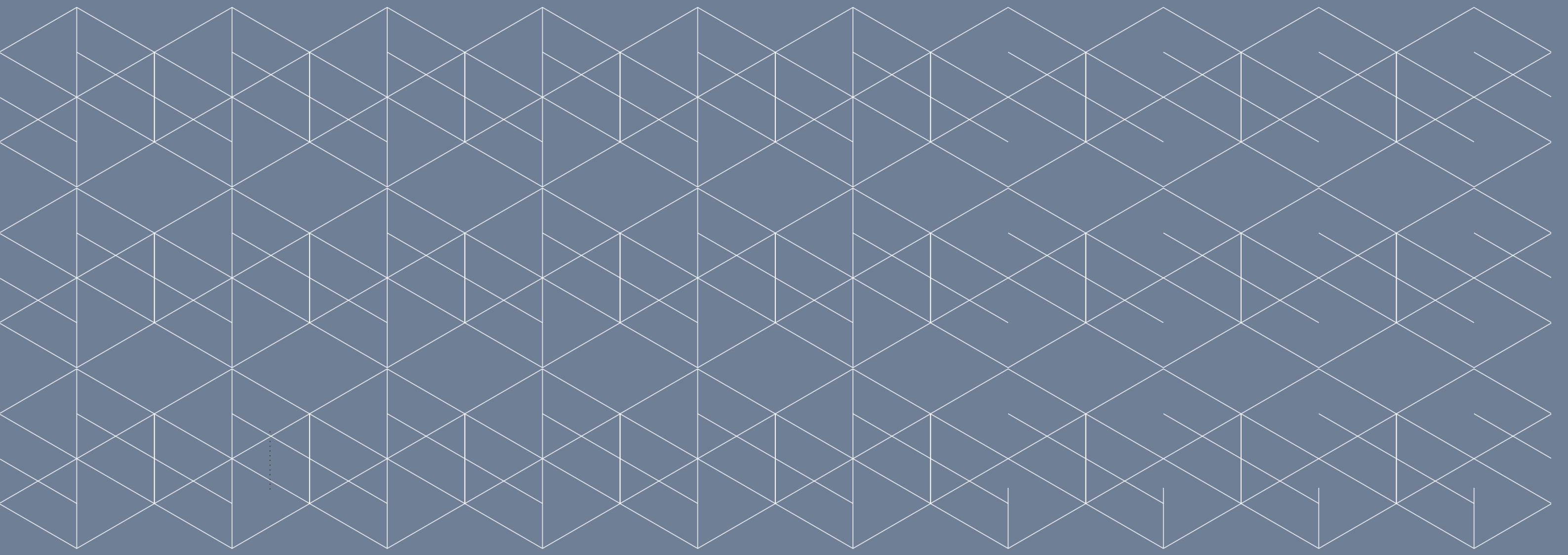


Heritage Appraisal
No. 87 Leather Lane, London
November 2024



No. 87 Leather Lane, London, EC1N 7TS

Heritage Appraisal

THE HERITAGE PRACTICE

November 2024

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1 Introduction

1.1 The following Heritage Appraisal has been prepared by The Heritage Practice in support of a scheme for the alteration of no. 87 Leather Lane, London, EC1N 7TS (the site). No. 87 is a grade II listed building and forms part of the Hatton Garden Conservation Area. The following report considers the effects of the proposals on the significance of the existing building and on the character and appearance of the conservation area. It should be read in conjunction with the Design and Access Statement and drawings prepared by Chris Dyson Architects (CDA).

1.2 The following appraisal provides an overview of the historic development and significance of the site. It considers the proposed scheme against the significance of the existing building and the relevant historic environment statutory and policy context (as set out at Appendix A).

Outline of the proposed scheme

1.3 As set out in Section 2 below, the existing building was constructed in the early 18th century, potentially with a shop at ground floor from the outset. The building was in use as an apothecary's premises potentially from the outset until the early 20th century. The building was extended following a change of ownership in the Edwardian period and soon after became a grocers' shop. This use continued until the 1990s. In 2016, applications for planning permission and listed building consent were approved to reduce the size of the shop unit and increase the level of residential accommodation across ground and lower ground floors in the form of a residential annex. In 2024, the lawful use of the annex as a separate residential unit was granted.

