

s p planning

**45 ARLINGTON ROAD,
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HERITAGE STATEMENT

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1.0 INTRODUCTION

- 1.1 This Heritage Statement relates to 45 Arlington Road, London, NW1 7ES, which forms part of a grade II listed terrace situated within the Camden Town Conservation Area.
- 1.2 The Statement accompanies applications for planning permission and listed building consent for works comprising the demolition of the rear closet wing and outbuilding and erection of a full-width single storey extension at lower ground floor level together with internal alterations, including the installation of partitions and bathroom and kitchen facilities.
- 1.3 This report is structured as follows:
- Section 2.0 Policy Context: provides a review of relevant national, strategic and local planning policy and guidance of relevance to the proposals. This section of the report ultimately identifies a series of heritage related policy tests against which the proposed works are assessed in the subsequent sections of the report.
 - Section 3.0 Analysis: provides an analysis of the form, character and historical development of the building and an appraisal of the architectural merit and historical interest which underlie the building's listed status. It also identifies the building's capacity to accommodate change and sets out the design/heritage parameters which have ultimately guided the proposed development.
 - Section 4.0 The Proposal: provides a description of the proposed works.
 - Section 5.0, Assessment: provides a review of the proposed works against the requirements and objectives of relevant planning policy.
- 1.4 This Statement is supported by an A3 Appendix of plans and photographs.

2.0 POLICY CONTEXT

- 2.1 The following provides an overview of national, regional and local planning policy and guidance of relevance to the consideration of the design and heritage aspects of the proposal.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above that provided by development control. Section 7 of the Act states that:

.... no person shall execute or cause to be executed 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, unless the works are authorised.

- 2.3 Section 16 of the Act places a statutory requirement on local planning authorities 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*”.
- 2.4 Under Section 72 of the Act local planning authorities are required to pay special attention to “*the desirability of preserving and enhancing the character or appearance*” of conservation areas.

Development plan policy

- 2.5 The development plan currently comprises the London Plan (2022) and the Camden Local Plan (2017).

London Plan

- 2.6 Part C of London Plan Policy HC1 states:

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.

Camden Local Plan

- 2.1 Policy D2, *Heritage*, 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*” and “*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*”.
- 2.2 In particular respect of the listed buildings Policy D2 states that the Council will:

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;

National Planning Policy and Guidance

- 2.3 The National Planning Policy Framework (December 2023) sets out central government's guidance on the conservation of the historic environment. The Framework is a material consideration which must be taken into account in development management decisions. Conservation areas and listed buildings are defined as "heritage assets".
- 2.4 Paragraph 194 of the Framework states that local planning authorities should require an applicant to "*describe of the significance of the heritage assets affected including any contribution made by their setting*". It notes that "*the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance*". In determining planning applications, local planning 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;*
 - *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. [para. 197]*

2.5 Paragraphs 201 and 202 of the Framework advise that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.6 Historic England Advice Note 2: Making Changes to Heritage Assets (2015) advises at paragraph 3:

The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation. Even recently restored buildings that are vacant will soon start to degenerate. An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential.

Summary

2.7 Based on the above, the heritage aspects of the proposal need to be assessed against the following "tests".

- i) What is the significance of the listed building in terms of its physical fabric and historical interest?
- ii) What is the significance of the Camden Conservation Area/
- iii) Would the proposal preserve or enhance the special interest of the listed building. In particular would internal features of significance be retained, protected during building works, and reinstated where possible?
- iv) Would the proposed external changes preserve or enhance the appearance of the Conservation Area?

3.0 SIGNIFICANCE OF HERITAGE ASSETS

- 3.1 The application property forms part of a grade II listed terrace and is situated within the Camden Town Conservation Area. Consequently there are two heritage assets that need to be considered in this instance.

Listed Building

- 3.2 The application property forms part of a long terrace located on the west side of Arlington Road. The part of the terrace comprising 39 to 51 (odd) Arlington Road was grade II listed on 11 January 1999. The listing description states:

Terrace of 7 houses. 1840s. Stock brick with rendered ground floors, basements and parapets, Nos 39 and 41 divided by pilaster strips. Slate roofs with party wall stacks. 2 windows wide with doors to left, 3 storeys and attics. All windows are 12-light glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled doors in moulded doorcases with square toplights, those to Nos 39, 41 and 51 with tracery. Nos. 47 and 49 with semi-circular toplights, that to No. 49 with tracery. Nos. 47, 49 and 51 with raised attic storey of late C20 which is not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to areas.

- 3.3 The following sections of Arlington Road are also grade II listed:
- 3-31 (odd) Arlington Road, to the south of the application property;
 - 53-85 (odd) Arlington Road, to the north of the application property;
 - 38 and 40 Arlington Road, on the east side.
- 3.4 The following provides an account of the development of Arlington Road, an analysis of the application property's special architectural and historic interest and sets out the changes and features - namely twentieth century alterations - that detract from the building's significance.

