

Heritage Statement

79 Albert Street, London Borough of Camden NW1 7LX

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| Client: | Ms Melanie Heyward | Ref: | 0971 |

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Ignus Froneman, Director at Cogent Heritage, in consultation with the Applicant and Alan Higgs Architects. The report accompanies planning and listed building consent applications for proposed minor internal changes to the terraced house at 79 Albert Street, and remodelling of the modern rear extension. The property is part of a grade II listed terrace of 27 houses at 45-97 Albert Street.
- 1.2 The author of this report is a qualified heritage consultant with over 20 years of experience in the historic environment. This includes regular appearances as an expert witness at public inquiries, on behalf of both appellants, public bodies and local planning authorities.

Purpose of the report, site inspection and research

- 1.3 The Heritage Statement assesses the effects of the proposed changes on the heritage significance of the listed building. The application site falls in the Camden Town Conservation Area (within Sub Area 2: Residential). Insofar as there would be any effect on the conservation area, the assessment is undertaken on the basis that the acceptability of the external changes in relation to the listed building would apply equally to the character, appearance and significance of the conservation area.
- 1.4 The Heritage Statement was informed by a site visit, in June 2024, and documentary research. The inspection was non-intrusive, i.e. no surface/decorative treatments were removed to expose underlying fabric. Photos were taken on the site visit (including drone photography), a selection of which have been included to illustrate the report; they have not been altered, aside from cropping or annotation in some instances.

- 1.5 The purpose of the documentary research was to establish readily available sources of information about the history and evolution of the building. This is intended to be informative, but it is not intended to be comprehensive/exhaustive and it is therefore possible that other sources of information relating to the building exist.

Pre-application advice

- 1.6 Pre-application advice (ref. 2024/2520/PRE) was sought in relation to a similar proposal, and the response was supportive of the proposals, noting the enhancements of the proposals in relation to the rear extension and removal of pipework from the rear elevation.

Legislation and policy summary

- 1.7 The section below summarises the key provisions of s.66 & s.72 of the Planning Listed Buildings and Conservation Areas Act 1990, the National Planning Policy Framework and the Development Plan policies.
- 1.8 **Legislation:** Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Section 66(1) of the Act sets out the statutory duty in relation to development affecting the setting of listed buildings: and section 72(1) sets out the statutory duty in relation to any buildings or other land in a conservation area.
- 1.9 It is a well-established concept in case law that 'preserving' means doing no harm for the purposes of the 1990 Act. The Court of Appeal's decision in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] (EWCA Civ 137) established that, having 'special regard' to the desirability of preserving the setting of a listed building under s.66, involves more than merely giving weight to those matters in the planning balance. There is a strong statutory presumption against granting planning permission for any development which would fail to preserve a listed building or its setting (and the same for conservation areas). In cases where a proposed development would harm a listed building or its setting (or a conservation area), the Barnwell decision has established that the duty in s.66 of the Act requires these must be given "*considerable importance and weight*".

1.10 The key legal principles established in case law are:

- i. 'Preserving' for the purposes of the s.66 and s.72 duties means 'to do no harm'¹.
- ii. The desirability of preserving the setting of a listed building, or the character or appearance of a conservation area must be given 'considerable importance and weight'².
- iii. The effect of NPPF paragraphs 205-208 is to impose, by policy, a duty regarding the setting of a listed building that is materially identical to the statutory duty pursuant to s.66(1) regarding the setting of a listed building (and s.72 in relation to the character and appearance of a conservation area)³.
- iv. NPPF paragraph 208 appears as part of a 'fasciculus' of paragraphs, which lay down an approach corresponding with the s.66(1) duty (and similarly the s.72 duty)⁴.
- v. If harm would be caused, then the case must be made for permitting the development in question, and the sequential test in paragraphs 206-208 of the NPPF sets out how that is to be done. If that is done with clarity, then approval following paragraph 208 is justified. No further step or process of justification is necessary⁵.
- vi. In cases where there may be both harm and benefits, in heritage terms, great weight has to be given to the conservation and enhancement of a listed building, and its setting, and the preservation and enhancement of a conservation area. It is possible to find that the benefits may be far more significant than the harm⁶.
- vii. An impact is not to be equated with harm; there can be an impact which is neutral (or indeed positive)⁷.

¹ *South Lakeland District Council v Secretary of State for the Environment* [1992] 2 AC 141 per Lord Bridge at p.146E-G in particular (obiter but highly persuasive).

² *Bath Society v Secretary of State* [1991] 1 WLR 1303, at 1319 per Glidewell LJ and *South Northamptonshire DC v SSCLG* [2014] EWCA Civ 137 (Barnwell Manor), at [22-29] per Sullivan LJ.

³ *Jones v Mordue* [2015] EWCA Civ. 1243 per Sales LJ [at 28].