1.4 The proposed site relates to the upper maisonette at no.87 Leather Lane which runs between the first and third floor of the building. The upper floors appear to have been in consistent residential use historically but have undergone change and alteration that have affected the building's special interest. The intention of the proposed scheme is to remove some of the less sympathetic alterations and to reinstate a more authentic and traditional character to the building. Some historic details (including panelling, doors, windows, architraves and shutters) survive and the celebration and enhancement of these is at the heart of the proposals. Alterations to the existing roof access are also proposed.

1.5 The proposals have been very carefully considered and are based on a detail understanding of the building and its historic development. As a whole, the proposed scheme presents an opportunity to enhance the existing building through refurbishment and alteration as well as complementary new interventions.

Designations

1.6 No. 87 is a grade II listed building, added to the statutory list in 1978 together with neighbouring buildings forming a short terrace at nos. 83-89 Leather Lane. The list description describes the buildings in modest terms as follows:

4 terraced houses with later shops. Early C18. Multi-coloured brick under slate mansard roofs with dormers. 3 storeys and attics. 2 windows each. Ground floor with C19, altered C20 shopfronts. Segmental finely gauged red brick arches to sash windows, No.83 recessed with stucco reveals, No.85 recessed, No.87 flush with exposed boxing. Continuous brick cornice to parapets. Centrally placed brick stacks with pots. INTERIORS: not inspected but noted to retain panelling to upper floors. No.89 restored 1989.

1.7 The building also forms part of the Hatton Garden Conservation Area. The Hatton Garden Conservation Area Appraisal notes that Leather Lane was developed from a narrow lane running through fields to the north of Holborn into

a densely developed urban street during the 17th century. Within the conservation area only one building survives from this period – the grade II listed former chapel at no. 43 Hatton Garden. The appraisal notes that 'Important, slightly later houses of c. 1720-30 survive at No. 29 Hatton Garden and as Nos. 83-89 Leather Lane.' No. 87 therefore forms part of a significant but small enclave of early development within the conservation area.

1.8 No. 87 forms part of a listed terrace meaning that nos. 83, 85 and 89 are also grade II listed. The Clock House Public House to the south-east of the site is also listed at grade II as are the buildings of the Bourne Estate immediately to the east of the proposed site and also to the south on the west side of Leather Lane.

1.9 The main focus of the proposed scheme is on internal works and alterations with only minor limited changes to the front and rear elevation. The appraisal therefore focuses principally on the effects of the proposals on the listed building but also considers its effects on the setting of nearby listed buildings and the character and appearance of the Hatton Garden Conservation Area.

Research and report structure

1.10 The report has been informed using desk based and site assessment, a number of bibliographic and online sources and LB Camden's historic planning files. The London Metropolitan Archives and the Camden Local Studies and Archives Centre have also been consulted.

1.11 This appraisal is divided into two main sections. The first (Section 2) describes the site and its historic development and significance. The second part of the report (Section 3) considers the proposed scheme and assesses its effects against significance and relevant historic environment policy.

Author

1.12 This report has been prepared by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has extensive experience in dealing with proposals that affect the historic environment having been Design & Conservation Manager at the London Borough of Islington and Senior Historic Buildings and Areas Adviser at Historic England (London Region). She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation. Kate is also a member of the London Borough of Hackney's Design Review Panel and the London Borough of Tower Hamlets' Quality Review Panel.

