision was carried out in the 1950s, when many Victorian internal features were lost.<sup>15</sup>
- 3.12 The 1990 Record Survey by the Historic Buildings Consultants writes of the spaces and features of heritage interest found across the terrace in 1990. Of No. 3 Cambridge Gate, it writes that it "*has a plain and altered interior which retains few original features apart from the staircase.*"<sup>16</sup>
- 3.13 A Structural Survey Report prepared by R. T. James and Partners in June 1988, for the Crown Estate Commissioners, focusses on Nos. 1-9 Cambridge Gate. Included in this survey report were plans for the basement and ground floors of 3 Cambridge Gate as it was in 1988 (**Figures 3.8 and Figure 3.9**). There are changes to layout in comparison to the drainage plans of the early 20<sup>th</sup> century which would accord with the survey that states that the interior has been altered at this stage.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.



**Figure 3.8: Extract of James and Partners surveyed plan of the basement at 3 Cambridge Gate (March 1988).**



**Figure 3.9: Extract of James and Partners surveyed plan of the ground floor at 3 Cambridge Gate (March 1988).**

3.14 Later drawings from Hunter and Partners Architects contained rear elevations for Cambridge Gate (**Figure 3.10**). At No. 3 Cambridge Gate it shows that there was a small rear extension on the ground and first floor level on the northern side of the building. At basement level the extension extended further outwards.



**Figure 3.10: Rear Elevations of Cambridge Gate (August 1989).**

3.15 In August 1989, Hunter and Partners Architects submitted new plans for the large scale adaption of No. 1-9 Cambridge Gate on behalf of the Crown Estate. Their designs focussed on gaining floor space by comprehensively adapting and extending the muddled and existing rear elevation of the terrace (**Figures 3.11-3.12**).<sup>17</sup> This

<sup>17</sup> Ibid.



redevelopment was not implemented, having faced strong criticism from English Heritage and the Regent's Park Conservation Area Committee. Instead, a revised and consented mid-1990s program of redevelopment appears to have been implemented. These works featured uniform rear extensions that joined the mews building (with brickwork at basement and glazed conservatory at ground), and refurbished interiors in the main buildings and the mews buildings. Despite episodes of adaption since then, these works mostly remain in place across the terrace.



**Figure 3.11: Photographs from 1989 showing details of rear elevation of Cambridge Gate and Cambridge Mews.**

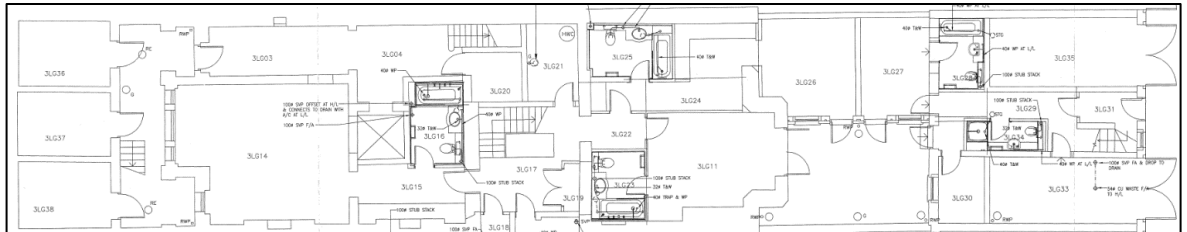


**Figure 3.12: The rear elevation proposed by Hunter and Partners for the redevelopment of Cambridge Gate (August 1989).**

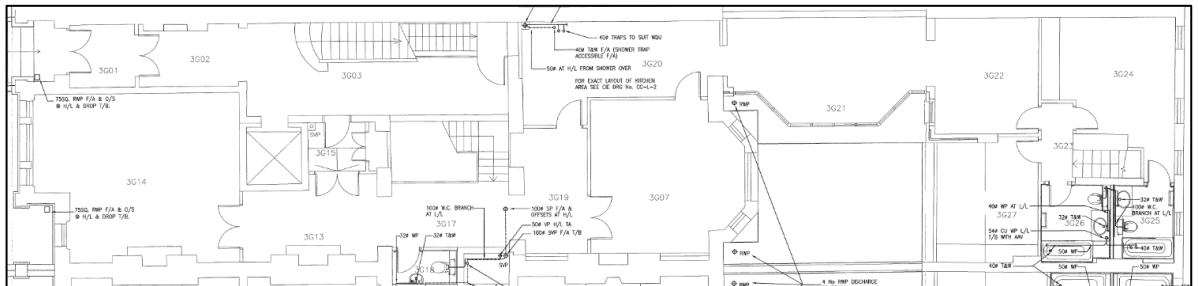
3.16 The results of the redevelopment scheme of the mid-1990s on No. 3 Cambridge Gate can be seen in the survey drawings completed by R.T.T Engineering Services in December 1996 (**Figures 3.13-3.14**). The main differences between the survey drawings of March 1988, and the survey drawings of December 1996, at the basement level of No. 3 Cambridge Gate are the new lift, new central staircase, and the brick extension that bridged the main building with the mews and that had French doors, which opened onto



the internal yard. The main differences between the survey drawings of March 1988, and the survey drawings of December 1996, at the ground level are: the addition of a lift entered from the building's shared lobby; the relocation of the internal staircase to the middle of the main building; the creation of an extension that bridges the two buildings with a conservatory structure; and the modernisation of the mews building with a new façade facing the internal yard.



**Figure 3.13: Extract of R. T. T. Engineering Services surveyed plan of the basement at 3 Cambridge Gate (December 1996).**



**Figure 3.14: Extract of R. T. T. Engineering Services surveyed plan of the ground floor at 3 Cambridge Gate (December 1996).**

3.17 As of November 2023 most of the internal changes made to No. 3 Cambridge Gate have remained in place, with subsequent amendments being cosmetic/decorative.

## 4. Statements of Significance

### Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>18</sup>*

- 4.2 The NPPF defines the setting of a heritage asset as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>19</sup>*

- 4.3 Historic England has provided guidance on assessing significance in ‘Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets’ (2019). This document responds to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to assist local planning authorities in making decisions and understanding the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.<sup>20</sup>

### Listed Buildings

- 4.4 Listed buildings are designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport,<sup>21</sup> and supported by Historic England’s Listing Selection Guides for each building type.<sup>22</sup> The relevant selection guide for the listed building affected by the proposals is the *Townhouses Selection Guide (Domestic Buildings 2)*.

### Conservation Areas

- 4.5 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has issued guidance in respect of conservation areas, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.<sup>23</sup>

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<sup>18</sup> National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary.

<sup>19</sup> Ibid.

<sup>20</sup> Historic England, *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*, 2019.

<sup>21</sup> DCMS, *Principles of Selection for Listing Buildings*, 2018.

<sup>22</sup> Historic England, *Listing Selection Guide, Domestic 2: Townhouses*, 2017.

<sup>23</sup> Historic England, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1*, 2016.

## Assessment of Significance: Listed Building Group: Nos 1–10 and Attached Railings

- 4.6 The Site (Flat 1, No. 3 Cambridge Gate) forms part of the Grade II listed terraces at Nos. 1-10 Cambridge Gate. This listed building is of heritage significance as a good example of an 1870s terraced townhouse built for the Victorian middle classes in a highly ornate Second French Empire style (**Figure 4.1**). The choice and execution of the Second French Empire style (which was an unusual choice for a terrace in this area of London) and the buildings' historical associations with the Regent's Park development and the London Colosseum provide the basis of its special architectural and historic interest.



**Figure 4.1: View of Cambridge Gate taken from the North**

- 4.7 The Site comprises a flat that occupies the ground and first floor of No. 3 Cambridge Gate townhouse as well as its connected mews building. It is located towards the south of the terrace and can be accessed from the building's shared entranceway and stairwell.

### Architectural Interest

#### *Interior: Nos. 1-10 Cambridge Gate*

- 4.8 At the time of Nos. 1-10 Cambridge Gate's listing on 14<sup>th</sup> May 1974, the interior spaces were not surveyed, and as such there are no interior features noted on the national heritage list entry (that is not determinative, with the list entry of that date being for information only, to assist in identifying the listed building). The 1990 Records Survey, which was compiled on behalf of the Crown Estate, represents the most up-to-date comprehensive record, explaining the internal layouts present across the terrace, including elements, which contribute to its significance. In overall terms, the conversion of the property from single dwellinghouses to flats, and associated works of subdivision and alteration, has had an adverse impact on an appreciation of its historic character and appearance, albeit its original residential use continues, in a different form to that originally constructed.