Development of Arlington Road

- 3.5 Evidence indicated that there was an intention to lay out a street named "Arlington Street" as early as 1806 although the development of housing along this planned road took decades to materialise.

- 3.6 Mornington Crescent was laid out in about 1820 and included a junction with what is now Arlington Road, indicating that Arlington Road was in place at this time. Development of the area was slow: the first houses in Mornington Crescent were occupied by 1821, but it was not complete until 1832.
- 3.7 Residential development of Arlington Road was even slower. Greenwood's map of 1827 indicates that development along the east side of Arlington Road was in place by the latter part of the 1820s but that the western side was open, undeveloped space. The London to Birmingham Railway line was built between 1833 and 1837 to the west of Camden Town and it appears development to the west of Arlington Road followed this in the late 1830s and early 1840s.
- 3.8 Much of the east side of Arlington Road was badly damaged by bombing during World War Two and subsequently redeveloped with blocks of flats.

Post construction changes

- 3.9 The Ordnance Survey map of 1870 (see A3 Appendix) shows No.45 with a small outbuilding close to, but detached from, the rear elevation of the house. The 1894 OS map shows the outbuilding connected to the rear elevation and a long closet wing along the southern boundary shared with No.43. These additions appear to protrude approximately 4m to 5m beyond the rear elevations whereas the extant addition on the northern boundary is about 1m in depth and the southern one 2m. Either these unoriginal elements were rebuilt or reduced in size at some point in the 20th century.
- 3.10 Records indicate that Nos 47-51 suffered bomb damage in World War Two so it is likely that No.45 suffered some superficial damage.
- 3.11 The Council's planning records for No.45 relate solely to trees in the rear garden.

External fabric

- 3.12 The special architectural merit associated with the property's exterior primarily relates to the street frontage (see Section 3 of the A3 Appendix). This retains its original form including a lightwell enclosed by railings at lower ground floor level, a rendered frontage at entrance level with London Stock brick to the floors above, small cast-iron balconies at first floor level and the original arrangement of openings apart from at lower ground floor level where a wider opening has been formed. The frontage largely duplicates that of No.43 although No.45 lacks moulded architraves around the second-floor windows. Both properties are likely to have had moulded cornices at parapet level which have been lost.
- 3.13 Unlike most London dwellings of the mid-19th century, No.45 and its neighbours in the terrace feature chimneys on the rear elevation as opposed to in the normal position within the party wall. In addition, the second floor at the rear is housed within a slate-clad mansard. These prominent and distinct external elements are a key feature of the rear of the application property and the listed group it forms part of.
- 3.14 The pair of lower ground floor rear protrusions are clearly unoriginal elements that appear to have been altered at some point in the 20th century. They are of no architectural or historical merit.
- 3.15 The majority of the openings rear retain timber sash windows. Given the condition and detailing of these windows it would appear they are 20th century replacements.

Plan form and room hierarchy

- 3.16 The original domestic plan form of the property, namely a large full-width room in the front portion of each floor (apart from at ground floor level) and a narrower room and stairs in the rear part, is typical of townhouses of the period. This remains largely in place apart from on the ground floor where an open plan space has been created by the removal of internal walls at some unknown point in the past.

- 3.17 The original, very simple, uncluttered and well-proportioned plan form is likely to have included kitchen accommodation in the lower ground floor and the principal accommodation on the ground and first floor levels.

Internal features of merit and detrimental alterations

- 3.18 A survey of the property's interior has been undertaken on a room-by-room basis to gain an understanding of its configuration and to identify retained features of merit that contribute to the building's historical and architectural significance together with changes and additions that detract from that significance. The survey covers the following aspects of the building's interior:

- Wall finishes including skirting boards, picture rails etc
- Floors
- Ceilings
- Internal doors
- Fireplaces and chimney breasts
- Decoration
- Stairs
- Fixtures and fittings
- Services

3.19 Numbers in parentheses refer to photographs included in the A3 Appendix.
The room numbers are shown on the existing floor plans.