⁴ *Jones v Mordue* [at 28] per Sales LJ.

⁵ *R (Pugh) v Secretary of State for Communities and Local Government* [2015] EWHC 3 (Admin) as per Gilbert J [at 53].

⁶ *R (Safe Rottingdean Ltd v Brighton and Hove CC* [2019] EWHC 2632 (Admin) as per Sir Ouseley [at 99].

⁷ *Pagham Parish Council v Arun District Council* [2019] EWHC 1721 (Admin) (04 July 2019), as per Andrews, J DBE at 38.

- 1.11 **The National Planning Policy Framework:** Section 16 of the revised (December 2023) National Planning Policy Framework (the NPPF) deals with conserving and enhancing the historic environment, in paragraphs 195 to 214. The July 2024 consultation draft of the NPPF does not include changes to Section 16 of the NPPF.
- 1.12 Paragraph 195 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance.
- 1.13 According to paragraph 200 applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.14 According to paragraph 205, which applies specifically to designated heritage assets, great weight should be given to a heritage asset's conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
- 1.15 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It then deals with substantial harm to, or total loss of significance of, different types of designated heritage assets. Paragraph 207 continues on the subject of substantial harm.
- 1.16 Paragraph 208, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance (NPPG) describes public benefits as "*anything that delivers economic, social or environmental progress*".
- 1.17 **The Development Plan** is the London Plan (2021) and Camden's Local Plan (2017).
- 1.18 **The London Plan:** The London Plan 2021 deals with Design at Chapter 3. Policy D4 deals with delivering good design and states that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising appropriate analytical tools. The design quality of development should be retained through to completion by, amongst others, ensuring maximum detail appropriate for the design stage is provided.

- 1.19 Policy HC1, entitled "*Heritage conservation and growth*" is the most relevant of the policies in Chapter 7. Parts A and B of the policy deals with strategic considerations/requirements and these are not relevant to determining planning applications.
- 1.20 Part C deals with development proposals affecting heritage assets, and their settings. This part of Policy HC1 requires development proposals to conserve the significance of heritage assets, by being sympathetic to the assets' significance and appreciation within their surroundings. The policy also requires the cumulative impacts of incremental change from development on heritage assets and their settings to be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.
- 1.21 **Camden's Local Plan (2017):** Policy D2 deals with heritage and requires development to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. According to the policy, the Council will not permit development that results in less than substantial harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Specifically in relation to listed buildings, the Council will (amongst others), 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.

2.0 ASSESSMENT OF SIGNIFICANCE

Summary Historic Background

2.1 The history and development of Camden Town is covered in the *Camden Town Conservation Area Appraisal and Management Strategy*⁸ (adopted on 4 October 2007) (the 'Appraisal' hereafter). It notes that Albert Street, Mornington Terrace and Delancey Street remained undeveloped until the railways arrived at Camden in the 1830s. Greenwood's 1828 map (not reproduced) shows the street still as fields. The advent of the railways made commuting possible, and generated increased speculative development aimed at the professional classes. It goes on to note that, by the 1840s these western parts Camden had been developed in the form of family homes for professional families, and created a transition between the grand Nash properties of Regent's Park and Park Village, and the gritty industrial and commercial areas to the east.

2.2 *Pevsner*⁹ describes Albert Street as:

"... broad and handsome, with brick and stucco terraces on both sides, 1844-8, built by the surveyor George Bassett."

2.3 The 1873 Ordnance Survey map (**Fig 1**) shows 79 Albert Street with a small rear projection/closet wing, consistent with the remainder of the terrace. The arrangement of steps at the rear would suggest there were steps down to the garden from the back of the closet wing, and then another short flight down from the garden to the lower ground floor light well.

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<https://www.camden.gov.uk/documents/20142/7309268/Camden+Town+conservation+area+appraisal+and+management+plan+4.10.07.pdf/bb0ea857-958d-c68a-cfc7-aff1414f4d30>

⁹ *The Buildings of England – London 4: North*, Yale 2002



Fig 1: An extract & detail of the 1872 Ordnance Survey map, showing 79 Albert Street in red.

- 2.4 The 1896 Ordnance Survey map (**Fig 2**) shows a similar footprint. The remainder of the Ordnance Survey map sequence all show the building with the same footprint, up to the 2003 version, and these maps have not been reproduced.



Fig 2: An extract of the 1896 Ordnance Survey map, showing 79 Albert Street in red.