- 4.9 The survey highlights the depth of No. 1-10 Cambridge Gate's floor plan when compared to the conventional plans of high-end terrace developments of the period. Its main departure from the convention is its three room composition, where *"three rooms [sit] one behind the other, the middle room being lit (somewhat inadequately) from an internal light well."*<sup>24</sup> This three room pattern is visible across No. 1-10 Cambridge Gate and is a component of the terrace row's architectural interest. Despite this, in most of the buildings this layout has been altered from its original condition. The survey also notes that *"Nos. 1 and 10 are on a grander scale than the rest of the terrace and have more spacious plans which are a reflection of each other."*<sup>25</sup> The grand pair that terminate each end of the terrace (a legacy of pavilions in older terraced compositions) contain interiors, which reflect their status in the overall composition, and that are distinct from those of Nos. 2-9 Cambridge Gate. The principal distinctive features of Nos. 1 and 10 Cambridge are their staircases (which run transversely across the building) and much larger rear rooms.
- 4.10 Despite the significant internal reconfiguration and subdivision of Nos. 1-10 Cambridge Gate, the primary and shared entrances and stairwells of each building are mostly uniform throughout the terrace. The 1990 survey addresses these spaces, stating the staircases have a *"heavy cast iron balustrade of Gout Grec design and carved mahogany handrails terminated with sprays of naturalistic ivy leaves above the bottom newels. The rooms at Nos. 1, 2, 8 and 9 retain the most of their Victorian decoration. The middle houses are altered and largely plain."* These communal spaces are an important aspect of the architectural interest of the listed buildings, albeit set within an altered architectural framework and plan form.
- 4.11 Where original decoration does exist within the terrace's individual flats, it is most likely to be found on the ground and first floor rooms. This follows the usual pattern in 19<sup>th</sup> century terraces, where the primary living floors used for entertaining would have more decoration than the auspiciously plainer bedroom floors.<sup>26</sup>

#### ***Interior – the Site***

- 4.12 The interior of the Site does not retain as much architectural interest as other interiors found within Nos. 1-10 Cambridge Gate because of the extent of alteration and subdivision since the terrace's construction. These alterations are not well documented, and it is likely multiple phases of substantial change have taken place since construction. Following the close of the First World War, Nos. 1-10 Cambridge Gate increasingly became subdivided into flats. Despite the lack of available documentary evidence the Site (as a flat set across the basement and ground floor) was first established in the first half of the 20<sup>th</sup> century. The 1990 Record Survey indicates that the largest proportion of the original ornamentation was lost following the end of the Second World War, when further subdivision and extensive modernisation. The last substantial change to the Site came in the mid-1990s when a new lift, new central staircase, and extension that bridged the main building with the mews were constructed, alongside a general overhaul of the Site's internal decoration.

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<sup>24</sup> Cambridge Gate, Regent's Park, Camden LB: statutory planning file (March, 1990), Document, LMA/4441/01/5550, English Heritage Collection, London Metropolitan Archives, Clerkenwell.

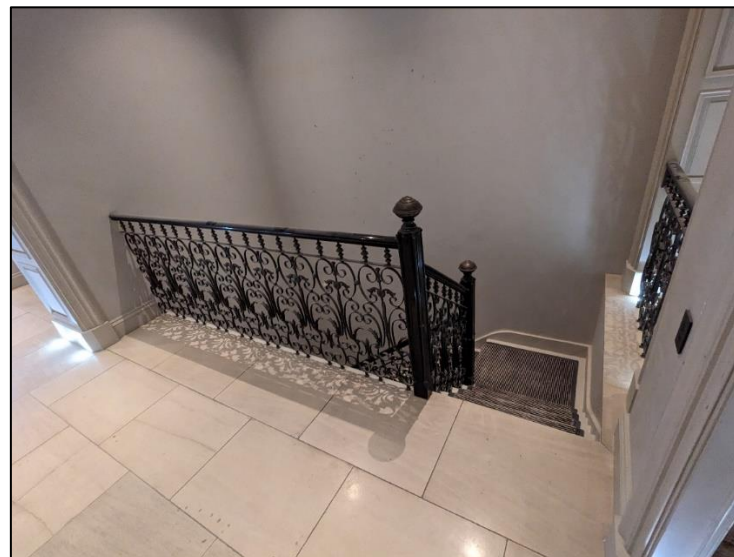
<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

- 4.13 As existing, the Site's plan form matches the engineering survey plans of December 1996. The decorative scheme appears to date mainly from this period but there are areas, such as the kitchen, that have been redecorated at a later point in the 21<sup>st</sup> century. Both phases of change are broadly sympathetic to the age of the building in many places (albeit not of scholarly design). There are other areas of unsympathetic décor, but these are primarily limited to the basement level and the mews building. Both the sympathetic and unsympathetic modern (post-1995) decoration do not contribute to the significance of the listed building (**Figures 4.2-4.10**).



**Figure 4.2:** Central ground-floor room and internal stairwell



**Figure 4.3:** Staircase, added as part of the 1990s scheme





**Figure 4.4:** Ground floor extension, added in the 1990s, with conservatory style PVC framed windows



**Figure 4.5:** Ground floor kitchen



**Figure 4.6: Basement level hallway**



**Figure 4.7: Basement level front room, with altered skirting and modern fit-out**



**Figure 4.8:** Secondary glazing with poor visual quality in the basement level front room



**Figure 4.9:** Rear room at basement level





**Figure 4.10: Modern living space of the north east corner of the mews building at ground level**

- 4.14 There are only a small number of interior spaces that contribute to the listed building's architectural interest due to changes throughout the 20<sup>th</sup> century and extensive redevelopment of the building in the 1990s. The front room retains some of the original proportions, however, the decorative treatment is modern, the location of doors have changed and the ceilings have been lowered. Recent partition walls have reduced the size of the rear room so that it no longer reflects the historic proportions. (Figure 4.11-4.13).



**Figure 4.11: The modern hallway forming part of the redevelopment in 1995**



**Figure 4.12: The ground floor front room**



**Figure 4.13: The truncated ground floor rear room with original bay window**

- 4.15 The subsidiary relationship between the main building and the mews building is of historic interest as it illustrates the historic separation between the service quarters and the primary residence. Despite this, the historic internal layout and decorative treatment in the mews building no longer exists and was substantially altered from its original function as a stable in the early 20<sup>th</sup> century. Notwithstanding, there are some internal features of the mews building that contribute to the significance of the listed building (**Figures 4.14 and 4.15**), including the windows and doors which are in their historic

location on the mews frontage. The rear of the mews, fronting the internal courtyard, was completely rebuilt in as part of the redevelopment in 1995.



**Figure 4.14: Visual clues of the garage door visible from inside the mews building**



**Figure 4.15: Original or early 20<sup>th</sup> century windows**

4.16 Although remnants of chimney breasts are visible on the ground floor of the main building, there are no original fireplaces (**Figure 4.16**). Notwithstanding, the remnants of the chimney breasts are of very targeted architectural interest, as they provide an understanding of the historic use and condition of the listed building.



**Figure 4.16: The fireplace in the front room at ground level**

***Exterior: Nos. 1-10 Cambridge Gate***

- 4.17 The front elevation of Cambridge Gate holds a high level of architectural interest (**Figure 4.17**) as a confident and high quality example of the Second Empire French style. The concentrated details present on its imposing, tall façade (and which underlie its striking appearance and architectural interest) are: its canted bays, balconies and porches; its prominent slated mansard roof; its neoclassical details; the Grecian palmette detail, which adorns ironwork of railings and balustrades, cornices and the entablatures of doors.
- 4.18 The well-preserved uniform appearance of the front elevation of Nos. 1-10 Cambridge Gate amplifies its significance and notwithstanding the extent of change elsewhere in the listed building, is the basis of its authenticity. The experience of this uniform architectural character is amplified by the arrangement of its designed carriage drive and the stonework, statutory and ironwork that both separates and frames the terrace from the Outer Circle. The roadside statues (**Figure 4.18**) are of some architectural interest in their own right; the four terracotta groups of maidens holding garlands are possibly intended to represent the Four Seasons. They are the work of Joseph Kremer, a sculptor who exhibited in London and Paris and who worked for the Coalbrookdale Company in Shropshire, one of the leading purveyors of Victorian terracotta ornament.
- 4.19 There is some inconsistency of the fenestration across the terrace, with windows being replaced across the façade on an iterative basis since its original construction, including examples of incongruous windows, detract from the terrace's overall and otherwise cohesive appearance.