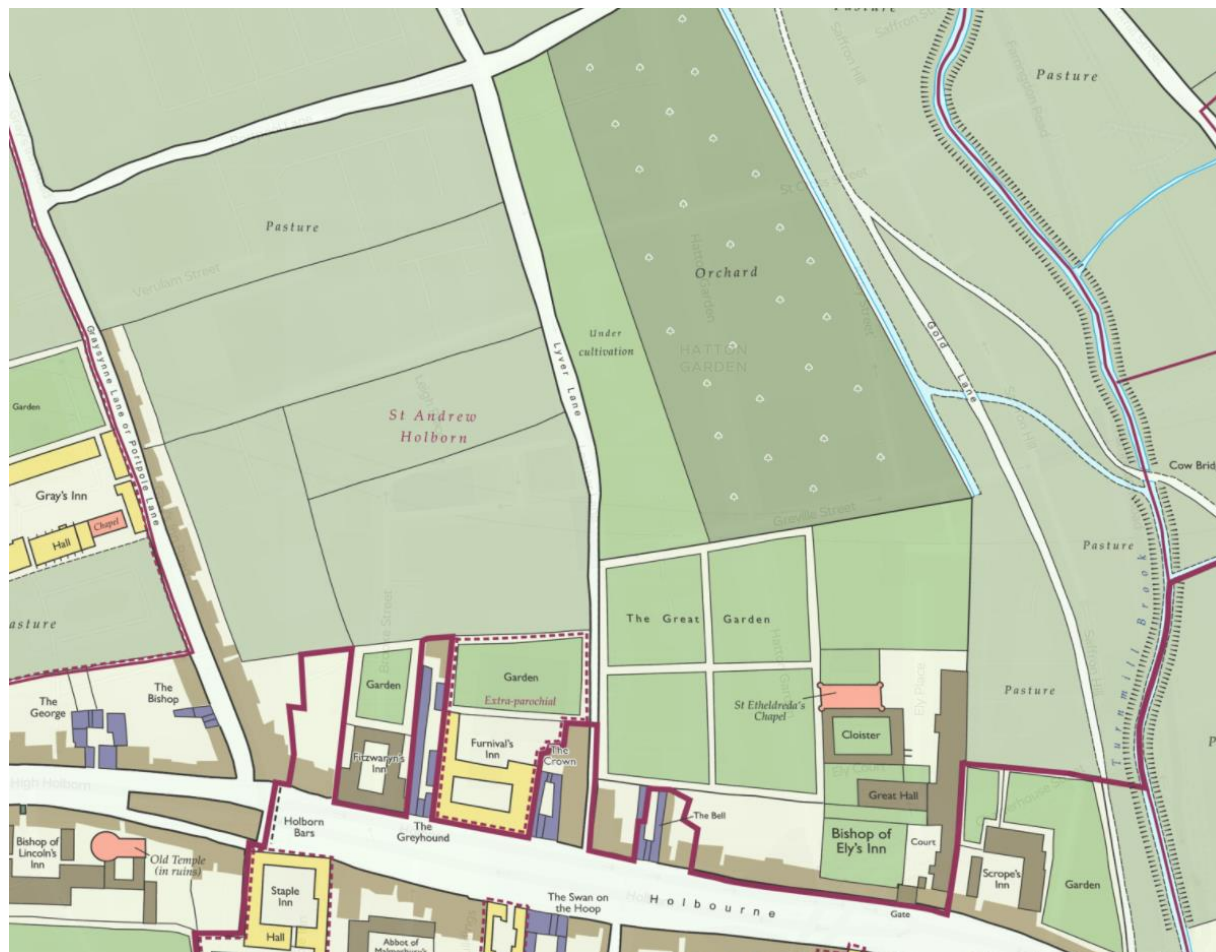


Figure 1 (above): Historical map of 1520 depicting Tudor London before the dissolution of the monasteries.
Figure 2: (below): Ogilby and Morgan's map of London, 1676.

2 Historic development and significance

2.1 The following section provides an overview of the historic development of no. 87 Leather Lane and considers its resulting significance. The account of the building's historic development has been informed through archival and desk based research and site assessment.

Early history

2.2 Until the 17th century, Leather Lane was an undeveloped narrow lane running north from Holborn between lands owned by Furnivals Inn and the Bishop of Ely. The route had been established in medieval times with its name likely a derivation from that of a local merchant – Le Vrunelane. Another possibility is that it is derived from 'Leveroune', French for 'greyhound'. This may have been the name of a local inn. By 1520, the street was named Lvyer Lane (figure 1).

2.3 Leather Lane and its surroundings became very densely developed during the 17th century. Both sides of Leather Lane were built up by 1676 (as shown on Ogilby and Morgan's map of the same date at figure 2). Development was fairly irregular with no strongly defined rhythm of character along the street. There were historically many inns along Leather Lane; its role as a route in connecting Holborn with the suburban and more rural areas to the north was clearly an important one for travellers.

