

LBC Planning, Heritage, Design and Access Statement

Flat 103, Levita House, Ossulston Estate, Chalton St, London NW1 1JJ



London



Harrogate



Bristol

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1. Introduction and Site Location

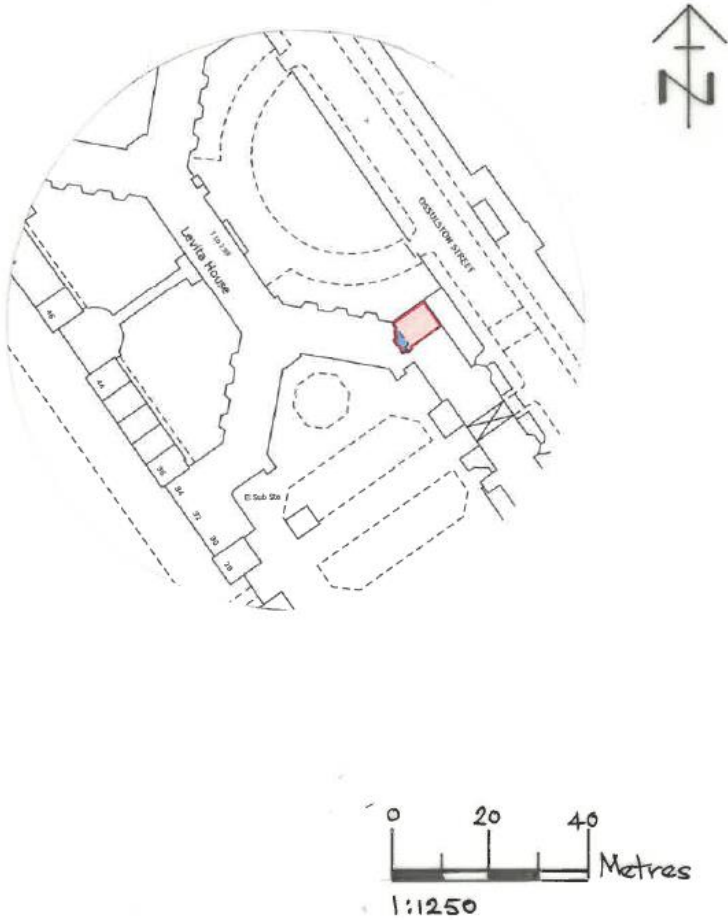
- 1.1. This LBC Planning, Heritage, Design and Access Statement has been prepared on behalf of a private client. The application assessment relates to the proposed works at Flat 103, Levita House, Ossulston Estate, Chalton St, London NW1 1JJ. The site is located within the jurisdiction of Camden London Borough Council and is under the freehold of Camden Council.
- 1.2. The application site is a three-bedroom corner flat, located on the third and fourth floors of Levita House, the southern block of Ossulston Estate. The site is accessed via an internal communal staircase from the courtyard and overlooks the British Library, which is located just opposite the block.
- 1.3. The Ossulston Estate comprises urban blocks including Levita House, Chamberlain House, and Walker House, built between 1929 and 1931. It is defined by Polygon Road to the northwest, Ossulston Street to the northeast, Wier’s Passage to the southeast, and Chalton Street to the southwest.
- 1.4. All three blocks of the Estate, including Levita House, are Grade II listed buildings. According to Historic England, the Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the London City Council to inject new thinking into inner-city housing estates.
- 1.5. The purpose of this statement is to provide an overview of the building’s history and significance as well as assessing the impact of the proposed works on the building.
- 1.6. Despite the high significance of Levita House as a whole Estate, the flat subject to this application has been significantly altered over time and possesses little heritage interest.
- 1.7. The works introduced to the application site are primarily aimed at altering internal partition walls to enhance the living space and accommodate modern requirements.
- 1.8. It is concluded that the proposed works are minor and do not compromise the historical or architectural interest of the heritage asset or its setting.

Ossulston Estate, Saint Pancras: Architect's Impression of Southern Portion of Rehousing Scheme, 1925