- 2.5 A drainage plan of 1912, on microfiche at Camden's archives (not reproduced) shows the footprint of the building, but not the internal arrangement. An aerial photo of 1946 (**Fig 3**) shows the rear of the house, along with the rest of the houses in the terrace. The rear elevation and butterfly roof were the same as the rest of the houses in the terrace, in a strongly consistent rhythm. The closet wing is obscured by vegetation and cannot be seen on the photo. A vertical aerial photo of 1946 (**Fig 4**) shows the closet wing. There is no visible bomb damage to the area immediately around 79 Albert Street on the 1946 photo and that is also confirmed on the London County Council Bomb Damage Map (not reproduced).



Fig 3: An extract of an oblique 1946 aerial photo from the SW, showing 79 Albert Street with a red arrow.



Fig 4: An extract of a vertical 1946 aerial photo, showing 79 Albert Street with a red arrow.

- 2.6 Camden's archives have proposed plans on microfiche, dated 1968, showing the construction of the existing rear extension, and internal alterations to, the house at the same time, most of which remain in place (**Figs 5-8**).

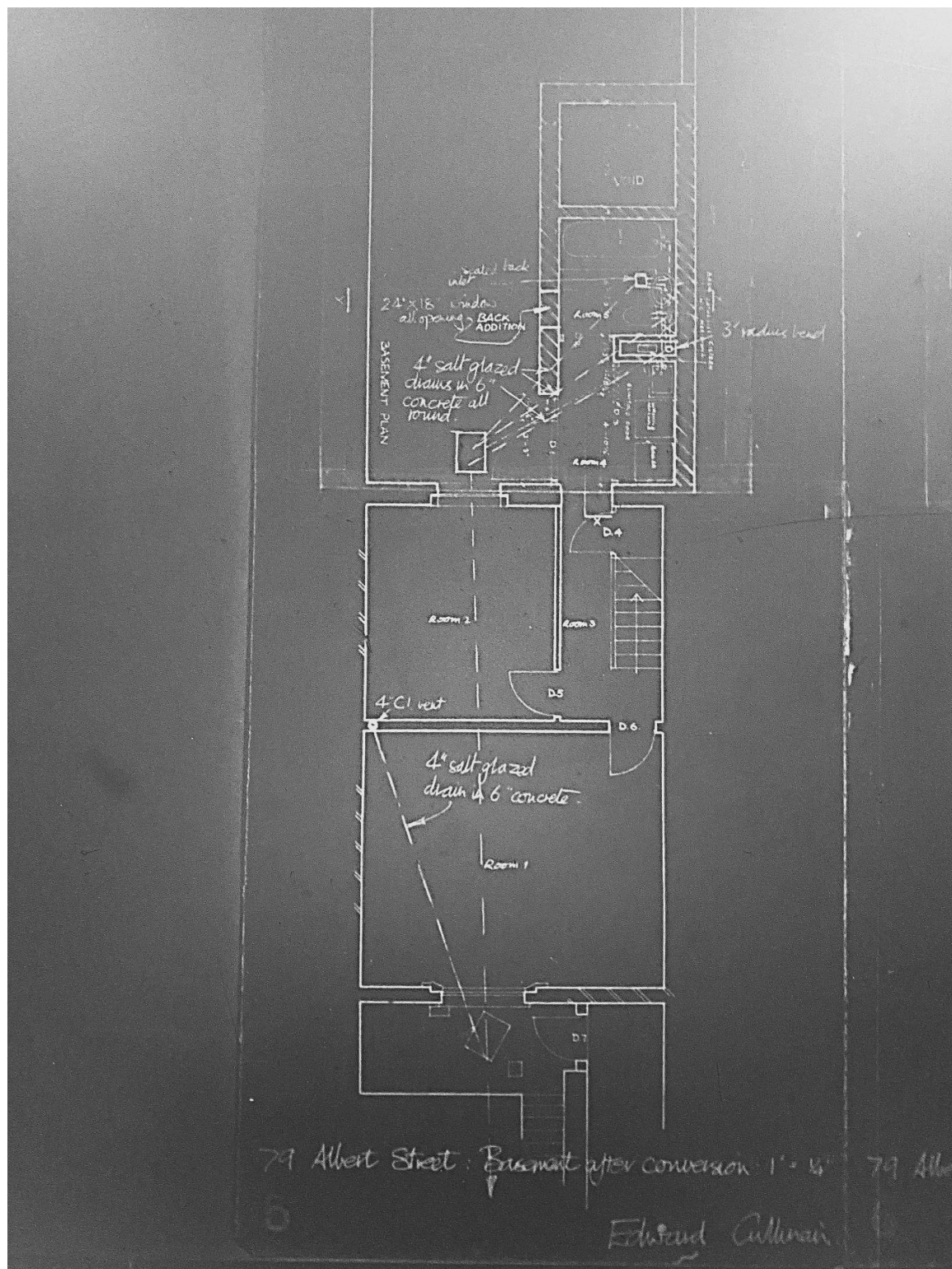


Fig 5: An extract of a 1968 proposed drawing of the basement of 79 Albert Street.