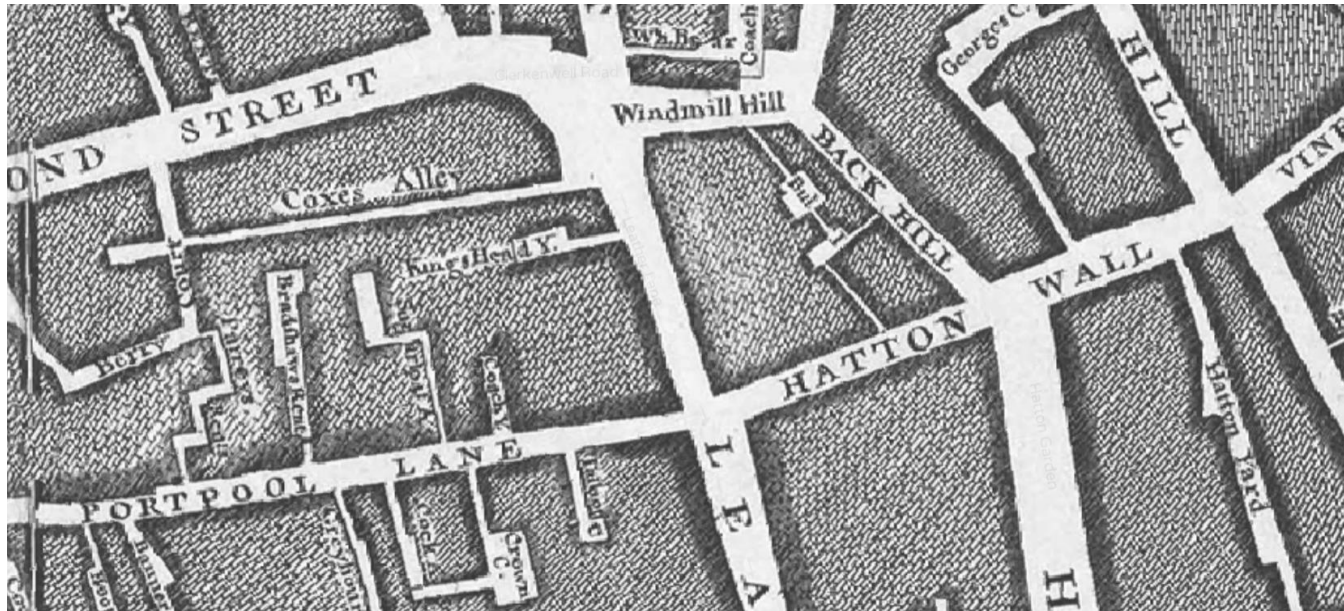
2.4 The site of no. 87 was occupied by or in close proximity to the Red Horse Inn, located just to the south west of the letter 'g' in figure 2. The passageway between buildings on the Leather Lane frontage led to the courtyard of the inn where accommodation and stabling was usually found.

2.5 Information provided in lease documents held by the London Metropolitan Archives and the Camden Archives and Study Centre indicate that no. 87 was originally in the ownership of the Hinde family. The will of Robert Hinde (d. 1735) records his house on Portpool Lane, a brewhouse and an Inn called the Bull. It also records his property on Leather Lane. While the details of the latter are not explored in the will, a later lease of 1781 relating to no. 87 records an arrangement between a Robert Hinde to Edward Field (1781). The name of Hinde provides a link in ownership between the property bequeathed in 1735 and the existing building.

2.6 The list description describes no. 87 as early 18th century in date. The elder Hinde's death in 1735 may coincide with the redevelopment of those buildings shown on late 17th century mapping. A 1730s date would also correlate with the architectural internal and external detail of the existing building. Although less detailed than Ogilby and Morgan, John Rocque's map of London from 1746 shows a revised building line between Portpool Lane and what was to become Clerkenwell Road (figure 3). This would appear to indicate a degree of rebuilding along this stretch before 1746, a fact the accords with the architectural evidence provided by the building itself.

2.7 Horwood's map of London provides more detail on the group of buildings erected in the early 18th century and the general character and appearance of the street at this time (figure 4). Horwood annotates the building as being no. 60 Leather Lane, depicting it as a run of similarly proportioned buildings between nos. 51 and 62 Leather Lane (now nos. 101-83 Leather Lane – the street numbering was reordered in the early 20th century).

2.8 It is possible that the building was constructed as a house but given the busy mercantile character of the street, it is possible that commercial premises were incorporated into the building from the outset. Either way, the



appearance of the 'shop' would have been distinct from that which we know today and it is likely that the interior of the building at ground and lower ground floors incorporated front and rear rooms accessed via the entrance hall or stair compartment.