Source: London Metropolitan Archives

Location Map

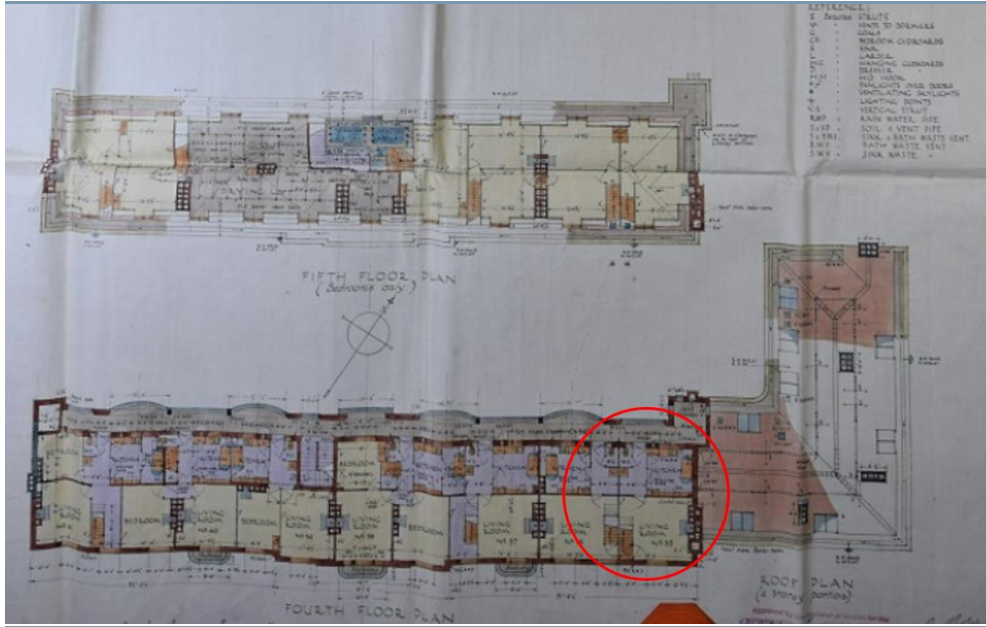


Source: ADS Property Services

2. Historical Background

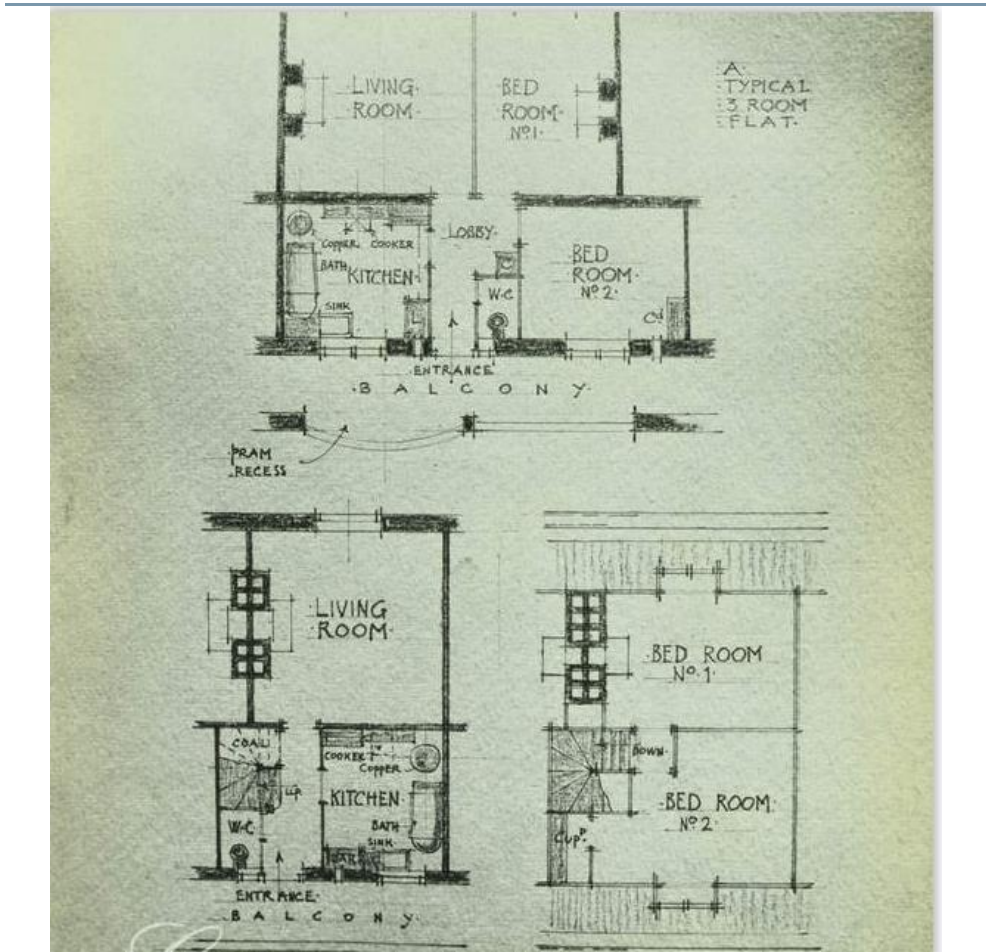
- 2.1. The Ossulston Estate was built by George Topham Forrest, the London County Council's (LCC) chief architect at that time, between 1927 and 1931. It was named after Sir Cecil Bingham Levita who was the LCC chairman during the construction of the estate.
- 2.2. Facing pressure to provide affordable central housing in limited space, the architect initially introduced unique to council housing of that time concept for building up to nine storeys, with lifts. If implemented in full height, this would have been London's first high-rise housing for working-class tenants, featuring shops on the ground floor, two office floors, two private flat floors, and five council flat floors with rooftop play areas. Profits from the commercial elements were intended to subsidise the council flats. However, the commercial ideas proved unacceptable and were never implemented, and most of the scheme only reached six floors.
- 2.3. The early phases of the completed scheme (Chamberlain House, opened February 1928 by Neville Chamberlain, then Minister of Health) included central heating (provided by coal fires), all-electric flats, and sheltered access balconies with spaces in which to park babies in prams. As a "special case" the central wing of Levita House rose to seven floors, with a single lift.
- 2.4. Nikolaus Pevsner, in Volume "London 4: North" describes Levita House as follows: "Levita House, to the south, of 1930-1931 is more boldly massed, with a formal approach to a seven-storey centrepiece, flanked by splayed wings with balconies enclosed within tall arches. Both the courtyard layout and the drama of solid and void unrelieved by any ornament pay tribute to the grand housing schemes of Vienna, which Topham Forrest visited at this time".
- 2.5. As rightly stated by Simon Pepper, Professor of Architecture at the University of Liverpool, for the Twentieth Century Society article, the Estate's "white painted rendered facades, imposing archways and the scale of its blocks (the longest runs continuously for more than 200 yards), make it quite unlike the conventional Neo-Georgian LCC housing schemes from the same period. Many see architectural links with Viennese social housing. Indeed, the LCC superintending architect, George Topham Forrest, visited Vienna in 1927. It provides one of the few documented links between British inter-war council housing and some of the most influential European Modernist housing." The most notable "Viennese" feature is a distinctive broken profile.
- 2.6. Levita House was listed Grade II on the 13th December 1996. The listing includes a detailed description of the building's external facades but notes that the interiors were not inspected. The complete listing description is available in Appendix 1 of this Assessment.
- 2.7. Some early plans of the Estate were found in the National Archives. Although not the application site, the flat on the corner (circled in red) has a similar arrangement to the third-floor area of the application site.
- 2.8. The plan of a typical 2 storey estate maison arrangement also indicates the general pattern introduced to the layout of the Estate. However, the largely asymmetrical unconventional shapes of the Estate's planform resulted in flats rarely having repeating layouts.
- 2.9. The early images of the Estate suggest that, despite numerous alterations, the external appearance changed little since it was built. Interestingly, the windows represent a mix of styles, shapes and locations, featuring predominantly sash windows, double casements to some upper floors and mansards, and single casements to bays and riser.