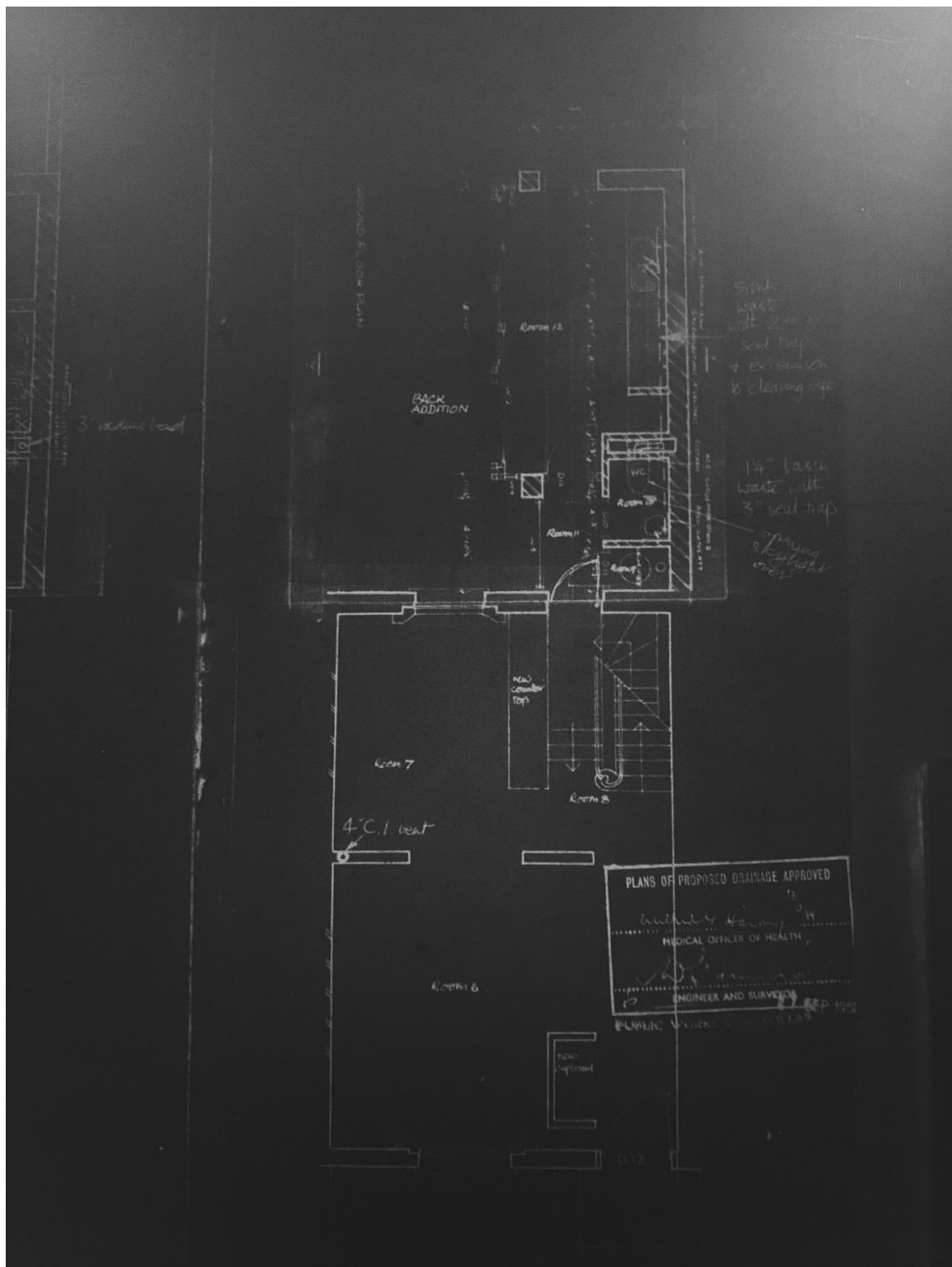


Fig 6: An extract of a 1968 proposed drawing of the ground floor of 79 Albert Street.



Fig 7: An extract of a 1968 proposed drawing of the first floor of 79 Albert Street.

