



**DALCOUR  
MACLAREN**



# **Design, Access and Heritage Statement for works at 109 Camden Street, Camden.**

Client: Cadent Gas Ltd  
Project: EP - 109 Camden Street, NW1 OHX  
Date: May 2024



## Project Details

Project Name	EP - 109 Camden Street, NW1 OHX
Scheme Number	23012782
Report Number	001

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## **Executive Summary**

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design Access and Heritage Statement for the installation of new pipework to 109 Camden Street, Camden, London, NW1 0HX (National Grid Reference: TQ 29121 83980).

109 Camden Street is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015).

The Site is also a designated Listed Building (Grade II, UID: 1244158) protected under the Planning (Listed Building and Conservation Area) Act 1990. As such the works will require Listed Building Consent (LBC).

The following application is for planning permission and Listed Building Consent for the installation of gas pipework to 109 Camden Street.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 109 Camden Street. It has been established that the installation of a new gas riser and external meter box will have a limited physical impact upon 109 Camden Street.

In order to further limit the harm on the identified heritage asset as a result of the proposals, the following is recommended:

- Paint the pipework black where installed onto exposed brick and white where installed onto stucco;
- Where possible install the riser over rather than through any existing architectural features;
- Internal pipework should be boxed in and colour matched to the existing surface treatment to minimise its overall visibility.
- Undertake appropriate and sensitive reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

## **1 Introduction**

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new gas pipework to 109 Camden Street, Camden, London, NW1 OHX (National Grid Reference: TQ 29121 83980).
- 1.1.2 109 Camden Street is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 109 Camden Street is a Grade II Listed Building '*107-117, CAMDEN STREET*' (*List Entry Number: 1244158*), as designated by Historic England.
- 1.1.4 This Design, Access and Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.
- 1.1.5 This report has been informed by a formal pre-application response from Nick Baxter, Senior Conservation Officer at Camden Council, received on 5<sup>th</sup> April 2024 (ref: 2023/5477/PRE).

### **1.2 Circumstances of the Scheme**

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 109 Camden Street has a reliable and safe supply of gas.
- 1.2.2 The Client has identified a need for the provision and installation of a 1 no. new external gas riser (plus associated inground pipework and meter relocation) in order to ensure that 109 Camden Street is supplied with a safe, reliable and efficient supply of gas, which is used to power hot water, heating and for cooking. The works being applied for are necessary for the continued occupancy of the building.
- 1.2.3 The following application is for full planning permission and listed building consent for the installation of gas pipework to 109 Camden Street.

### **1.3 Site Location and Topography**

- 1.3.1 The Site is located 109 Camden Street, Camden, London, NW1 OHX (NGR: TQ 29121 83980) and is bound by:

- Further Georgian terraced development along Camden Street to the north, south and west; and
- Gardens of terraces properties along Camden Street, Greenland Road and Carol Street to the east.

1.3.2 The topography of the Site is 28m Above Ordnance Datum (AOD).

## **1.4 Access**

1.4.1 The Site will be accessed via Camden Street. The works will not impede access along the road.

## **1.5 Description of the Proposed Development**

### **Existing Internal Gas Riser and Route**

- 1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that the gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13, Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter, to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.
- 1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids as these also pose a significant fire risk. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM/G/5 legislation.
- 1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

**Below Ground Works**

- 1.5.4 The proposed development involves the installation of 1 no. below ground connections from the existing gas main in Camden Street / the pavement to the front (west) of the building totaling approximately 4m (see Plan 23012782\_PLN\_SI\_4.1). As these works will be contained entirely below ground, they are permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