LCC Ossulston St. Implementation Scheme, 1926



Source: The National Archives

Ossulston Estate: copy of booklet for HRH of Wales, plan of typical 2 storey estate maison



Source: London Picture Archives

Ossulston Estate: Levita House, Construction Work in Progress, 1929



Source: London Picture Archive

Ossulston Estate: Chalton Street, front, 1932



Source: London Picture Archive

Ossulston Estate: Levita House, 1972



Source: London Picture Archive

2.10. The 1972 image depicts the corner where the application site is situated. Interestingly, the out-of-place casement window is already present on the property's third floor.

3. Planning History

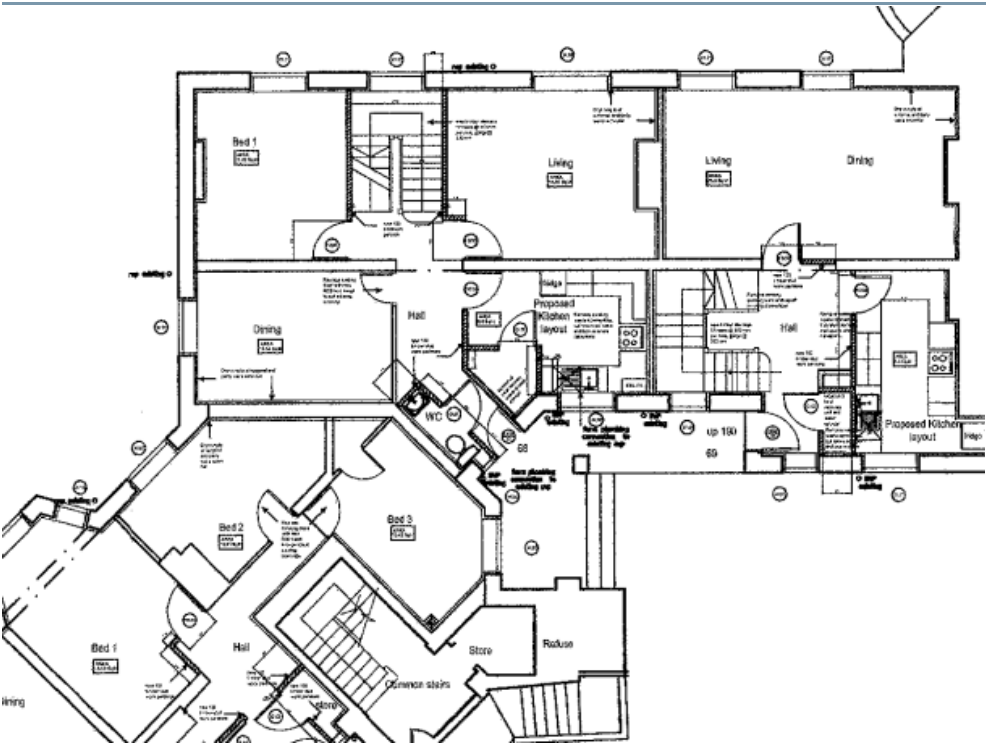
- 3.1. There are number of applications found, suggesting that the flats on the Estate were heavily altered over the course of their existence.
- 3.2. According to finds from the London Metropolitan archives and Camden Local Studies and Archives, the extensive refurbishment of the Estate took place in 1972. However, it hasn't encompassed the application site block.
- 3.3. The report "Proposals for 1-133 Levita House, Ossulston Street NW1", dating back to 1989, and found in the archives, states: "Originally, the Ossulston Street Estate was owned by the Greater London Council and was handed over to Camden in 1982. Since 1982 rehabilitation works have been carried out to the remainder of the estate. But this block was not completed owing to financial restrictions". Instead, it was used to house Stage II homeless clients. ...Officers and members are aware of the problems experienced by the residents of the block, which are primarily dampness, condensation, and general disrepair". The 1992 subsequent report states that the 72 flats were refurbished.
- 3.4. In 2004–2007, Levita House was extensively refurbished by Sprunt Architects, which included creating larger flats, external refurbishment of the fabric and the transformation of the courtyard areas. This phase of the refurbishment incorporated the application site.
- 3.5. The following applications relate to the application site:

PS9804943R1 LS9804944R1	Works of repair and refurbishment including double glazing and a new metal screen/security gate to the rear of nos 112- 133, as shown on drawing numbers: D/98/066/009A, 014A, 015A, 016A, 017A, 018, 010A, 007A, 006A, 005A, 003A, and 004A. 61-133 Levita House, Ossulston Street, NW1	Sec of State to grant L B consent Withdrawn Application-revision received 14-12-1998
2003/3012/L 2003/2976/P	Internal and external alterations in association with the conversion of 60 flats to provide 13 x 1 bed units, 15 x 2 bed units, 8 x 3 bed units, 4 x 4 bed units, 3 x 5 bed units and 1x 7 bed units (44 in total) , new lifts, extension to existing electricity substation and new ramps to Flats 61-133 and estate security works including gates and boundary treatment to Levita House as a whole including Ossulston Street and Chalton Street frontages.	Granted, 07-01-2004

- 3.6. Over time, various alterations have been made to the flats on the estate, including the replacement of windows and doors, lifts, re-roofing, repairs, and redecoration.