**Figure 4.17: Photograph of Nos. 1-10 Cambridge Gate**



**Figure 4.18: The southernmost statue situated on the carriage drive**

4.20 The architectural character of the listed building as an unusual example of the Second Empire French style within the Crown Estate amplifies its architectural (and historic)

interest. The wider context for the development of this building were present in the late 1870s, as both the Palladianism / Neo-Classicism that defined the original Regent's Park, and the later Greek Revival / Kensington Italianate styles (which defined much of London's mid-Victorian development) were falling out of favour.

- 4.21 The secondary street frontage of this listed building group that addresses Cambridge Gate Mews is also of some architectural interest due to the retention of historic fabric (notwithstanding later alterations); unified appearance; and the retention of a cohesive, traditional townscape character (in conjunction with the cobbled setts) (**Figure 4.19**). The mews houses to Nos. 2-9 Cambridge Gate have a continuous and unified appearance arranged as four regularly spaced square sash windows set above a pair of wooden garage doors that surround a small window and wooden door (seemingly subject to later 20<sup>th</sup> century alterations/rebuilding).
- 4.22 The brick rear elevation of Nos. 1-10 Cambridge Gate are of considerably less architectural interest when compared to the primary façade. Extensive change has taken place across the rear elevation, including both piecemeal changes and more significant interventions. The original character is no longer strongly legible as a result and the main features of interest are the main roof structure and the bay windows that stretch between the ground and second floor levels.



**Figure 4.19: Photo of Cambridge Gate Mews focussing on Nos. 1-4 Cambridge Gate**

***Exterior – the Site***

- 4.23 The Site is primarily of architectural interest as a part of the primary façade of the terraced composition and as part of the cohesive mews. When experienced from the carriage drive, the only areas of the Site that are immediately visible are the ground floor windows and the surrounding pillars. At the rear elevation, the primary feature of the Site that contributes to the listed building's significance is the surviving main window. Elsewhere on the basement and ground level there are modern extensions and recent French doors, with only some original brickwork surviving. The mews building elevation



seen from the Site's internal courtyard, has been heavily altered and does not contribute to the overall significance of the listed building. The Site's mews house elevation to Cambridge Gate mews is of architectural interest as part of the cohesive mews terrace.

#### **Historic Interest**

- 4.24 Nos. 1-10 Cambridge Gate is of interest as an example of a late Victorian addition to the early 19<sup>th</sup> century development of Regent's Park, that contrasts with the otherwise cohesive character of those earlier phases of development. This illustrates the process of property speculation and development in the latter part of the 19<sup>th</sup> century, the many historic phases of development of the wider Regent's Park area, and the Crown Estate's different approaches to the redevelopment of its estates.
- 4.25 The listed building is also of historic interest having been constructed on the site of the Colosseum, which was designed by Decimus Burton. The eventual failure of the Colosseum and its replacement by a residential terrace illustrates the changing character of development around Regent's Park and the evolution of the original vision (see later in this Section).
- 4.26 Although not widely known today, the architects of the listed building — Archer and Green— are of some interest for their authorship of a handful of high quality buildings built in the 1870s and 1880s. These include the striking pink sandstone No. 193 Fleet Street (Grade II Listed); No. 57 Jermyn Street; and Whitehall Court (Grade II\* Listed).
- 4.27 As noted earlier, the listed building is an example of changing tastes in Victorian England, and the more towards greater architectural eclecticism and diversity in the latter part of the 19<sup>th</sup> century, as a minor element of its historic interest.

#### **Group Value**

- 4.28 Cambridge Gate has a limited degree of group value with the other 19<sup>th</sup> century terraces of the Outer Circle, notwithstanding that it was not part of the original Regent's Park development, derived from its shared scale and symmetry of the terraces facing on to the Outer Circle, and townscape value in enclosing the park.

#### **Summary of Significance**

- 4.29 This building group's significance primarily arises from its architectural interest as a grand and high quality example of the French Second Empire Style and its cohesive and subsidiary mews houses. Its group value as part of the Regent's Park group of terraces on the Outer Circle also makes a targeted contribution to its significance. Its historic interest is principally derived from its role in illustrating the changing architectural tastes of Victorian society and its associations with architects who were well-known at that time.

#### ***Summary of the Site's Contribution to Significance***

- 4.30 No. 3 Cambridge Gate's primary façade is the Site's principal contribution to the significance of Nos. 1-10 Cambridge Gate's. In addition, the front elevation of the mews building contributes positively to significance, albeit to a lesser degree. The internal layout and decoration of No. 3 Cambridge Gate, as well as the layout of the mews building and rear garden, has undergone extensive change, which reduces its relative contribution to the significance of the listed building. Notwithstanding that extent of change, some targeted internal elements of No. 3 do contribute to the significance of

the listed building, including the floor plan of the Site, which is reminiscent of its historic layout, albeit located within an altered architectural framework.

### **Assessment of Significance: Regent's Park Conservation Area**

#### ***Historical Development***

- 4.31 During the 18<sup>th</sup> century, the area now known as Regent's Park was leased as farmland to the Duke of Portland, but the rapid development of the upper part of Marylebone in the 1750s led to an increase in the popularity of the area, putting increasing pressure on development of the area.
- 4.32 In 1793, John Fordyce, Surveyor-General of His Majesty's Land Revenue put in motion a scheme for the development of the area now called Regent's Park, in anticipation of the reversion of farming leases to the Crown in 1811. Fordyce recognised the importance of this land, having seen the success of the other major estates: the Grosvenor, Bedford and Portland Estates, in particular. Fordyce proposed that a competition be held to produce a development scheme, but the competition only attracted three entries, all by the same man: John White. Ultimately in 1810, two sets of official architects were instructed to prepare designs: Thomas Leverton and Thomas Chawner of the Office of Land Revenue, and John Nash and James Morgan of the Office of Woods & Forests. The plan prepared by Nash, using a number of John White's ideas, was approved with amendments by the Treasury in 1811.



**Figure 4.20: Darton's New Plan, 1817. The areas for 'Intended Improvement' are marked in yellow. The Site is indicated by a red dot. Source: Mapco**

- 4.33 Nash's amended design, substantially completed and still largely intact, comprised stuccoed terraces of houses, each a grand composition in the Classical Revival style, circling the Park. The area for intended improvements is marked in yellow on Darton's 1817 New Plan (**Figure 4.20**).



- 4.34 Most of Nash's terraces were constructed in the 1820s. Greenwood's 1827 Map of London (Figure 4.21) provides evidence for the completed construction in the eastern side of the park.



Figure 4.21: Greenwood's Map of London, 1827. Approximate location of the Site is indicated by a red dot. Source: Harvard University Library

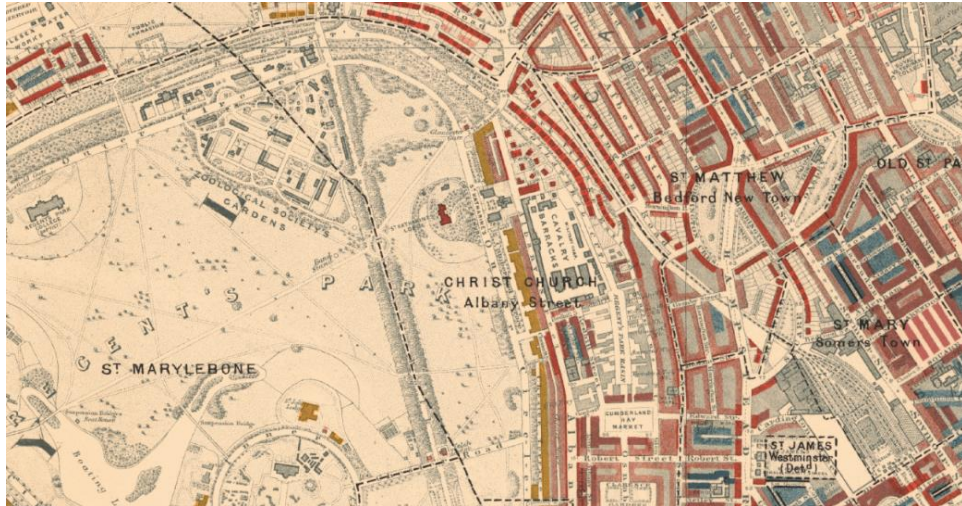


Figure 4.22: Charles Booth's Poverty Map, 1898, with key. Approximate location of the Site is indicated by a red dot. Source: London School of Economics

- 4.35 Nash's plan for the development of Regent's Park was for only the highest ranking members of society to occupy the buildings, but the park developments also attracted the wealthy middle and professional classes: doctors, merchants, bankers and lawyers. However, Charles Booth's poverty map of London indicates that the terraces facing the park on the Outer Circle had retained wealthy, upper-middle or upper-class occupants by 1898 (Figure 4.22).