2.9 Horwood's map indicates that the area immediately to the west of the building was occupied by Mr Meux's Brewery (later to become the Griffin Brewery and Watney, Combe and Reid's). The Brewery was founded in 1757 and occupied a vast site either side of Leather Lane to the south of Clerkenwell Road. The Brewery was eventually sold in c. 1900 and its site redeveloped as the Bourne Estate.

2.10 From at least 1787, no. 87 (then no. 60 of course) was occupied by an Apothecary. As set out below, this use endured until c. 1900. The first recorded Apothecary (also and later known as a Druggist or Chemist) was John Bainbridge. Bainbridge had previously occupied no. 85 but perhaps relocated to no. 87 as it was a slightly larger premises.



Figure 3 (above): Extract from Rocque's map of London, 1746.
 Figure 4: (below): Horwood's map of London, 1799 with detail.

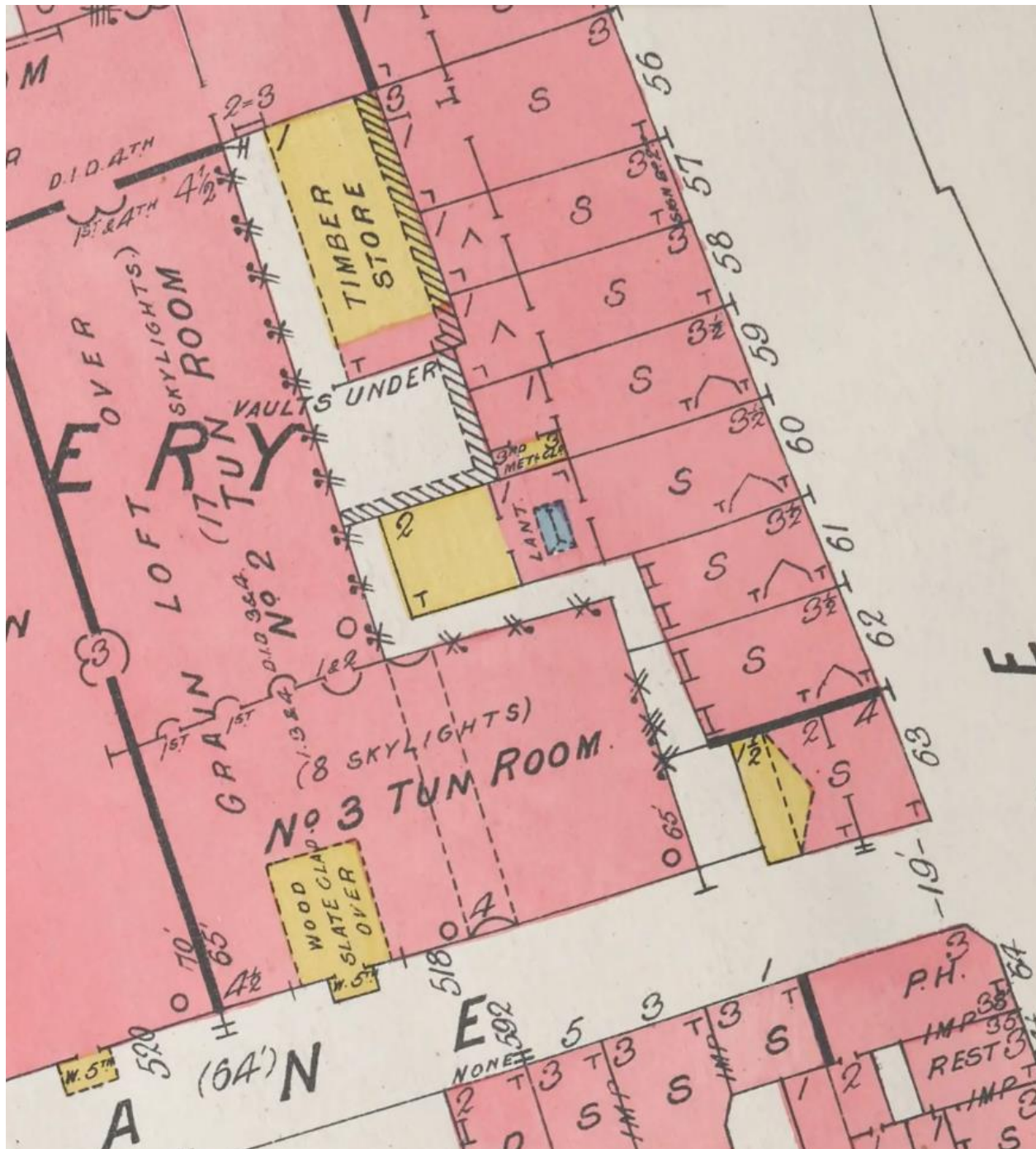


Figure 5: Goad Insurance Plan extract, 1886. Red shading indicates brick built buildings with timber buildings shaded yellow.

19th century history

2.11 The earliest and most detailed mapping evidence for no. 87 is the Charles Goad Insurance Plan of London from 1887. This shows, post construction of the brewery, that the building had a much longer footprint than its neighbours in the terrace. No. 87 (or no. 60) is shown as a three and half storey buildings (three full storeys with a mansard roof and dormers) under a tiled roof. At the back of the plot is a two storey timber structure connected to the main building by a single storey brick-built link with lantern over (figure 5).

2.12 The information provided by the Goad plan is useful in highlight how the rear of the building has evolved over time with the current arrangement to the rear of the house having a different configuration. There is now a two-storey brick built element running against the party wall off the entrance hall and a lower infill extension in the remaining area. This later two storey brick structure was evidently constructed to provide a new stair between ground and first floors, presumably in order to create more floor area in the ground floor shop unit.

2.13 Throughout the 19th century, the building was occupied by chemists. John Bainbridge appears in early 19th century insurance records in 1792, 1814 and 1815. Newspaper advertisements from the period (1827) note Bainbridge's Pills as being available as no. 60 Leather Lane 'where they have been prepared upwards of 90 years'. This may be hyperbole but this dating does mean that the Bainbridge family had occupied the building since c. 1737 as