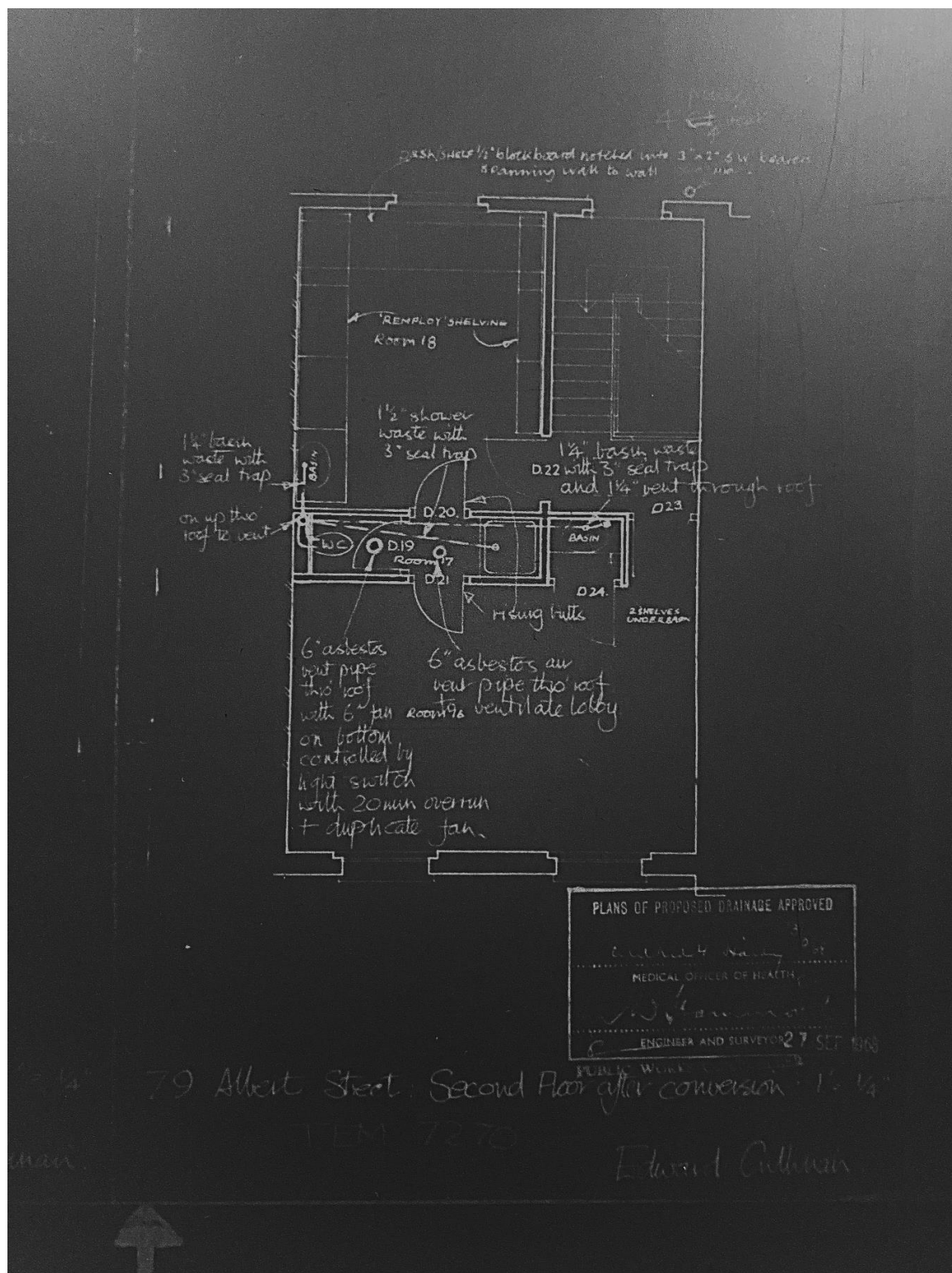


Fig 8: An extract of a 1968 proposed drawing of the second floor of 79 Albert Street.

- 2.7 The London Metropolitan Archives has a photo of the terrace, taken in 1976 (**Fig 9**), in which the frontage of the house can be seen obliquely alongside the other houses in the terrace. By this time, roof extensions can be seen to the neighbouring house and some others along the street.



Fig 9: An extract of a 1976 photo of the terrace seen obliquely from the north, with 79 Albert Street highlighted with a red arrow.

2.8 The RIBA Archives has photos of some of the other houses on Albert Street, including modern structures at 78 and 100 Albert Street, but there are none of 79 Albert Street.

Assessment of significance

- 2.9 According to its list description on Historic England's National Heritage List, the terrace was listed on 13 May 1974 and the list description has not been amended since then; the descriptive text is quoted in full below:

"Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94."

- 2.10 It is clear from the penultimate sentence of the list description why the terrace was listed, namely that the whole of Albert Street forms a cohesive group of the 1840s. As was common practice at the time, the buildings were not internally inspected at the time of listing and they were listed on the basis of their age and value as a cohesive group. The terrace has significance in its age and the intactness of the ensemble, as a good representative example of respectable, good quality early-mid C19 speculative terraced housing.
- 2.11 79 Albert Street therefore has historic interest in its age, and as part of a development that is representative of London's expansion at that time, with its stucco enriched architectural treatment illustrating the move away from the typically more austere Georgian and Regency houses of the early C19, towards the more Italianate style of the C19 (**Photo 1**). Its façade is relatively intact, although internal inspection revealed that only the ground floor front window is original, with all other windows having been replaced (the presence of sash horns to the other windows alludes to that). Although hidden behind the parapet and not visible from the front, the butterfly roof has been replaced with a flat roof.