- 4.36 The onset of the Second World War had a great impact on Regent's Park, as barrage balloons moored in the Park made the surrounding buildings prominent targets for attack. The London County Council Bomb Damage Maps 1939-45 (extract provided in **Figure 4.5**) indicates that some of the properties surrounding the park were damaged considerably, although many of the terraces remained intact.

#### **Character and Appearance**

- 4.37 The London Borough of Camden's 'Regent's Park Conservation Area Appraisal and Management Strategy' (CAA, 2011) describes the Conservation Area in the following terms:

*"The conservation area is oriented north-south and is made up of successive linear tracts of development which change in character as one moves from the Park edge to the eastern edge of the Conservation Area.*

*Development closest to the Park – and facing onto it – is of the highest architectural hierarchy. Tall stuccoed facades face the park, creating a grand linear composition and giving enclosure to the open space.*

*To their rear are low, stock brick mews developments reflecting the linear plan.*

*To their rear, and facing Albany Street, are buildings of a variety of ages and appearances, but generally of terraced house form, and united by their similar response to the linear nature of the street."*

- 4.38 The CAA divides the Regent's Park Conservation Area into six character zones. The Site lies within Character Zone 1: the Regent's Park and Terraces fronting the park, and their mews. The CAA defines this character zone in the following terms:

*"This area is from the northern apex of the conservation area at Cumberland Footbridge to Park Square East. At the southern end, the Adam's design in the 1770s for a circus was not completed; the design for the circus was opened out instead to form a square (1822) which frames the entrance to the Park.*

*This character area is at the transition of park and terrace. The eastern part of the Park that lies within the conservation area contains the Broadwalk, and Nesfield's Avenue Gardens of 1863 at its southern end, which lie on the boundary with Westminster City Council.*

*The buildings at the parks' edge form a triumphant classical route; buildings with giant orders and sculpture to be seen from a distance and to impress. The gates metalwork, paving and stone details all contribute to the quality of the area."*

#### **Summary of Significance**

- 4.39 The CAA defines the special interest and significance of the area as a whole in introduction. It sets out that:

*"The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19<sup>th</sup> century Regent's Park development. It is a small part of a greater scheme that*

*extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.*

*The significance of the Regent's Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here ..."*

**Contribution of Site to Significance**

- 4.40 The Site is an integral part of the townscape composition enclosing Regent's Park. Accordingly, this terrace and in particular its primary frontage (and garden setting) to the park makes a positive contribution to the character and appearance of the conservation area. The ongoing residential use of the property, while of a different character to that originally intended as a high-status terraced house, contributes to the conservation area's use character.
- 4.41 The listed building encloses the park, separating the main part of the conservation area, and its intact Regency period plan form, from the wider townscape context. This façade also contributes to the historic interest of the conservation area as an element of the later and continuing process of the conservation area's development. The terrace, of which the Site forms a part, contributes to the character and appearance of the conservation area, due to its architectural quality of its imposing terraced composition, as part of the conservation area's townscape.
- 4.42 The mews element also contributes to the significance of the conservation area, principally by illustrating the planned 19<sup>th</sup> century domestic development, and the integration of secondary, service elements that help to illustrate the traditional function and high-status of residential properties within the conservation area.

## 5. Application Proposals and Heritage Impacts

### Introduction

- 5.1 In accordance with the requirements of the NPPF 2023, the significance (and the contribution of the Site) of the identified heritage asset (**Section 2**), has been proportionately described in **Section 3**. This has been based on a review of published sources, a site visit, desktop and archival research.
- 5.2 The relevant heritage legislative, policy and guidance is also set out in full at **Appendix 2**. This includes the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2023 and supported by the NPPG, and other local policy and guidance for development within the historic environment.

### Pre-Application Consultation

- 5.3 This application submission follows pre-application engagement with London Borough of Camden. A pre-application meeting was held on the 18<sup>th</sup> December 2023 to discuss the proposal. Initial pre-application written advice was issued by the local planning authority in a letter dated 22 January 2024, followed by a subsequent final letter following clarification dated 8 February 2024 (Reference: 2023/5011/PRE).
- 5.4 In summary, the pre-application planning advice stated that *'there are aspects of scheme that in principal do not raise any major heritage concerns and would be supportable subject to further details.'* However it was also noted that *'there are key design elements that would need to be further rationalised or omitted for the whole scheme to be considered supportable from a heritage perspective (retention of the mews garage wall and staircase in their current location, further delineation of the GF rear rooms side partition, rationalisation of the grand staircase lobby to something more subservient).'*<sup>27</sup>
- 5.5 The final scheme approach has therefore been subsequently developed and the design refined to respond to the officers' feedback.

### Application Proposals

- 5.6 This Heritage Statement relates to a planning application for:
- 'Internal alterations to main house and mews, including installation of replacement staircase between ground- and lower-ground-floor levels; reconfiguration of internal layout at ground- and lower-ground-floor levels; external alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works.'*
- 5.7 The application scheme proposals are detailed in full within the supporting design and access statement and drawings pack submitted in support of this application and

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<sup>27</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024

prepared by Wendover Studio architects. The key components are summarised below for ease of reference:

- Replacement Mews Link Extension.
- Replace Modern Stair to Main House.
- Alterations to Ground Floor Kitchen and Living Room.
- New Master Bedroom Suite at Lower Ground Floor.
- New Guest Ensuite at Lower Ground Floor.
- Alterations to Mews Layout.
- Replacement Mews Staircase.
- New Skylight to Mews.
- Internal Refurbishment.

### **Assessment of Built Heritage Impacts**

- 5.8 The listed building Nos. 1–10 Cambridge Gate and the attached railings has undergone a substantial level of alteration internally and to the rear of the building resulting from redevelopment in the 1990s (described in **Section 3**). That pattern of extensive change is documented in planning records of the building and visible in the existing layout and fabric. The 1990s redevelopment subdivided the building into self-contained flats resulting in a change to the layout, circulation and plan form of the building as a whole. The Site (Flat 1, no.3 Cambridge Gate) was formed by this redevelopment and is configured over lower ground and ground floor of no.3 Cambridge Gate, including part of the former mews building to the rear.
- 5.9 The contribution of the modern layout and fabric to the heritage significance of the listed building as a whole is very limited and less sensitive, in relative terms, to further alteration where sympathetically designed. Accordingly, the proposed approach has been developed to focus interventions and change on the less significant and more heavily altered parts of the listed building. Those elements that have been identified as contributing strongly to the heritage significance, such as the principal elevations and historic fabric, will not be impacted by this approach.
- 5.10 The key elements of the Application proposal are assessed below.

#### **Replacement Mews Link Extension**

- 5.11 Pre-application feedback stated that *‘The principal of replacing the existing 1990s conservatory link is supported. The additional details provided regarding materiality and fenestration (bath stone and crittal windows) all look to adequately maintain the links subservient relationship to both the host dwelling and mews.’*<sup>28</sup>

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<sup>28</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024



- 5.12 The proposal will result in a simple but high-quality link connecting the main building to the mews. The form respects the historic bay window at first floor and will be legible as a subservient contemporary addition to the rear elevation, enhancing the appearance of this part of the listed building when compared to the existing glass conservatory (**Figure 5.1**). Accordingly, the replacement mews link would enhance the heritage significance of the listed building resulting in a heritage benefit.

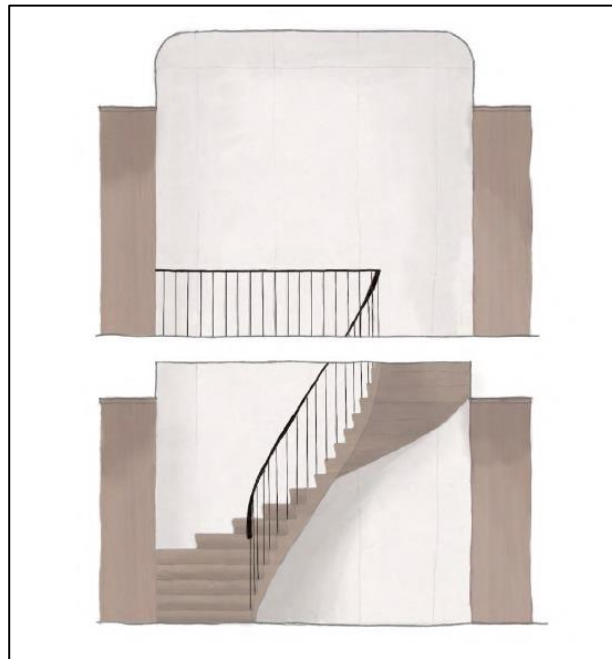


**Figure 5.1: Sketch of proposed link to mews**

#### **Replacement Staircase**

- 5.13 The staircase was formed as part of the 1994 redevelopment and subdivision of the building and is not historic. The staircase is associated with a modern layout and circulation created within the building at this time – it is not part of a historic or important plan form or circulation space. The staircase does not contribute to the heritage significance of the listed building and, as such, changing the appearance of this staircase will not, as a matter of principle, impact the heritage significance of the listed building where appropriately designed.
- 5.14 This position was confirmed in pre-application feedback where it was stated that: *‘the existing stair is a post 1994 addition and not reflective of a historic circulation space, the principal of replacing the existing structure with a more contemporary element is not opposed.’* The pre-application proposal included a semi-circular cut-out to enlarge the

stairwell and stone cladding, which was not supported in the pre-application feedback: *'too much of a primary dominant architectural feature'*<sup>29</sup>.