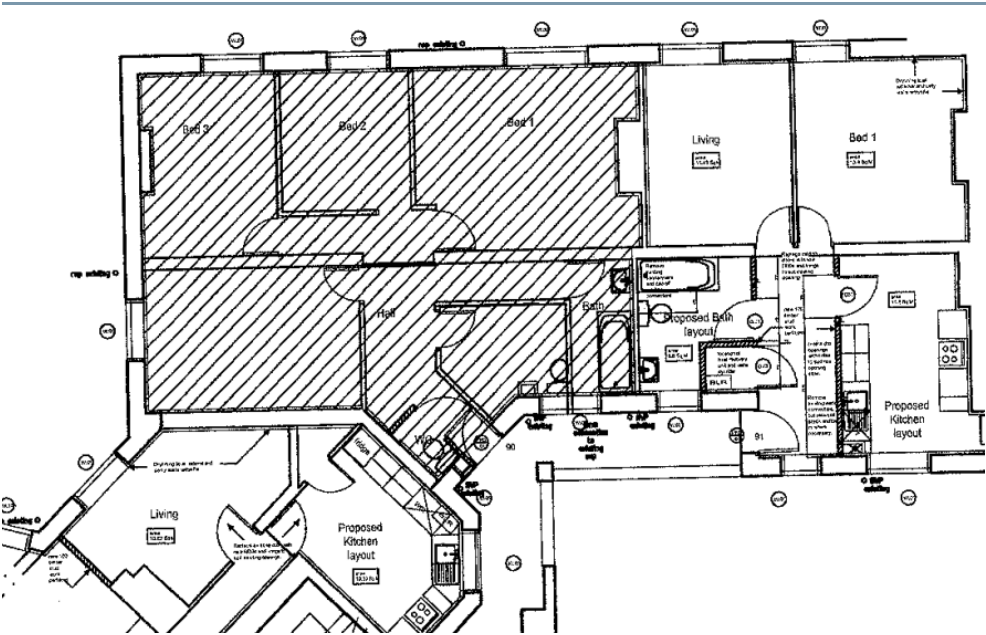
- 3.7. The 2003/2976/P application is of particular interest as it provides the proposed floor plans for the flats in the application site's corner. Below, the floorplans provided for No. 68 (corner flat on the ground floor), No. 90 (corner flat on the second floor) and No. 103 (the application site).

Proposed Floor Plan for No. 68, Levita House



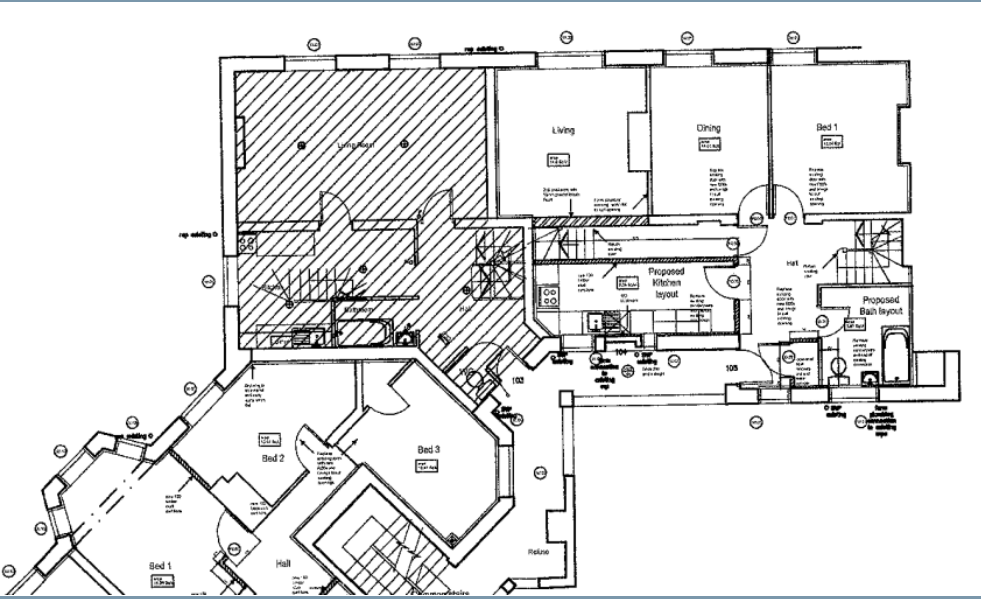
Source: LB of Camden

Proposed Floor Plan for No. 90, Levita House



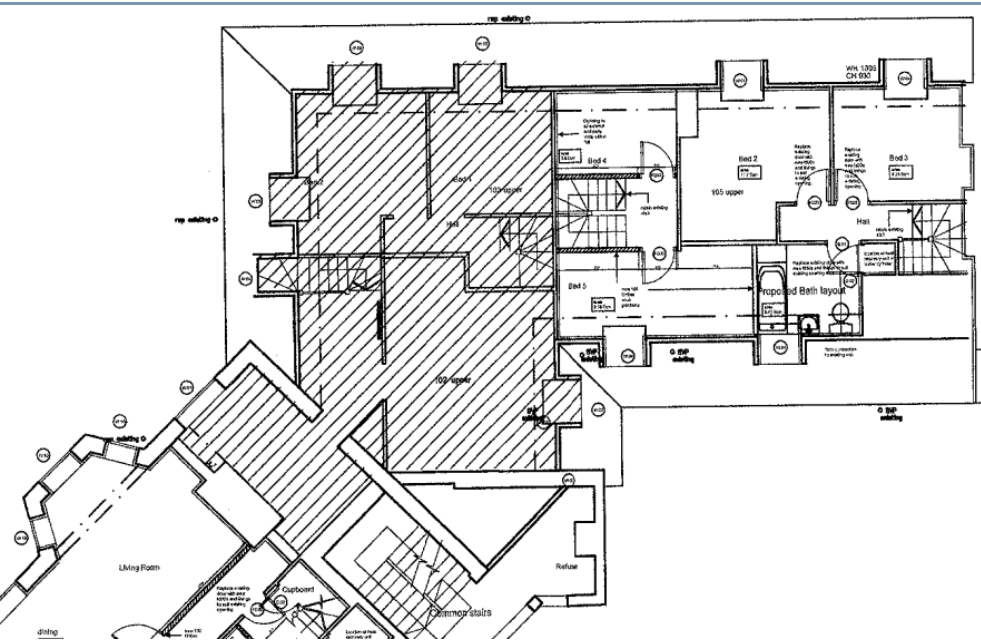
Source: LB of Camden

Proposed Floor Plan for the Third Floor, No. 103, Levita House



Source: LB of Camden

Proposed Floor Plan for the Fourth Floor, No. 103, Levita House



Source: LB of Camden

- 3.8. The proposed plans submitted with application 2003/2976/P indicate extensive changes to the layouts of the flats. A common feature proposed is the extension of WCs near the entrances. This can particularly be seen on the proposed plan for No. 68.
- 3.9. The accommodation schedule attached to the application also indicates that flats Nos. 90 and 103 are leaseholds and will undergo "window replacement only."
- 3.10. Although the alterations to No. 103 Levita House were not part of the 2003 application works, a comparison of the floor plans with the currently existing layout confirms that the application flat has also been extensively altered over time, with new partitions, windows, and stairs introduced.

