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PROJECTS

TOWN PLANNERS

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LISTED BUILDING STATEMENT 8 DUKES ROAD, LONDON WC1H 9AD INTERNAL ALTERATIONS & NEW WINDOWS

1. INTRODUCTION

We act for Dr. Alison Prendiville, who is the freehold owner of the Site set out above. We herewith submit a Listed Building consent application to regularise the various internal alterations and new windows at the rear of the property. This Statement helps to justify the changes. Drawings and photos are also lodged.

2. THE SITE

The application site is a five-level building with lower ground floor, it being a large class C3 single dwellinghouse, with access from Dukes Rd at front, ground floor level. The site is listed Grade II*. It is situated in a street of mainly converted houses. The link to the Grade II* Listing is at: <https://historicengland.org.uk/listing/the-list/list-entry/1342088>. It is noted that the building is a:

Terrace of 8 shops with accommodation over. c1822. By Thomas Cubitt, restored late C20. Stucco, ground floors painted black. Slated roofs with dormers. EXTERIOR: 3 storeys, attics and cellars. 1 window each. Party walls of upper floors articulated by narrow recessed bays; narrow window bay between left hand pair. Nos 4-8 & 16, good wooden shopfronts with pilasters carrying continuous entablature with anthemion ornament to architrave; projecting, bracketed shop windows with rounded corners and small panes; No.2, without shopfront; No, 10 shopfront altered; No.12, shopfront converted for use as hotel entrance; No.14, C20 shop window added in Regency style but without continuous entablature. Shopfronts mostly flanked by panelled and half-glazed doors with overlights; Nos 14 & 16, round-arched doorways with cornice-heads, patterned fanlights and half-glazed doors. Upper floors have segmental-arched windows having plain architraves studded with paterae; 1st floor, 4 lights with cast-iron balconies, 2nd floor tripartite. Parapets with plain bands. Right hand return of No.16 has 2 windows, 1 with cast-iron balcony and pilasters having fat palmette capitals; pediment. INTERIORS: not inspected. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1950: 106).

It is noted in Listed Building terms, that the changes applied to the building, as set out below, do not harm or impinge on architectural details included in the Listed Building description. In heritage terms, the alterations are acceptable. They:

1. **Are sympathetic ‘alterations’ and not ‘extensions’ or ‘demolition’**
2. **Do not change the internal original fabric of the building or alter any details like cornices.**
3. **Are all wholly hidden or are non-apparent in the case of the rear windows.**

3. THE ALTERATIONS

The aim of the alterations is to make the living conditions of the house better and more contemporary, whilst maintaining the heritage character and quality of the overall building. The alterations are listed as such:

Alteration A	Non-original gypsum plasterboard and stud walls removed - original scale of front room recovered. Freestanding bath and screen added.	2 nd floor	Historic room layout respected. New bath and screen do not alter the original fabric.
Alteration B	WC closet shortened.	2 nd floor	Minor alteration
Alteration C	Kitchen unit removed from rear room (moved to Lower Ground Floor)	1 st floor	Historic room layout respected.
Alteration D	Existing kitchenette and WC removed new kitchenette and shower added	Ground Floor	Historic room layout respected. Upgrade to what was there.
Alteration E	Existing windows to rear facade removed and new windows installed with surrounding render (please see photos attached)	Ground Floor	Windows replaced IN NON-ORIGINAL EXTENSION at ground floor level but can hardly be seen from the public domain.
Alteration F	Kitchen unit added (moved from First Floor)	Lower Ground	Minor alteration not affecting original fabric.
Alteration G	Shower and kitchenette added to back room	Lower Ground	Minor alteration not affecting original fabric.

Alteration H	Window added to back room and rear external door replaced	Lower Ground	At lower ground level IN NON-ORIGINAL EXTENSION...cannot be seen from surrounding area
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4. LISTED BUILDING IMPACT

Policy D2 of the **Camden Local Plan 2017**, refers to heritage issues. In Listed Buildings, the Council will not permit developments that result in harm that is less substantial to the significance of the designated heritage assets, unless there are great public benefits.

This test is passed with the alterations at 8 Dukes Road: none of them impose on the original fabric of the building and they are for the most part hidden. In particular, the alterations and window changes do not conflict with any areas where the council might resist development, stated in policy as follows:

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. (Policy D2)

It is further contended that **policy D4** of the **London Plan** on delivering good design is complied with.

Since the special character of the Listed Building is protected, it is contended that the LBC application should be granted.

PETER D KYTE MRTPI
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