**Figure 5.2: Sketch of proposed staircase constructed in timber.**

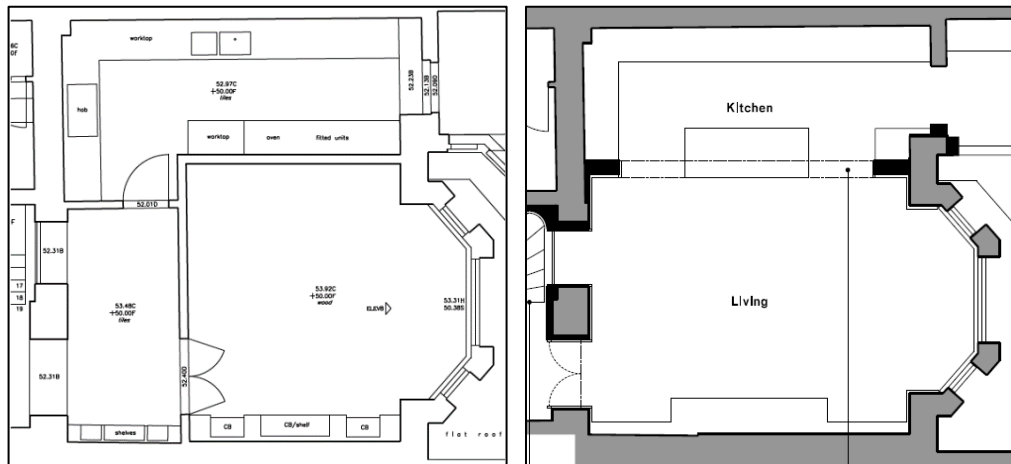
- 5.15 In response to the pre-application feedback, the application proposals no longer include a semi-circular cut-out and are now designed in timber instead of stone. The proposals have been designed in a restrained, contemporary style, with simple balusters and curved design. This significantly contrasts with the ornate principal staircase to the building, which has highly detailed cast iron balusters and traditional form and style. The proposals reflect a contemporary interpretation on the simple character of traditional secondary staircases and, as such, it will maintain the primary of the principal staircase in visual terms as a key part of the traditional hierarchy of a London townhouse, addressing officers' comments (**Figure 5.2**). Accordingly, the proposed replacement staircase would sustain the heritage significance of the listed building.

#### **Ground Floor Kitchen and Living Room**

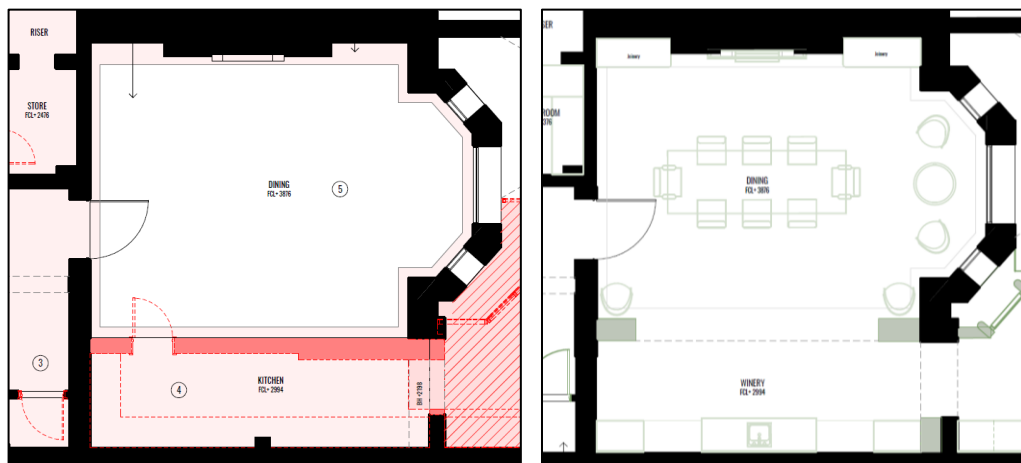
- 5.16 It is proposed to remove modern partition walls and reinstate a layout that better reflects the historic plan form of the rear room. The existing layout of this area was formed as part of the 1994 redevelopment and subdivides the space, including a modern kitchen. These modern alterations have completely compromised the historic layout to create an internal stair and kitchen. The existing partition walls are not historic, this is evident in the modern blockwork construction.
- 5.17 The proposed rear living room will better reflect the historic proportions of this principal ground floor space. A central opening is proposed between the kitchen and living room (**Figure 5.3** and **Figure 5.5**). Pre-application feedback advised that the *'partition wall between the kitchen and lounge should be retained as a full height solid division'*

<sup>29</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024

and that 'A double door sized opening would be considered acceptable.'<sup>30</sup> The proposals address these comments by maintaining the full height solid division with a central opening of a height and width to maintain the solid character of the partition. The width of the opening is greater than the 'double door' suggested in the pre-app response, however, it is aligned with a recently consented application for the neighbouring apartment at No.4 Cambridge Gate, see **Figure 5.4** (Planning Ref: 2022/3835/P, consented February 2023). The proposals will reinforce the spatial qualities of the rear room with decorative fixtures, such as cornicing and pendant light, to enhance the space in comparison to the existing sub-divisions. In overall terms, the proposals will reinstate the historic proportions and character of this principal room, sustaining its contribution to the significance of the listed building as a whole.



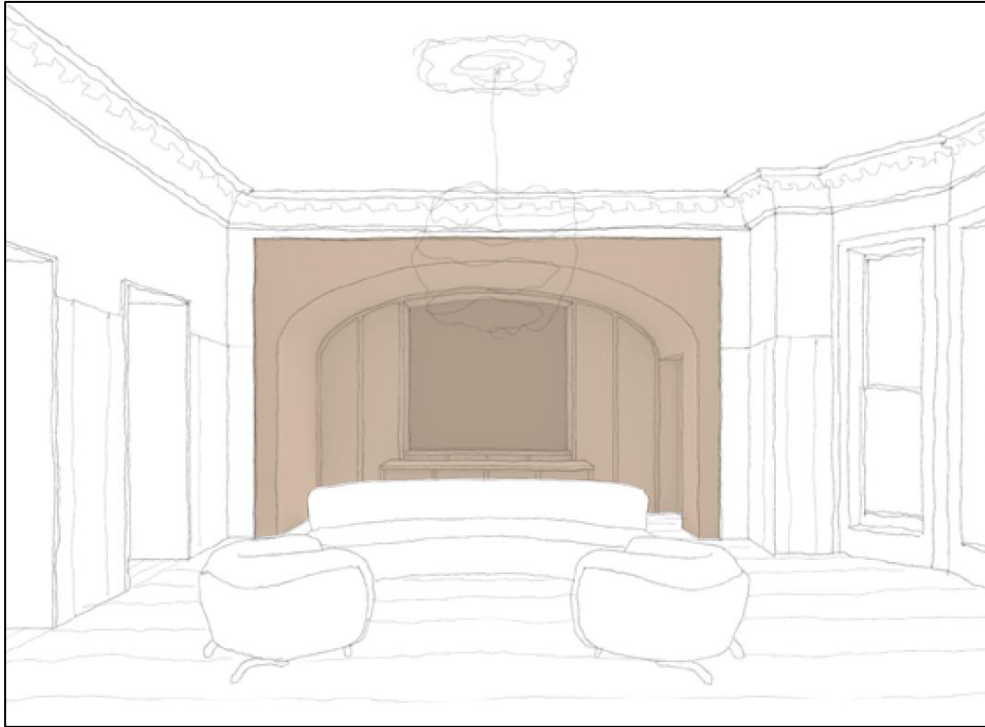
**Figure 5.3: Illustrative plans of existing (left) and proposed (right) rear room layout.**