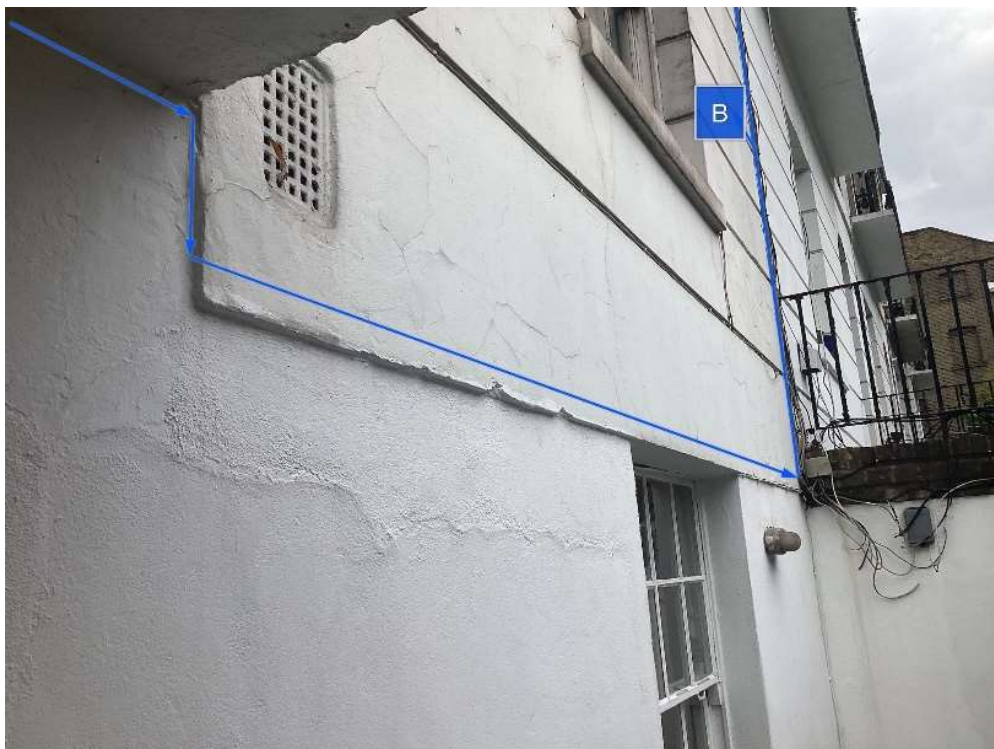
**Above Ground Riser & Internal Works**

- 1.5.5 The proposed development also includes for the installation of 1 no. new gas riser to the front elevation of the property and 1 no. new meter box to the basement lightwell (see plans 23012782\_PLN\_EL\_1.1 and 23012782\_PLN\_EL\_1.2).
- 1.5.6 The gas riser will connect to the inground gas main through the basement vault. From here the gas pipework will be routed along the basement lightwell to reach the edge of the building. From here the pipework will be routed vertically to reach the third floor. Short lateral lengths of pipework connect the external pipework to the internal gas connection points.
- 1.5.7 Internally, the 3 no. existing gas meter boxes within flats will be relocated. All internal pipework will be boxed in and colour matched to the surface onto which it is installed.





*Figure 1 Proposed pipework to basement lightwell.*



*Figure 2 Proposed pipework to basement lightwell.*



*Figure 3 Proposed pipework to the front elevation and ground floor level.*



*Figure 4 Proposed pipework to the front elevation.*



Figure 5 Proposed location of meter box and gas pipework to Flat A.

## 1.6 Pre-Application Consultation

- 1.6.1 Following a pre-application advice request made to Camden Council regarding the proposals and a subsequent site visit, Nick Baxter (Senior Conservation Officer) issued pre-application advice indicating that the proposed scheme would be considered unacceptable if it were to come forward for full planning permission and Listed Building Consent.
- 1.6.2 With regards to the internal works proposed, the pre-application response stated *“to the extent that they can be understood from the documents, the alterations to the interiors of the flats appear not to be more harmful than the existing state of affairs”*.
- 1.6.3 The advice goes on to state *“the addition of a gas pipe up the front elevation of this early-19<sup>th</sup>-century house would clearly mar its appearance. The works would harm the house’s historic character and the composition of the group and are unacceptable.”*
- 1.6.4 *“It must also be borne in mind that the remaining houses in the group, and all listed buildings that benefit from a gas supply, will eventually face applications for the same treatment. The existing flue from the boilers are also harmful and should be removed.”*

- 1.6.5 The pipework has been sited as inconspicuously as possible to the side of the property, whilst still remaining compliant to IGEM/G/5 standards and being fixed to the exterior of the property. The pipework will be painted white where installed to the stucco to match the surface, and black where installed to the brick to blend with the surrounds.
- 1.6.6 The advice goes on to state “*Two potentially less harmful alternatives were explored on site. Firstly, the rear elevation was examined. Although highly visible from Carol Street, this elevation already features downpipes, both from the original roof drainage and from later internal plumbing. It is likely that gas pipes could be carefully placed on this elevation without significant harm. However, the applicant stated that he was unable to carry out the work using this elevation for reasons of access.*”
- 1.6.7 As discussed on site, it would not be possible to install the pipework to the rear as no access provisions are available to connect the supply to a gas main located within the road. The nearest gas main to the rear of the property is located within Carol Street (as shown in plan 23012782\_PLN\_SI\_4.1), with no means of getting the pipework to 109 Camden Street due to 107 Camden street being the end-of-terrace property.



Figure 6: The rear of 109 Camden Street as seen from Carol Street, with no means of access to the rear (Google, 2024).

- 1.6.8 Further, the advice stated *“The idea of running the pipe up the staircase was also considered. Since the interior was not available for inspection, it cannot be known whether or not this approach would have been acceptable in heritage terms, or whether ornamental plasterwork, etc, was present. However, this approach was too unacceptable to the applicant for technical reasons to do with ventilation.”*
- 1.6.9 As discussed on site, and identified above in 1.5.2, the primary reason for not being able to install internally within the staircase was due to safety restrictions within IGEM/G/5 and ultimately within the primary legislation of the Pipeline Safety Regulations 1996 as amended and the Health and Safety at Work Act 1974.

## **1.7 Definition of Terms**

- 1.7.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2023) 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’ (NPPF, 2023).
- 1.7.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’ (NPPF, 2023)’.
- 1.7.3 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, 2023).
- 1.7.4 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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’ (NPPF, 2023).