Photo 1: A frontal view of 79 Albert Street, seen alongside the two neighbouring houses.



Photo 2: An aerial view of the rear of 79 Albert Street.

2.12 The rear elevation has survived relatively intact, as can be seen from **Photo 2** above, aside from the loss of the butterfly roof and the V-shaped parapet and, as might be expected, a replacement rear extension has been added. As at the front, all of the rear elevation windows, aside from the ground floor window, have been replaced. The rear garden wall appears to be original (**Photo 3**).



Photo 3: The rear garden wall appears to be original.

2.13 Turning to the interior, at the lower ground floor the plan form has remained largely intact, although the original closet wing has been replaced with the present modern extension. There are no notable/original features, other than a re-used/retained newel post, which is in the correct style for the age of the building and which looks to be original (**Photo 5**). The stairs balustrade is modern (**Photo 4**). The front lower ground floor room (**Photo 5**) has a modern appearance and the joinery is modern, including the four panelled door and architrave (the architrave mouldings are modern, but the frame looks to more weathered and may be a residual historic remnant of some age, and possibly original). The windows are non-original replacements. The internalised vault has been 'tanked' with a cementitious render (**Photo 6**). The rear room is devoid of historic features.



Photo 4: The lower ground floor staircase at 79 Albert Street.



Photo 5: A detail of the original newel post, with the non-original balustrade also seen.



Photo 5: The front lower ground floor room at 79 Albert Street.



Photo 6: The internalised vault has been tanked with a cementitious render.

2.14 The ground floor plan survives reasonably intact, although the opening between the entrance passage and stairwell has been widened to the width of the passage (**Photo 8**), and the dividing wall between the stairwell and the rear room has been completely removed to create an open and light space (**Photo 7**). Low level cabinets have been installed in place of a balustrade to the half flight of stairs that leads to the rear extension/lower ground floor flight. A large opening has also been created between the front and rear rooms.



Photo 7: The ground floor opening between the entrance passage and stairwell has been enlarged, and the dividing wall between the stairwell and the rear room has been completely removed and replaced with low level cabinets.



Photo 8: The doorway at the ground floor entrance passage has been widened.

- 2.15 The ground floor has a largely modern character. The cheap, off-the-peg modern coved cornice that has been fitted throughout (**Photo 9**) is a most unfortunate, low quality and inappropriate addition to the principal floor of the house. The floors are carpeted and it is not known whether the original boards survive underneath.



Photo 9: The ground floor coved cornice is a most unfortunate, off-the-peg modern addition.

- 2.16 There is a grey veined marble chimneypiece with elaborate cast iron grate in a Rococo motif to the front room (**Photo 10**), which might just be in the style of the original build of the 1840s. The rear room has no chimneypiece but there is an identical one in the front first floor room, perhaps suggesting the chimneypiece may have been relocated. The shutters to the front window (**Photo 11**) appear to be Victorian. As noted, the front window with its margin lights and elegant, slim lamb's tongue glazing bars and absence of sash horns is an original feature. The rear 6/6 sash has similar hornless frames and lamb's tongue glazing bars, and it is also an original feature, together with the shutters and soffit panel.



Photo 10: The ground floor front room.



Photo 11: The ground floor shutters to the front window appear to be Victorian but remain as good features; the front window is a replacement.

2.17 The plan form at the first floor has also survived well, aside from the blocking of the door to the rear room, off the stairwell, and the fact that the rear room has been converted to a bathroom. The rear room is fitted as a modern bathroom with another modern coved cornice and is absent of any features, aside from a soffit panel to the window (the shutters have unfortunately been removed and the window itself is also a replacement). The front room has a shallow, floral cornice of dubious authenticity (**Photo 12**), but it cannot be ruled out completely that it may be original. It has been run across the niches flanking the chimneybreast and these sections must be modern. The full height windows have been replaced, but their shutters have been retained.



Photo 12: A detail of the first floor from room's cornice (the chimneybreast is on the left and the niche is on the right).

2.18 There is a small section of original cornice to the stairwell on the first floor, which the only original cornice in the building (**Photo 13**).



Photo 13: A small section of original cornice to the stairwell on the first floor.