**Figure 5.4: Extract from 2023 consented application illustrating opening between kitchen and living room at No.4 Cambridge Gate. Demolition (left) and consented (right). Ref: 2022/3835/P**

<sup>30</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024





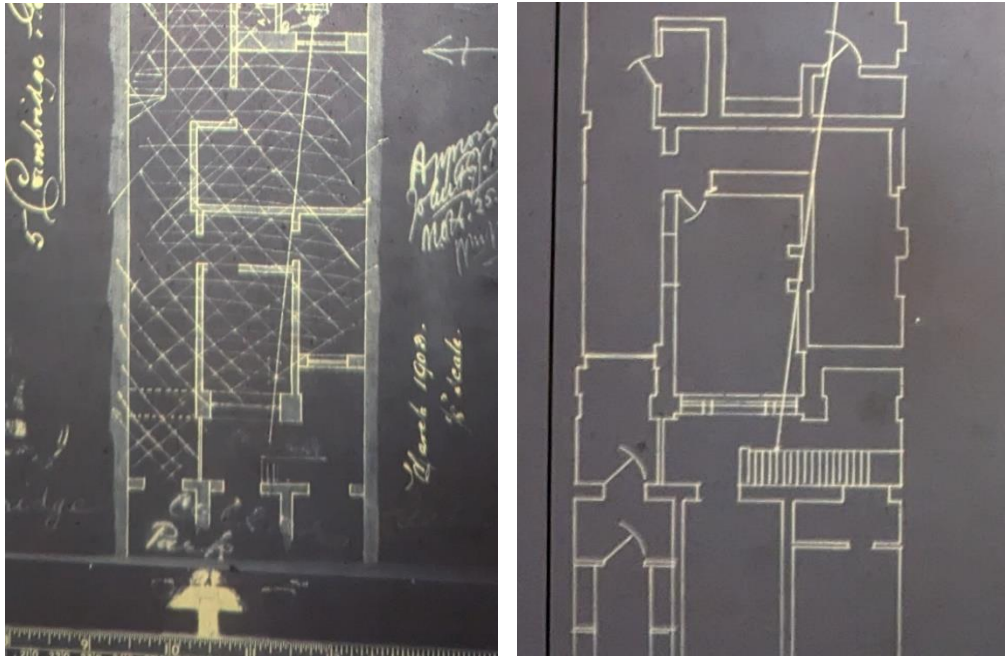
**Figure 5.5: Sketch of proposed rear room**

#### **New Master Bedroom Suite at Lower Ground Floor**

- 5.18 At lower ground floor the proposals include minor alterations to the layout to create a master bedroom suite with bedroom, dressing room and ensuite bathroom. The existing layout of this area was formed as part of the 1994 redevelopment and the subdivision is not historic. Moreover, the existing rooms form part of the existing mews link and rebuilt rear elevation of the lower ground floor. As such, these areas are modern and do not contribute to the heritage significance of the listed building. The initial pre-application feedback indicated that these alterations may be acceptable due to the highly altered planform in this location.
- 5.19 The limited scale of change proposed to an area highly altered previously will mean that the new bedroom suite at lower ground floor sustain the heritage significance of the listed building.

#### **New Guest Ensuite at Lower Ground Floor**

- 5.20 It is proposed to create a new ensuite bathroom to the front bedroom at lower ground floor. This proposal has been developed with an understanding of the historic layout of the building where this space previously formed two bedrooms. The lower ground floor was historically a service area of the building, and these bedrooms were likely used to accommodate staff to the main building. This is visible on the earliest plans of the building dated to 1903, 1914 and 1934 (**Figure 5.5**).



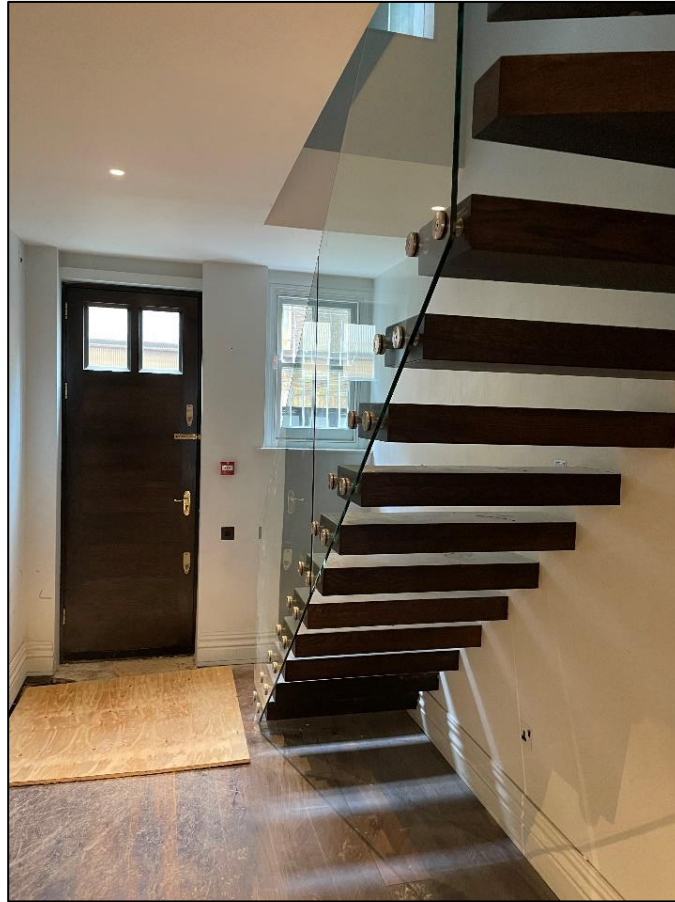
**Figure 5.6: Extracts of drainage plans illustrating the former subdivision at lower ground floor, dated 1903 (left) and 1914 (right).**

- 5.21 The proposals will affect an area of the building that has undergone substantial alteration because of the redevelopment in 1994. This has resulted in the historic plan form and circulation in this area being removed. The proposals have been developed to reflect the historic partitions in this area and reflect an understanding and consideration of typical historic plan form of the building. Pre-application feedback stated that '*division of this room and the ensuite can be supported*'<sup>31</sup>. Overall, the proposals for a new guest ensuite will sustain the heritage significance of the listed building.

#### **Alterations to Mews Layout**

- 5.22 The proposals include alterations to the existing mews layout, including the relocation of the staircase and alterations to partition walls.
- 5.23 The mews was extensively rebuilt as part of the redevelopment in 1994, including the extension and complete rebuild of the courtyard elevation and changes to layout. The subdivision of space resulted in part of the mews being incorporated into the adjacent property, significantly changing the internal plan of the building. As a result of the scale of alterations to the mews building and the extensive modern works, the internal spaces do not contribute to the heritage significance of the listed building. The internal spaces are modern in character, which is exemplified by the staircase which is constructed in timber and glass (**Figure 5.6**).

<sup>31</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024

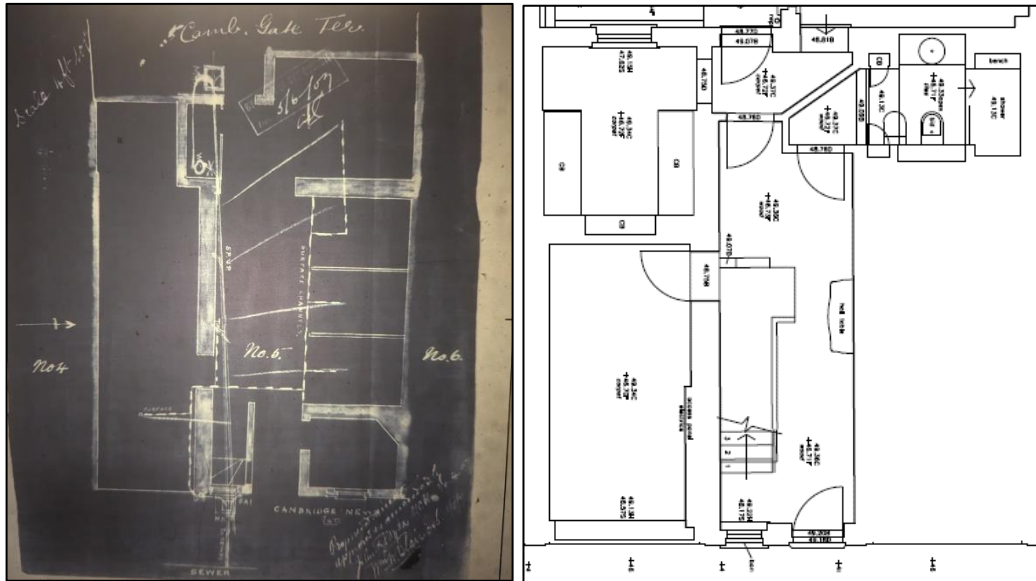


**Figure 5.7: Existing internal mews staircase**

5.24 Pre-application feedback advised *‘that the traditional location of the mews stair is retained’*<sup>32</sup> in the proposals, whereby the stair is located next to the front entrance door. The historic plan in **Figure 5.7** illustrates the mews layout when the building was used for stabling. A small and enclosed winder stair is located adjacent to the door; however, this is not in the location of the existing staircase, which is set back and open. As described above, the modern redevelopment of the mews has transformed the internal plan of the building. The proposals would relocate the staircase and change internal portions within the mews to create improved circulation and improved living spaces. These changes are targeted within a part of the building that has undergone a significant degree of previous alteration and no longer retains the historic function, layout or spatial qualities of the mews building. As such, the proposed changes would sustain the contribution that the existing mews makes to the heritage significance of the listed building.