## 2 Heritage Planning Policy Context

### 2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states 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'* (section 66).

### 2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2023) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (NPPF, 2023).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional'* (NPPF, 2023: para 206).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2023: para 207). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2023: para 208).

2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2023: 209), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2023). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2023: para 200).

## **2.3 The London Plan 2021**

2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

2.3.2 The London Plan was formerly published by the Mayor of London on the 2<sup>nd</sup> March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

### **Policy HC1: Heritage Conservation and Growth**

*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.*

### **Policy D12: Fire Safety**

2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
- 3. are constructed in an appropriate way to minimise the risk of fire spread.*



## **2.4 London Borough of Camden**

- 2.4.1 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted on the 3<sup>rd</sup> of July 2017 and sets out the Council's vision for the borough up to 2031.
- 2.4.2 Policy D2 of the Local Plan outlines the councils plan to protect and enhance Camden's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Local Plan (Camden Council, 2017).

### *Designated heritage assets*

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

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

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

### *Conservation areas*

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

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

*f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*

*g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*

*h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

### **Listed Buildings**

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

*i. resist the total or substantial demolition of a listed building;*

*j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*

*k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

## **2.5 Compliance**

- 2.5.1 The proposed development complies with Policy D2 of the Local Plan as the development will be small in scale, painted to minimize the visual impact of the riser to the front elevation, and take the most minimal and least intrusive route possible, and therefore the character and setting of 109 Camden Street will be preserved.
- 2.5.2 By providing a safe, efficient and reliable supply of gas to the property will satisfy Policy D12 of the London Plan by ensuring that the property can benefit from the highest standards of fire safety.

### **3 Methodology**

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF 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’ (NPPF, 2023).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
    - Topography;
    - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
    - Historic materials and surfaces;
    - Green space, trees and vegetation; and
    - History and degree of change over time.
  - Experience:
    - Surrounding landscape or townscape character;
    - Views from, towards, through, across and including the asset; and
    - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

## 4 Statement of Significance

### 4.1 109 Camden Road

- 4.1.1 109 Camden Road comprises a Grade II Listed building '107-117, CAMDEN STREET' (List Entry Number: 1244158), as designated by Historic England.
- 4.1.2 The terrace comprises six three storey over basement properties constructed in the early 19<sup>th</sup> century. Georgian. Rusticated stucco to ground floor and basement, yellow London stock brick to rest. Of two bays, with square headed six over six sash windows with gauged brick window headers. Entryway comprises a black painted four panel door with round arched fanlight. Cast iron balcony to first floor. Stucco cornice and blocking course.
- 4.1.3 Small front garden which has been paved. Low brick wall and cast iron railings.
- 4.1.4 Visual clutter to the front elevation comprises vents, cabling and aerials.
- 4.1.5 109 Camden Road

#### Contribution of Setting to Significance

- 4.1.6 109 Camden Road is characterised by its relationship with the wider terrace which is homogenous in character and appearance. The consistent height and form of the terrace creates a satisfying sense of order which is emphasised by the mirroring row directly opposite.
- 4.1.7 Overall, the terrace is in good condition, however visual clutter is visible. Furthermore, changes to the brickwork is visible to some of the first floor windows, which generally detracts from the character of the building.

#### Impact

- 4.1.8 The proposal includes the installation of 1 no. new gas riser to replace the existing internal gas riser network, to be affixed to the front elevation of the building. In order to provide gas to the upper levels holes will be drilled through the stucco render and brickwork to allow the riser to feed into the flats. This will result in a very limited physical impact to the building as a whole.
- 4.1.9 The pipework has been sited to be as minimally intrusive and use the shortest length possible. Although the proposal will result in holes in the elevation, the rest of the scheme is entirely reversible upon the decommission and removal of the gas riser.
- 4.1.10 109 Camden Street has existing visual clutter to front elevation. When viewing the terrace as a whole numerous properties have aerials installed

at roof level and many have various cables running vertically up the front elevation.

- 4.1.11 When using the ICOMOS assessment methodology (see Appendix 1), a Listed Building is awarded a significance of low to medium. The installation of 1 no. gas riser to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral / slight impact, which is considered to be within the normal bounds of variation.
- 4.1.12 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

## 5 Conclusions and Mitigation

- 5.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 109 Camden Street, Camden, London, NW1 0HX (National Grid Reference: TQ 29121 83980).
- 5.1.2 The proposed development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13 of the Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 5.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 109 Camden Street. It has been established that the installation of a new gas riser will have a limited physical impact upon 109 Camden Street.
- 5.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset and so the proposals are compliant with the NPPF (2023), Policy HC1 and the London Plan and Policy D2 of the Camden Local Plan.
- 5.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 5.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Paint the pipework black where installed onto exposed brick and white where installed onto stucco;
  - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
  - Produce a photographic record of condition before and after the works to cover liability.

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**APPENDIX 1**

**ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens</p> <p>Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Average well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>

Low (Local Importance)	Designated and non-designated assets of local importance
	<p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered.  Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.

Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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