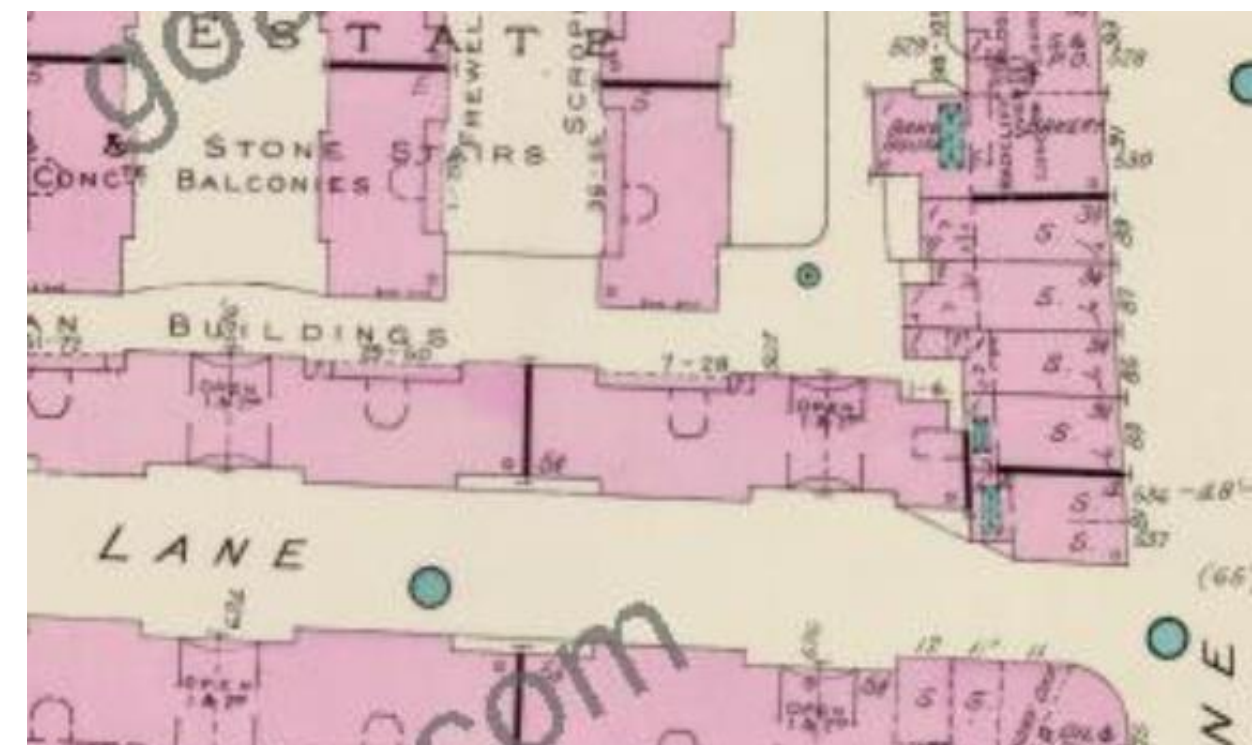


Figure 6: Goad Insurance Plan extract, 1934.

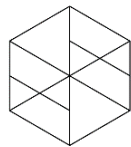


Figure 7: Nos. 83-89 Leather Lane, 1956

chemists. The 1737 date would accord with architectural and other documentary evidence.

2.14 John Bainbridge died probably in the 1830s and in 1843 his son Joseph took on a new lease. Joseph and family were to live in and operate a trade from the house between approximately 1841 and 1861 according to census records. Thereafter various chemists operated from the building until c. 1904.

2.15 Meanwhile, the brewery had purchased the building in 1866 together with nos. 81 and 85 Leather Lane. In 1901, a 'Brewer's Servant' was living at no. 87. On the closure of the brewery c. 1900, Watney, Combe and Reid also sold their local property interests. No. 87 was purchased by Johann Christian David Gottwein with nos. 81 and 85 Leather Lane. Gottwein lived at no. 85 and died there in 1923.

2.16 It is possible that around this time the rear part of the building was reconfigured. Ordnance Survey mapping does not provide a good deal of information but it makes sense that a change in ownership may have triggered alterations to the rear of the building. Neighbouring properties were similarly extended in the 1930s and it is clearly possible, taking the character of the existing two storey brick structure into account, that no. 87's historic rear extension is of a comparable date. Given that the infill extension at ground floor existed by 1934 and clearly post-dates the two-storey brick structure, we can perhaps assume that the brick structure was built earlier in the 20th century with the infill added at a later date.

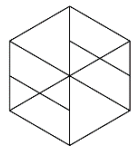
20th century history

2.17 The Goad Plan for 1934 (figure 6) shows a more identifiable layout complete with the existing small lightwell to the rear indicating that the existing rear extensions must have been constructed between 1887 and 1934 and that this likely took place following a change in ownership and use.