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<sup>32</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024



**Figure 5.8: Drainage Plans of Cambridge Gate dated 1907 (left) and existing plan (right).**

#### **New Skylight to Mews**

- 5.25 The proposals include a new skylight within the mews building. The skylight is located within an area of the mews building rebuilt as part of the 1994 redevelopment of Cambridge Gate and is an area of raised flat roof that is modern in character and fabric. The proposed skylight will be discretely located behind a parapet so will not be visible from the surrounding area. As such, these works will sustain the heritage significance of the listed building and surrounding conservation area. Pre-application feedback advised *'a small conservation style rooflight may be acceptable in this location'*<sup>33</sup>.

#### **Internal Refurbishment**

- 5.26 The proposed redecoration reflects the differing hierarchy between main house, link building and the mews. In the main house, skirtings and mouldings will be used to reflect the grander floor to ceiling heights. In the link and mews building, these will be reduced in detail and more subservient to the host main building. The design will be sensitively detailed, incorporating historic references alongside paired back modern detailing. This is extended to the lighting design which will incorporate pendant hanging lights and low level lighting within the main house to respect the grander scale of the principal rooms and spaces.
- 5.27 The property has been extensively redecorated and remodelled and the existing decoration is modern. The proposals would provide a high-quality scheme of internal refurbishment that respects the hierarchy of space and traditional character of the principal spaces. Accordingly, the proposed refurbishment would sustain the heritage significance of the listed building.

<sup>33</sup> Ref: 2023/5011/PRE, letter dated 8 February 2024

## Review of Heritage Legislation, Policy and Guidance

### ***The Planning (Listed Buildings and Conservation Areas) Act 1990***

- 5.28 The Planning Act 1990 requires special regard to be paid to the desirability of preserving the special interest of listed buildings and their settings, and for special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, in determining applications. Accordingly, it is demonstrated in this report that the application proposals have given considerable weight and importance to these statutory duties. The impact assessment concludes that these proposals would preserve the special interest of the listed building and would also preserve the character and appearance of the conservation area.

### ***NPPF***

- 5.29 In accordance with the requirements of Paragraph 200 of the NPPF, the significance of the affected designated heritage assets have been proportionately described in this report. This provides an appropriate baseline for an informed consideration of the likely heritage impacts of the application proposals.
- 5.30 Paragraph 201 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.31 It is demonstrated in this report, and the Design and Access Statement, that the proposed redevelopment has taken account of the principles of Paragraph 203, which emphasises the desirability of sustaining and enhancing the significance of all heritage assets and the desirability of putting heritage assets to viable uses consistent with their conservation.
- 5.32 Paragraph 205 requires that great weight should be given to conservation of designated heritage assets, where conservation is defined in Annex 2 of the NPPF as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. The proposals have been informed by pre-application engagement with the local planning authority to inform the design and ensure conservation for the property. The proposals would deliver the following key heritage benefits:
- Replacement of the existing modern mews link building, which detracts from the appearance of the conservation area and listed building. The proposed replacement has a considered and high-quality design that improves the overall appearance of the building.
  - Installation of fixtures and fittings, in keeping with the hierarchy of space and style of the building.
  - Provision of a high-quality refurbishment in keeping with the conservation of the building.



- 5.33 The refurbishment has been designed to minimise the level of impact to historic fabric and is largely focused on modern element of the building. In overall terms, the proposals would conserve the designated heritage assets and sustain their particular significance.
- 5.34 Paragraph 206 sets out that any harm to, or loss, of significance of a designated heritage asset would require clear and convincing justification. Importantly, the proposals would overall sustain the significance of the listed building. The further policy provisions or tests regarding heritage harm (as set out in paragraphs 207-208) are, therefore, not engaged.

***London Plan 2021***

- 5.35 This report appropriately identifies the designated heritage assets that would likely be affected by the application proposals and describes how they would be valued and conserved. This is in accordance with Policy HC1 of the new London Plan 2021.

***Camden Local Plan 2017***

- 5.36 In respect to Policy D1 (Design) the Proposed Development would deliver a high-quality design that respects the character of the local area. This includes the use of high quality materials for the mews link building, which will complement the host building. This has been achieved through pre-application consultation and an iterative design process set out in full within the accompanying DAS.
- 5.37 In respect to Policy D2 (Heritage Assets) the Proposed Development has been designed to preserve the Grade II listed Nos. 1–10 Cambridge Gate and Regent’s Park Conservation Area and to some extent enhance these designated heritage assets through a high-quality design. Accordingly, the proposals are in in accordance with Policy D2.

## 6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of the Applicant to provide relevant and proportionate information to the local planning authority regarding heritage impacts, in support of an application for listed building consent and planning for proposed works at Flat A, No. 3 Cambridge Gate. The application proposals are as follows:

*'Internal alterations to main house and mews, including installation of replacement staircase between ground- and lower-ground-floor levels; reconfiguration of internal layout at ground- and lower-ground-floor levels; external alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works.'*

- 6.2 The requirement for this report stems from Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development or works that affect a listed building 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. It is also a duty, for applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 6.3 To comply with the relevant statutory duties and national planning policy, the designated heritage assets of the grade II listed building Nos. 1–10 Cambridge Gate and Regent's Park Conservation Area, which would be affected by these proposals, have been identified and their significance described proportionately as part of this report (**Sections 2-4**).
- 6.4 **Section 5** provides a review of the application proposals and their impact on the significance of the identified designated heritage assets. This section also sets out how the application proposals have been informed by a process of pre-application engagement with the local planning authority. The proposals have been designed to minimise the level of impact to historic fabric and is largely focused on modern element of the building. Moreover, the proposals would deliver the following key heritage benefits:
- Replacement of the existing modern mews link building, which detracts from the appearance of the conservation area and listed building. The proposed replacement has a considered and high-quality design that improves the overall appearance of the building.
  - Installation of fixtures and fittings, in keeping with the hierarchy of space and style of the building.
  - Provision of a high-quality refurbishment in keeping with the conservation of the building.

- 6.5 **Section 5** demonstrates that, in overall terms the application proposals will sustain the significance of the listed building (i.e. preserve its special architectural or historic interest) and the conservation area (i.e. preserve its character and appearance).
- 6.6 In conclusion, the application proposals would be in accordance with the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the NPPF 2021 (paragraphs 200, 201, 203 and 205) and supported by NPPG; and local policy and guidance, including the London Plan 2021 (Policy HC1) and the Camden Local Plan (Policy D1 and D2).

# **Appendix 1: Heritage Legislation, Planning Policy and Guidance Context**

## Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for;

*“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...”*

In determining such applications the following duty is placed upon the decision maker:

*“s.16(2) In considering whether to grant listed building consent for any works 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.”*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

*“In considering whether to grant planning permission for development which affects 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.”*

It has been confirmed<sup>34</sup> that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy.

It is also a statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72(1)):

*“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

It has been confirmed that Parliament's intention in enacting section 72(1) was that decision-makers should give "considerable importance and weight" to the statutory duty in respect of CAs also.<sup>35</sup> This duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has been

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<sup>34</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

<sup>35</sup> The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)



confirmed<sup>36</sup> that 'considerable importance and weight' is not synonymous with 'overriding importance and weight'.

For conservation areas, character not only relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area. The setting of a CA is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies.

## **National Policy**

### **National Planning Policy Framework (NPPF) 2023**

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. The revised National Planning Policy Framework was published in July 2018, and updated in February 2019, July 2021, September 2023, and December 2023.