3.11. Compared to the existing arrangement, the following changes to the application site are evident over the course of the last 20 years:

- The boundaries of the flat have been slightly altered, with the partition wall moved, resulting in a narrower flat.
- The internal staircase has been relocated.
- The staircase in the kitchen has been removed.

Third Floor

- A new partition has been inserted to separate the corridor on the third floor.
- A new partition has been inserted to separate the bathroom and kitchen on the third floor.
- An opening in the partition between the reception and the bathroom/kitchen has been blocked up.

Fourth Floor

- All internal partitions and doors have been repositioned on the fourth floor.

Summary

3.12. The historic research and comparative analysis of the available floor plans confirmed that:

- The WC by the entrance is more likely a part of the original layout.
- A partition wall between the living room and the kitchen, which features two openings on the 2003 plan, could also be part of the original arrangement.
- The upper level, which currently has three bedrooms, had a totally different arrangement in the past, with significant alterations to the partitions. It, most likely, accommodated two flats at that point.

4. Heritage Significance of Levita House

- 4.1. The flat No. 103 consists of kitchen, bathroom, reception room and small WC at the entrance on the third floor, and three bedrooms, eaves store and built-in cupboard on the fourth floor.
- 4.2. The site visit, carried out in August 2024, confirmed that Flat 103 in Levita House retains little of its historic fabric and layout. No historic architectural details remain in situ.
- 4.3. The site visit also confirmed that the WC near the entrance, as well as the partitions between the kitchen, the bathroom, and the living rooms, all have solid masonry walls.
- 4.4. The only feature that attracted attention as an early fabric was the fenestration surrounding the entrance door. However, the door leaf itself is a modern replacement.

Entrance Door to No. 103, Levita House



Source: Heritage Potential Research

Third Floor Corridor Layout of No. 103, Levita House



Source: Heritage Potential Research

Third Floor Kitchen and Bathroom Layout of No. 103, Levita House



Source: Heritage Potential Research

Historic Significance

- 4.5. Levita House is a southern block of the Ossulston Estate. It is noted as the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It also provides one of the few documented links between British inter-war council housing and some of the most influential European Modernist housing.

Architectural and Artistic Significance

- 4.6. The primary architectural significance of the building lies in its unconventional plan form and the atypical to that time elevations. According to the listing description, the design was influenced by Viennese housing models and was innovative in terms of both layout and elevation. No features of interest have survived inside the flat, and the original plan form has been altered extensively.
- 4.7. Nikolaus Pevsner, in Volume "London 4: North" describes Levita House as "boldly massed, with a formal approach to a seven-storey centrepiece, flanked by splayed wings with balconies enclosed within tall arches. Both the courtyard layout and the drama of solid and void unrelieved by any ornament pay tribute to the grand housing schemes of Vienna, which Topham Forrest visited at this time".

Archaeological Interest

- 4.8. The assessment does not cover the necessity for archaeological research. Given that the block dates back to the 1930s and has undergone internal refurbishment, it possesses limited archaeological significance.

Group Value

- 4.9. The listing states that Levita House forms a part of the group value together with Chamberlain House, Phoenix Road, and the southern block of Walker House, Phoenix Road, along with the Cock Tavern. However, the interiors of the individual flats do not add to the collective value of the block.

Summary

- 4.10. Levita House possesses high historic, architectural, and group significance. However, Flat No. 103 in Levita House has lost almost all significant features over time and its sensitivity to further change is negligible.

5. Legislation, Policy and Guidance

Heritage Legislation

- 5.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 5.2. Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 5.3. Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

NPPF: Heritage (2023)

- 5.4. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16).
- 5.5. The NPPF was updated again in February 2019 in order to provide definitions for housing need. No paragraph numbers changed as a result of this update. Similarly, an update was published in July 2021 and September 2023 with no associated changes to paragraph numbers.
- 5.6. The most recent update was published on 20 December 2023. This update did not cause any changes to national heritage policy.
- 5.7. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 5.8. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation” (Paragraph 196).
- 5.9. ‘Conservation’ is defined within 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” (p.69).
- 5.10. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication Decisions: Legal Requirements for Listed Building and Other Consents.

5.11. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	“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).” (p.70)
Designated Heritage Assets	“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.” (p.69)
Significance	“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.” (p.75)
Setting of a Heritage Asset	“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.” (p.75)

- 5.12. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 195-214).
- 5.13. Paragraph 200 stipulates that applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal.
- 5.14. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 201). Paragraph 203 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.58)
- 5.15. Paragraphs 205-214 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.59).

NPPF Degrees of Harm

- 5.16. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 5.17. Paragraph 207 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, 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.
- 5.18. Paragraph 208 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.19. In the case of impact on non-designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

London Plan (2021)

- 5.20. The London Plan also contains relevant policies for the city-wide context within which individual boroughs must set their local planning policies. The plan dedicates specific sections to heritage conservation, such as Chapter 7: Historic Environment, where policies and strategies for safeguarding heritage assets are outlined.
- 5.21. Policy HC1 of the London Plan 2021 suggests that the cumulative impacts of incremental change from development on heritage assets and their settings should be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 5.22. The Paragraph 7.1.6 of the Policy also acknowledges: *“Historically, London has demonstrated an ability to regenerate itself, which has added to the city’s distinctiveness and diversity of inter-connected places. Today urban renewal in London offers opportunities for the creative re-use of heritage assets and the historic environment as well as the enhancement, repair and beneficial re-use of heritage assets that are on the At-Risk Register. In some areas, this might be achieved by reflecting existing or original street patterns and blocks, or revealing and displaying archaeological remains; in others, it will be expressed by retaining and reusing buildings, spaces and features that play an important role in the local character of an area. Policy D1 London’s form, character and capacity for growth further addresses the issue of understanding character and context.”*
- 5.23. In addition to these design and heritage policies, the London Plan also contains policies in relation to housing stock and living standards. Of particular relevance is Policy H9 “Ensuring the best use of stock” – which states that the Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and quality of London’s existing homes. Additionally, the policy states that Boroughs

should promote efficient use of the existing stock by reducing the number of vacant or underoccupied dwellings.