- 2.19 At the second floor, the plan form has been altered, with the insertion of a central bathroom, the walls of which are unsurprisingly of plasterboard. The door to the rear room has been angled as a result of the bathroom insertion. The second floor is absent of any notable historic features.
- 2.20 The stairs to the flat roof, and the roof itself, is modern. This part of the building has no historic interest or value and it is not discussed further.
- 2.21 The existing rear extension (**Photos 14 & 15**) is a modern structure (the 1968 drawings show that the replacement extension was added at that time) with a sedum roof and a largely glazed, long ground floor elevation that overlooks the garden wall, although the expanse of single glazed windows must make this structure thermally inefficient and make for a cold space in the winter. The utility room/WC at the lower ground are sunken into the ground and this part of the building has no real interaction with the garden, only a glazed door with sidelight, which provides access to the rear light well.

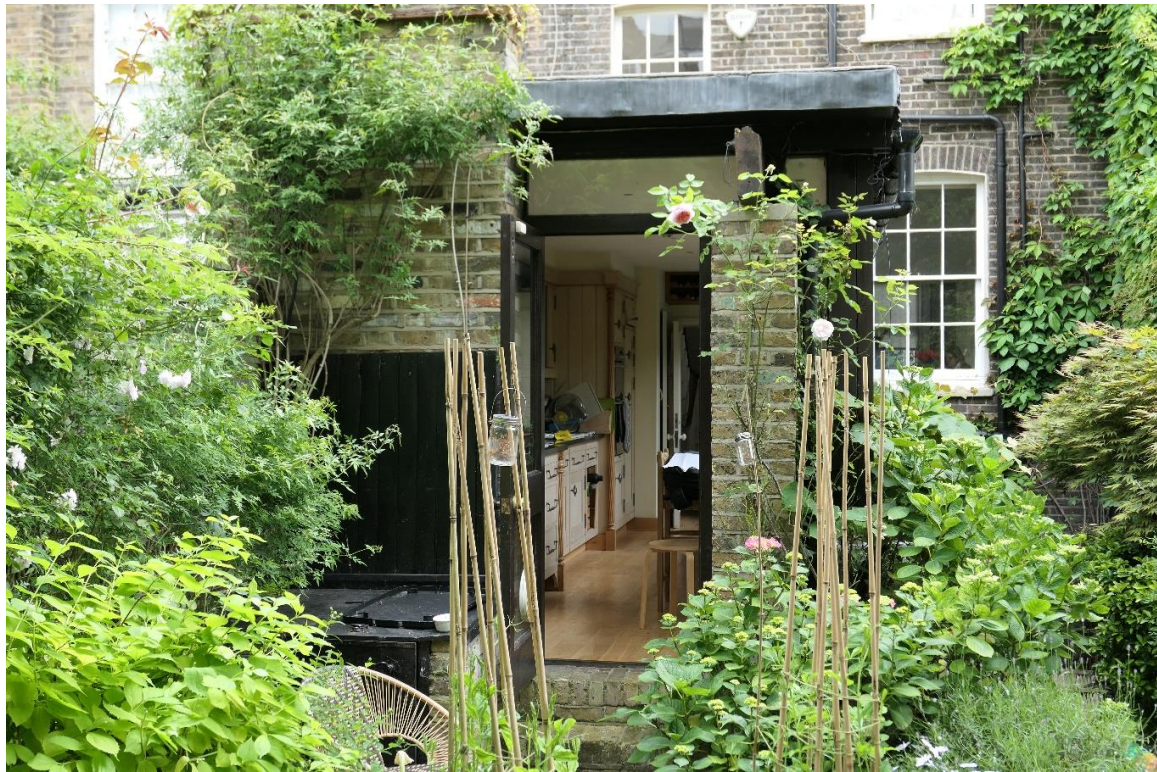


Photo 14: The rear extension, seen from the garden.



Photo 15: The largely glazed, long ground floor elevation of the rear extension overlooks the garden.

3.0 IMPACT ASSESSMENT

Overview of the proposals

3.1 The proposals are summarised below and then considered in tabular form:

Lower ground floor

- i. Change to various door swings.
- ii. Removal of the shelving to the front vault.
- iii. Removal of the cabinets and shelving to reinstate the rear room chimneybreast niches.
- iv. Remodelling of the rear extension.

Ground floor

- v. Removal of the cabinets to the stairwell and part reinstatement of a stairwell partition.
- vi. Removal of the cabinets and shelving to reinstate the chimneybreast niches.
- vii. Reduction in the width of the entrance passage opening.
- viii. Reinstatement of the original cornice as per the surviving example.
- ix. Replacement of the non-original door to the extension with a sliding door.
- x. Remodelling of the modern rear extension.

First floor

- xi. Refitting of the rear bathroom.
- xii. Reinstatement of the original cornice as per the surviving example.
- xiii. Removal of the cabinets and shelving to reinstate chimneybreast niches.