Floor	Room/ Area	Features of merit	Features that detract
Lower ground	LG.1 Kitchen (front)	Chimney breast [4.1 and 4.2]	Metal window [4.3] Fush doors Kitchen fittings [4.2]
	LG.2 (rear)	-	Tiling/décor [4.11] Flush door [4.10]
	Lobby & stairs	Stairs to ground floor [4.14]	Door to cupboard [4.13]
Landing level	Lobby and WC	None [4.16-4.18]	Fittings Decor Doors
Ground	G.1 (front)	Principal Room (front) Chimney breast [4.19] Fireplace (no surround) [4.20] Moulded cornices [4.32] Moulded downstand [4.33] Timber sash window ¹ [4.20] Entrance door, fanlight [4.21]	Surface mounted wiring Lighting Pine skirting boards
	G.2 (rear)	Principal Room (rear) Moulded cornices Timber sash window ¹ [4.25]	Surface mounted wiring Lighting Exposed partition framing Pine skirting boards
	Stairs	Stairs [4.37-39] Timber banister [4.40-42] Sash window ¹	
First	1.1 Bedroom (front)	Chimney breast [4.43] Timber sash windows ¹ [4.44-45] Door and architraves [4.53] Skirting [4.54]	Opening between front and rear rooms [4.48, 4.51]
	1.2 Bedroom (rear)	Door and architraves Timber sash window ¹	Surface wiring Washbasin
	Stairs	Staircase and banister [4.55-58]	High level cupboard [4.59]
Second	2.1 bedroom (front)	Chimney breast [4.62] Timber sash windows ¹ [4.63] Door and architraves [4.65]	
	2.2 bedroom (rear)	Timber sash window ¹ [4.72] Door and architraves [4.70]	Fitted cupboards [4.68] Washbasin [4.71]
Notes 1. All timber sash windows appear to be 20 th century replacements 2. The property has gas central heating and each room has a radiator 3. There is hardboard below the fitted carpets so it is not known whether there are original or old floorboards still in place.			

Table 3.1: Room by room audit of features of merit and elements that detract.

Summary of listed building significance

3.20 The special architectural merit and interest associated with 45 Arlington Road is derived from:

- The property's group value as part of a terrace of houses of similar age and appearance;
- The street frontage which retains its original form and many original features;
- The chimney and mansard at the rear of the group, which are distinct and relatively unique features;
- The internal layout, which generally retains its original form; and
- A small number of internal decorative features.

Camden Town Conservation Area

3.21 Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986 and extended in 1997. The Council's Conservation Area Appraisal states that *"There is an overall 19th century architectural and historic character and appearance throughout"*.

3.22 In respect of Arlington Road the Appraisal states:

The western side of the street consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys on basements. Constructed from brick, they are stucco trimmed, and characterised by cast-iron balconets and spearhead railings around basement areas. The houses date from the 1820s to c 1840. From Mornington Street northwards, the houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows. Most roofs are intact and can be viewed from Mornington Street. Similar examples can be found at the rear of properties in Parkway, visible from Arlington Road.

4.0 THE PROPOSAL

4.1 The works for which planning permission and listed building consent are sought comprise:

1. The demolition of the single-storey closet wing and attached outbuilding;
2. Excavation at lower ground floor to the rear;
3. Erection of a full-width single storey extension at lower ground floor level with a terrace above;
4. Removal of rear lower ground floor window and wall below to form a link to the extension;
5. Formation of a corridor and new bathroom at lower ground floor level;
6. Reinstatement of internal partition walls at ground floor level and installation of kitchen units;
7. Alterations to rear ground floor window to form a doorway to the terrace;
8. Replacement of metal window facing the lightwell with a double glazed timber window; and
9. Installation of a bathroom at second floor level.

4.2 It is noted that these proposed works are similar to those for which planning permission and listed building consent were granted at 49 Arlington Road in March 2023 (refs: 2022/2351/P and 2022/2346/L).

5.0 ASSESSMENT

Listed Building

Exterior

- 5.1 The street frontage at ground, first and second floor levels would remain as is, with repairs and refurbishment carried out if needed. At lower ground floor level the metal windows facing the lightwell would be replaced by a timber framed double-glazed window of more appropriate design thereby enhancing the street frontage of the listed terrace.
- 5.2 As noted previously the single-storey closet wing and attached outbuilding at the rear of the property are not original features and do not form part of the architectural significance of the listed terrace. Their demolition, the excavation of the area to the rear of the house and the construction of a single-storey addition at lower ground floor level would not harm the fabric of the listed building or its significance.
- 5.3 The rear ground floor window would be expanded downwards to form a doorway to the roof terrace and the remaining single glazed sash windows in the rear elevation would be replaced with double glazed sash windows to match the existing. The upper parts of the rear elevation would therefore remain largely unchanged.

Interior

- 5.4 The installation of the partitions in the locations proposed would re-instate the original layout of the ground floor resulting in clear enhancement. Other internal changes are needed to ensure the property would provide adequate living facilities, most notably the provision of bathrooms at lower ground and second floor levels to the rear and kitchen facilities in the front room at upper ground floor level. Features of clear merit identified in the table above would be retained and protected during the construction works.

- 5.5 Overall, the proposal would preserve the special interest of the listed building and consequently complies with the aims and objectives of London Plan Policy HC1 and Local Plan Policy D2.

Camden Town Conservation Area

- 5.6 Lower ground floor extensions are a prevailing feature of the terrace of which No.45 forms a part. Other external changes would be neutral, i.e. the replacement windows at the rear, or enhancements, i.e. the new lower ground floor window at the front. Overall, therefore the proposal would preserve the character and appearance of the Camden Town Conservation Area in accordance with the statutory requirement and Local Plan Policy D2.