LB Camden Planning Policy

Camden Local Plan 2017

- 5.24. Policy D1 ‘Design’ states that: *‘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.*
- 5.25. Policy D2 ‘Heritage’ states that 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.

Designated Heritage Assets

- 5.26. 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.*
- 5.27. 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.
- 5.28. 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.*

Draft Camden Local Plan 2023

- 5.29. The Council has started preparing a new Local Plan for Camden. This will in time replace the current Camden Local Plan (2017) and Site Allocations Plan (2013). It sets out the Council’s vision for future development in Camden for the next 15 years and includes the planning policies and site allocations to help achieve this. It identifies how many new homes and jobs are needed to support Camden’s population, and where and how they should be provided. The Local Plan also has an important role in shaping how Camden’s places look and feel, promoting inclusion, reducing inequality, enhancing the environment, tackling climate change and securing sustainable neighbourhoods.
- 5.30. It will contribute to the delivery of the ambitions, missions and challenges identified in We Make Camden and other local priorities set out in plans and strategies prepared by the Council and other service bodies. The Local Plan will cover the period from 2026 - 2041.
- 5.31. In relation to built heritage, the Draft Local Plan contains Chapter 12: Design and Heritage that states that *“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 gardens and locally listed heritage assets.”*

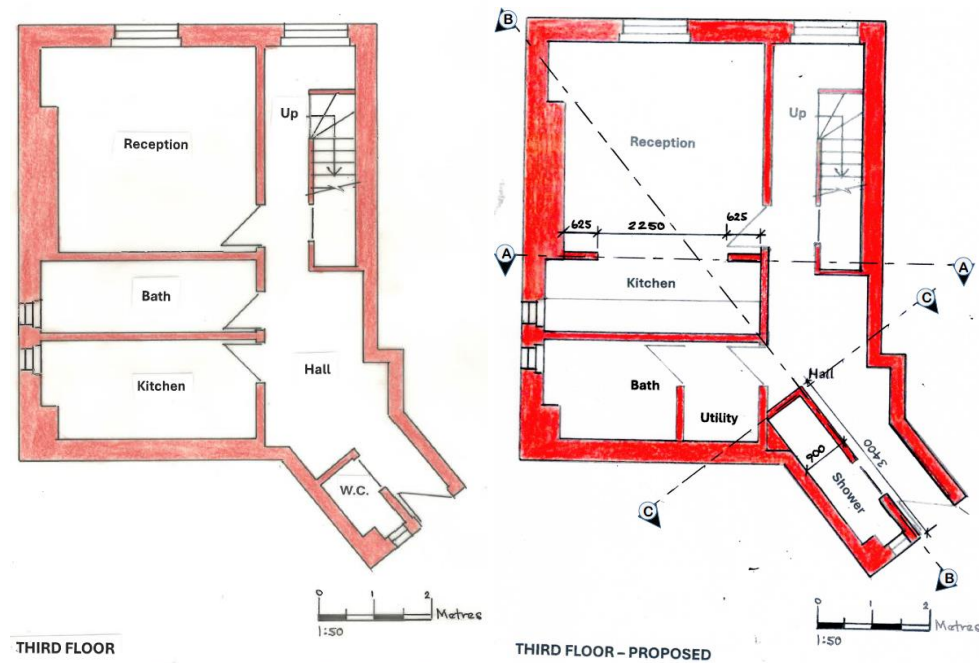
Other Material Considerations

- 5.32. Camden Design SPG (2021)

6. Proposals

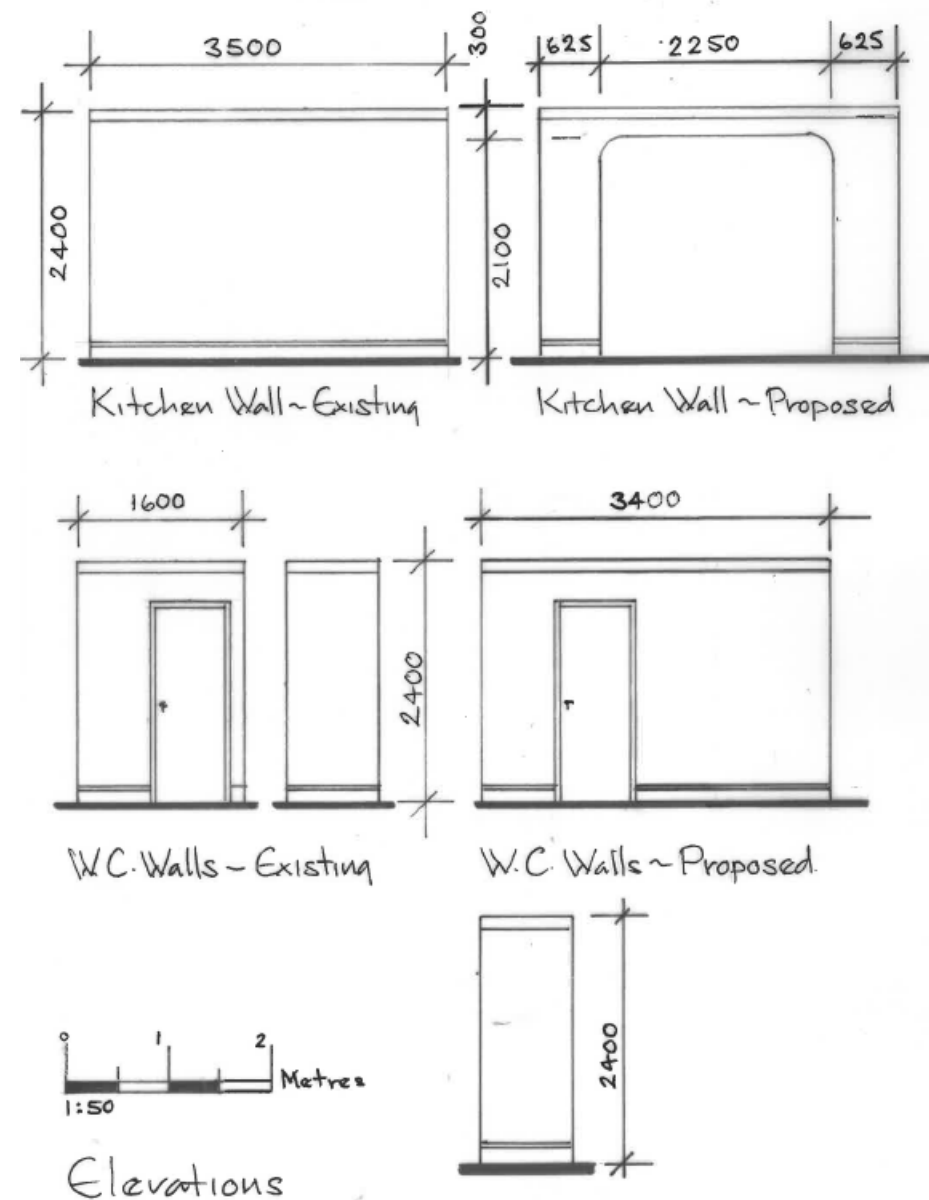
- 6.1. The works introduced to the application site are primarily aimed at altering internal partition walls on the third floor to enhance the living space and accommodate modern open plan living.
- 6.2. The following alterations are introduced on the third floor:
- Creating an arched opening in the partition wall between the reception room and the bathroom to establish a more spacious, open reception/kitchen area;
 - Enlargement of the WC near the entrance.
 - Introduction of a small partition with a door to the proposed bathroom to create a utility room.