Second floor

- xiv. Remodelling of the bathroom and cupboards (the bathroom side walls/partitions would remain where they are).
- xv. Removal of the built-in cupboards to the front and rear rooms.
- xvi. Removal of the stairs to the roof.
- xvii. Insertion of a roof light to the bathroom.

External

- xviii. Removal/rationalising of the pipework from the rear elevation (the pipework would be routed internally through an existing vertical riser adjacent to the rear room chimneybreasts on all floors).
- xix. Remodelling of the rear extension.

3.2 The proposals are now set out and assessed in tabular form below:

| Proposal | Assessment |
|---|--|
| Lower ground floor | |
| Change to various door swings. | The lower ground floor doors are modern and this change would not affect anything of significance. No harm. |
| Removal of the shelving to the front vault. | The shelving is modern. No harm. |
| Removal of the cabinets and shelving to reinstate the rear room chimneybreast niches. | This would be a minor improvement to the legibility of the room. |
| Remodelling of the rear extension. | The rear extension is modern and this would leave the significance of the house unaffected. |
| Ground floor | |
| Removal of the cabinets to the stairwell and part reinstatement of a stairwell partition. | This would better reveal the original plan form/legibility of the house and enhance its significance. |
| Removal of the cabinets and shelving to reinstate the chimneybreast niches. | This would be a minor improvement to the legibility of the rooms. |
| Reduction of the width of the entrance passage opening. | This would be a minor improvement to the legibility of the plan form. |
| Reinstatement of the original cornice as per the surviving example. | This would better reveal the original decorative treatment/legibility of the house and enhance its significance. |
| Replacement of the non-original door to the extension with a sliding door. | The door to the rear extension is modern and this would leave the significance of the house unaffected. |
| Remodelling of the modern rear extension. | The rear extension is modern and this would leave the significance of the house unaffected. |
| First floor | |
| Refitting of the rear bathroom. | The rear bathroom is modern and this would leave the significance of the house unaffected. |
| Reinstatement of the original cornice as per the surviving example. | This would better reveal the original decorative treatment/legibility of the house and enhance its significance. |
| Removal of the cabinets and shelving to reinstate chimneybreast niches. | This would be a minor improvement to the legibility of the room |

| Proposal | Assessment |
|---|---|
| Second floor | |
| Remodelling of the bathroom and cupboards (the bathroom side walls/partitions would remain where they are). | The bathroom and associated partitions are modern and have no significance. This would have no effect on the significance of the building. |
| Removal of the built-in cupboards to the front and rear rooms. | This would be a minor improvement to the legibility of the rooms. |
| Removal of the stairs to the roof. | The staircase is a modern insertion and its removal would be a minor improvement to the legibility of the plan form. |
| Insertion of a roof light to the bathroom. | The roof is modern and this would leave the significance of the house unaffected. |
| External | |
| Removal/rationalising of the pipework from the rear elevation. | This would be an improvement to the rear elevation; some of the unsightly plastic pipework can be seen on Photo 16 below. |
| Remodelling of the rear extension. | <p>The extension is modern and this would not affect any significant fabric or features. Externally the extension would be rationalised, with less glazing and with a timber/limewash finish and a simple standing seam metal roof. The remodelling would not increase the footprint of the structure, but make more efficient use of the space it provides. A slightly narrower 'link' would be formed, to better distinguish the extension from the main house. The roof of the extension would also be pulled back from the first floor window (see Photo 16 below).</p> <p>The remodelled extension would be a high quality structure that would improve the thermal performance of the building and make more efficient use of the space, whilst relating more sensitively to the house than the existing structure. Overall, this would be an improvement by comparison.</p> |



Photo 16: The roof of the rear extension, in relation to the first floor rear window (the dotted red line shows roughly where the proposed roof would be pulled back from the window).

- 3.3 The tabulation above shows that the effects of the present proposals would be either neutral, or improvements/enhancements to the significance of the house. The effects are not all equal, and some are only minor improvements (but improvements nevertheless).

4.0 CONCLUSIONS

- 4.1 This Heritage Statement presents a proportionate understanding of the significance of the listed building, and contains a detailed assessment of the likely potential impacts of the proposals. The proposals have been carefully designed to avoid impacts on the original building fabric and features/decorations, and to incorporate enhancements where possible and practical.
- 4.2 The assessment has demonstrated that the effects would be either neutral, or enhancements to the listed building, including to some of the most significant parts of the building (i.e. the ground and first floors). These heritage-specific benefits attract the same weight in the planning balance as harm.
- 4.3 The enhancements to the listed building weigh in favour of the proposed development in the overall planning balance.
- 4.4 This means paragraphs 206-208 of the NPPF are not engaged and the provisions of s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) are satisfied. The proposals satisfy Camden's Local Plan Policy D2.