Chapter 16 of the NPPF outlines the Government's guidance regarding conserving and enhancing the historic environment in more detail.

The glossary of the Framework (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Paragraph 200 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 201 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

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<sup>36</sup> Land at Razor's Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

Paragraph 206 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 207 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 208 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 212 states that 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. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

## **Development Plan**

The local Development Plan for the London Borough of Camden (LBC) comprises the Mayor's London Plan 2021 and LBC Local Plan 2017, and other supplementary planning guidance. These documents provide local guidance with regard to new design and development affecting heritage assets, and should accord with the statutory duties and the general principles outlined in the NPPF.

In 2022, the LBC started a New Local Plan Review (NLPR) and is currently going through that process. Despite this little further information on the development of a new Local Plan is available. Future LBC Local Plans are therefore not a material consideration at this stage. The Site does not fall within a designated Neighbourhood Plan area within the LBC at the present time.

### **The Mayor of London: London Plan 2021**

The London Plan was adopted by the Greater London Authority (GLA) in March 2021 and sets out the Spatial Development Strategy for all Boroughs within Greater London.

With regard to development affecting built heritage assets, Policy HC1 (Heritage Conservation and Growth) states:

*'A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets landscapes and archaeology within their area.*

*B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:*

*1) setting out a clear vision that recognises and embeds the role of heritage in placemaking*

*2) utilising the heritage significance of a site or area in the planning and design process*

*3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*

*4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

*C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

*D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

*E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.'*

### **Camden Local Plan 2017**

The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). The Draft Local Plan was released in 2015. Following this, public hearings were held in October 2016 and further modifications were consulted on in early 2017. Following the Inspector's report the Local Plan was adopted in July 2017, incorporating the Inspector's recommended modifications. The Local Plan ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031.

Policy D1 (Design) states:

*"The Council will seek to secure high quality design in development. The Council will require that development:*

*a. respects local context and character;*

*b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*

*c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*

*d. is of sustainable and durable construction and adaptable to different activities and land uses;*

*e. comprises details and materials that are of high quality and complement the local character;*

*f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*

*g. is inclusive and accessible for all;*

*h. promotes health;*

*i. is secure and designed to minimise crime and antisocial behaviour;*

*j. responds to natural features and preserves gardens and other open space;*

*k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*

*l. incorporates outdoor amenity space;*

*m. preserves strategic and local views;*

*n. for housing, provides a high standard of accommodation; and*

*o. carefully integrates building services equipment.*

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

Policy D2 (Heritage) states:

*“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 garden and locally listed heritage assets.*

*Designated heritage assets*

*Designated heritage assets include CAs 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 of appearance of that conservation area; and*
- h. preserves 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.*



## Other Material Considerations

### National Planning Policy Guidance (NPPG)

National Planning Practice Guidance was first issued in 2014 by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in 2021.

### Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

*“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

*Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”*

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

*“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*

*Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*

*The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”*

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England has also published Selection Guides that provide further information regarding each landscape type, in relation to the designation of registered parks and gardens in England. This guidance again demonstrates what features are considered significant and likely to make an historic landscape of special historic interest when assessing each type.

### **Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015**

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- 1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*

With particular regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of a list of factors are given that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.

### **Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2nd Edition)**

This revised Historic England Advice Note supports the Framework and PPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing CAs so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of

management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of CAs is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

**Historic England: Advice Note 2: Making Changes to Heritage Assets 2016**

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including CAs, registered landscapes, and World Heritage Sites.

**Historic England: Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets 2019**

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

**English Heritage (now Historic England): Conservation Principles: Policies and Guidance 2008**

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

*“Evidential Value: the potential of a place to yield evidence about past human activity.*

*Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*

*Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*

*Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.” (Paras. 30-60).”*

A draft has been released for public consultation and subsequent revision of this document in 2018.

**Supplementary Planning Documents / Guidance and other Evidence Base documents**

The following SPD / SPG or other planning / design documents published by the LBC are relevant to the consideration of the Development for the Site and built heritage assets.

**LBC: Design – Camden Planning Guidance 2021.**

This supplementary planning guidance was adopted in January 2021 to support the policies in the Camden Local Plan 2017. The detailed guidance contained within this section therefore

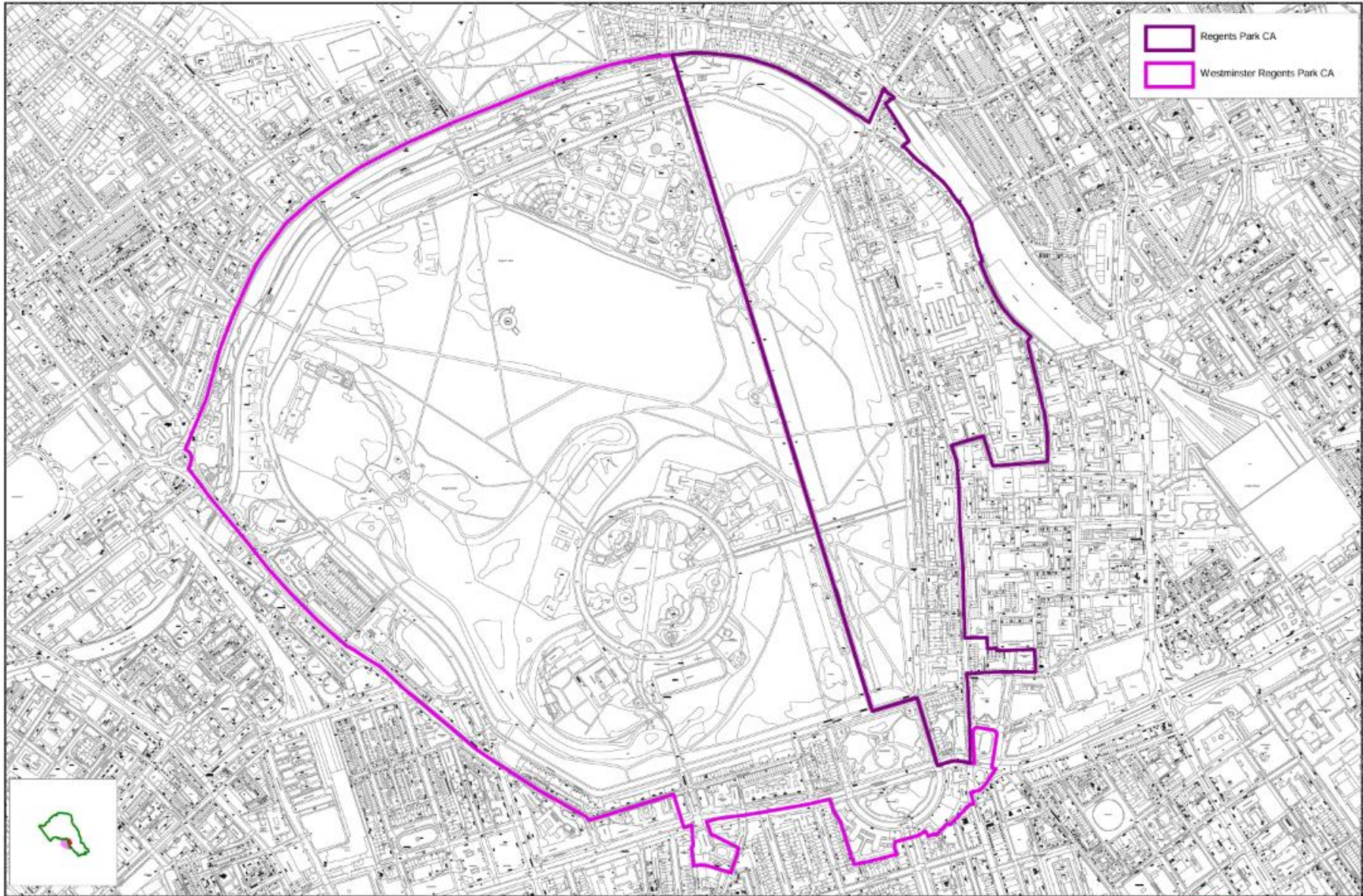
considers a range of design related issues for both residential and commercial property and the spaces around them.

**LBC: Home Improvements — Camden Planning Guidance 2021.**

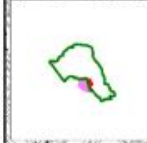
This supplementary planning guidance was adopted in January 2021 to support the policies in the Camden Local Plan 2017. This guidance supports Camden Local Plan by providing information about how applicants can adapt and improve their homes.

## Appendix 2: Map of the Conservation Area





 Regents Park CA  
 Westminster Regents Park CA



**Map 1 City of Westminster and London Borough of Camden**

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Scale 1: Not Usable Scale

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