Existing and Proposed Floor Plans, No. 103 Levita House



Source: ADS Property Services

Existing and Proposed Sections A, B and C

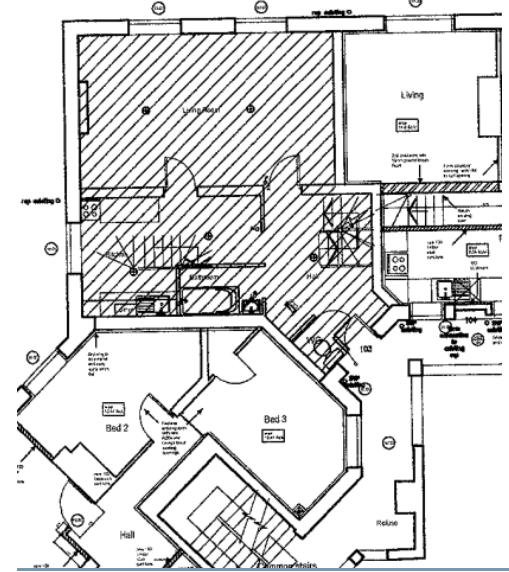


Source: ADS Property Services

7. Planning and Heritage Assessment (Impact Assessment)

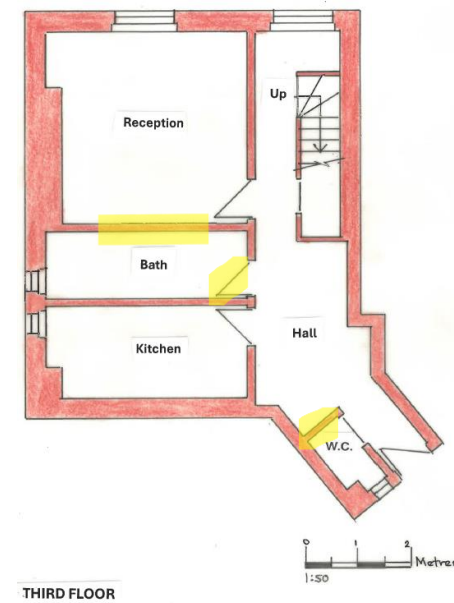
- 7.1. The research and assessment of the application site confirmed that the flat does not contain any original or historic architectural features, such as architraves, skirting boards, windows, or doors.
- 7.2. The layout of the flat has also been significantly altered over time. Based on the research, the assumption can be made that the following are a few surviving original layout features:
- The WC near the entrance;
 - A partition wall between the reception room and the bathroom, although featuring two openings.
- 7.3. The enlargement of WCs has been common practice within the Estate post listing. This can become evident even from 2003 Council's application (for example, Proposed Floor Plan for No. 68), discussed in Section 3 of this Assessment. There is therefore clear precedence for these works and an acknowledgement that such works are necessary to enhance the living standards of the dwellings.
- 7.4. Creating an opening in the partition wall between the reception room and the bathroom to establish a more spacious, open reception/kitchen area will enhance the proportions of the existing space. This arrangement will leave piers over 60mm wide on both sides, ensuring that the understanding of the existing floor plan will still be feasible. A smaller opening between these areas existed previously on the 2003 plan. None of the doors associated with the proposed works are original, therefore can be removed.
- 7.5. As discussed in the significance section of this statement, the interiors of the flats are of limited interest and have been highly altered in attempts to enhance the standard of accommodation. As such, the modest internal works are sufficient to achieve a much needed uplift in quality at No.103 without harming the understanding of the interwar estate and what makes it significant. As a result, the proposals to remove the fragments of the partition walls and the door (highlighted in yellow) will have no further harmful effects on the significance of the heritage asset.

Proposed 2003/2976/P Floor Plans, No. 103, Levita House



Source: LB of Camden

Existing Third Floor Plan, No. 103 Levita House



THIRD FLOOR

Source: ADS Property Services

8. Summary

- 8.1. The subject of this assessment is Flat 103, Levita House, Ossulston Estate, Chalton St, London NW1 1JJ and relates to the internal works, associated with the alterations to the partition walls.
- 8.2. Key components of the investigation included historical research, planning history research, site inspection, assessment of the significance of the heritage asset, and the impact assessment of the proposed works.
- 8.3. It is concluded that the Levita House is of high historic and architectural, and also possesses a group value. At the same time, Flat No. 103 in Levita House has lost almost all significant features over time and its sensitivity to further change is negligible.
- 8.4. Despite minor alterations to the arguably historic floorplan, the new internal layout arrangement will enhance the living space and accommodate modern requirements while maintaining the feasibility of the existing layout. The proposals do not compromise any significant historic fabric and will not cause any further harm to the significance of the heritage asset or its setting.
- 8.5. It is also considered that the proposals accord with the current Development Plan, including the London Plan 2021, the Camden Local Plan 2017 and other local planning policies.

Appendices

LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113232**

Date first listed: **13-Dec-1996**

List Entry Name: **LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE**

Statutory Address 1: **LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE, OSSULSTON STREET**

Statutory Address 2: **LEVITA HOUSE, ATTACHED SHOPS, SCREEN AND SOMERS TOWN COFFEE HOUSE, 16A-76A, CHALTON STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Location

Statutory Address: **LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE, OSSULSTON STREET**

Statutory Address: **LEVITA HOUSE, ATTACHED SHOPS, SCREEN AND SOMERS TOWN COFFEE HOUSE, 16A-76A, CHALTON STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 29884 82762**

Details

TQ2982NE 798-1/89/1254

CAMDEN OSSULSTON STREET (West side) Levita House including attached shops and Somers Town Coffee House

13/12/96 GV II Includes: Nos.16A-76A Levita House, attached shops, screen and Somers Town Coffee House CHALTON STREET. Blocks of council flats and attached shops and coffee house/tavern forming part of the Ossulston Estate; frontages to Ossulston Street, Chalton Street and Weir's Passage. 1930-31. To the designs of the LCC Architect's Department under G Topham Forrest. Flats and shops: load-bearing brickwork rendered with coloured roughcast, channelled to ground floor to appear as stone; reinforced concrete balconies. Hipped pantiled roofs with dormers and tall chimney-stacks. PLAN: central spine on north-south axis with four diagonal spines from angles joined to north and south blocks to form enclosed courtyards; enclosed courtyard to west, open to east. EXTERIOR: five and four storeys plus attics. Windows mostly flush framed sashes with exposed boxing. Balconies designed to make the voids above them read as holes punched in the building. Eastern range has central courtyard block of ground floor portico with outer bays of projecting balconies and inner bays of flush

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rectangular balconies grouped 2:3:2 to three upper floors; top floor has round-arched voids. Diagonal flanking wings have alternating canted bays.

North and south-eastern facing blocks with central round-arched vehicle entrances above which long rectangular voids with bowed fronts; top floor of three round-arched voids and central projecting semicircular balcony, all with cast-iron balustrade. Flanking bays of long rectangular voids with three vertical slits beneath each. Outer bays of paired sashes in shallow full height recesses. Other facades are variations to this style using voids, axes and massing to effect; southern facade has Lombardic frieze to parapet.

Western courtyard is enclosed by a range of single storey shops with central fluted Doric screen flanked by pillars having fielded finials to angles. Coffee house/tavern: the Somers Town Coffee House on Chalton Street forms the southern part of the entrance to the northern courtyard. 1927-8, believed to be by Halsey Ricardo. Rendered and painted brickwork. Pantiled hipped roof with tall chimney-stacks, dormers and coved cornice to projecting eaves. Two storeys, attic and cellars. Five windows and four window left hand return. Public house frontage of central transom and mullion window with small panes flanked by similar windows with central part-glazed doors. First floor slightly recessed sashes with exposed boxing. INTERIOR: not inspected. HISTORICAL NOTE: despite policy to house as many Londoners as possible on outlying cottage estates, pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation. This complex forms a group with Chamberlain House, Phoenix Road (qv) and the southern block of Walker House, Phoenix Road including The Cock Tavern (qv). Listing NGR: TQ2988482762

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **477682**

Legacy System: **LBS**

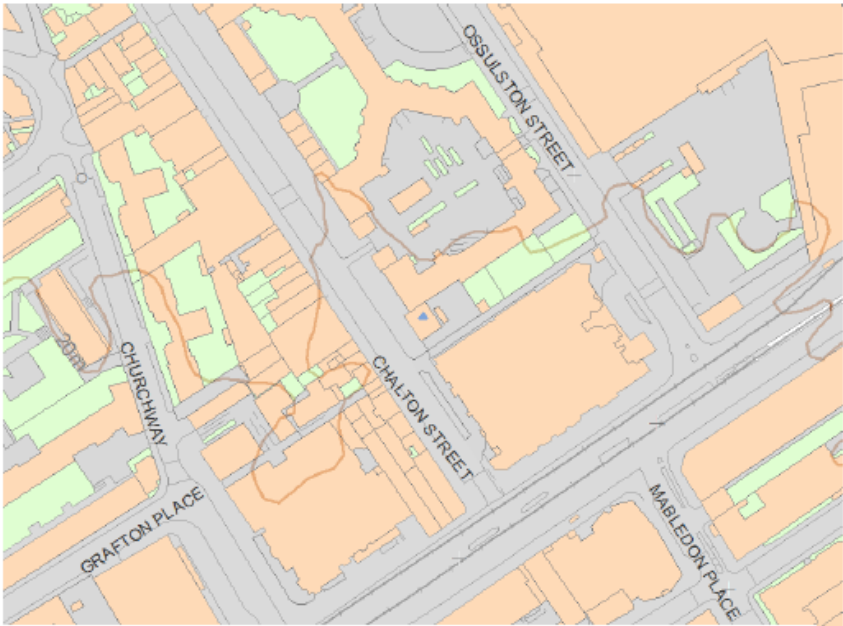
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

<https://historicengland.org.uk/listing/the-list/list-entry/1113232?section=official-list-entry>

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Map

This map is for quick reference purposes only and may not be to scale.
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End of official list entry