2.18 Following Gottwein's purchase, the use of the building changed to a provisions merchant or grocers. In 1939, a dairy shopkeeper, Edwin Edwards, occupied the building and this use appears to have continued until at least 1956 when the ground floor of the building was the Windsor Dairy (figure 7).

2.19 Figure 7 is useful in highlighting the difference between the mansard to no. 87 and those to nos. 83, 85 and 87. It is known from the Victorian Goad plan that the building had a tiled roof historically. By 1956, nos. 83 and 85 had slated roofs but no. 89 retained a tiled finish and indeed, continued to do so until at least 1978 (figures 8 and 9). Consistency in roof form would be expected across the terraced group but the roof to no. 87 as shown in figures 7-9 indicates that the profile of the roof has been altered. The party wall upstands have also been built up between no. 87 and its neighbouring properties accordingly. The date of this alteration is unknown but the front and rear slopes of the mansard are at a more acute angle than seen traditionally which indicates the existing roof form was altered prior to 1956. The roofs of no. 83, 85 and 89 have since been replaced which extended accommodation and flat mansards. At some point, a dormer style access was added to the inward facing slope of the rear roof allowing access to the central gully. All of the roof ridges have concrete ridge tiles indicative of a later phase of reroofing.

2.20 In later years, the building was occupied by the Bretts and in use as a grocers. Bretts closed in 1996 and the building was purchased soon after by the previous owner of the building. Little is known about works undertaken during the 20th century other than works undertaken to push the ground to first floor staircase back into the new rear extension. The previous owner has indicated that certain features were covered over and that there had generally been a reduction in the building's architectural circumstances.



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Figures 8 and 9: Nos. 83-89 Leather Lane, 1978.

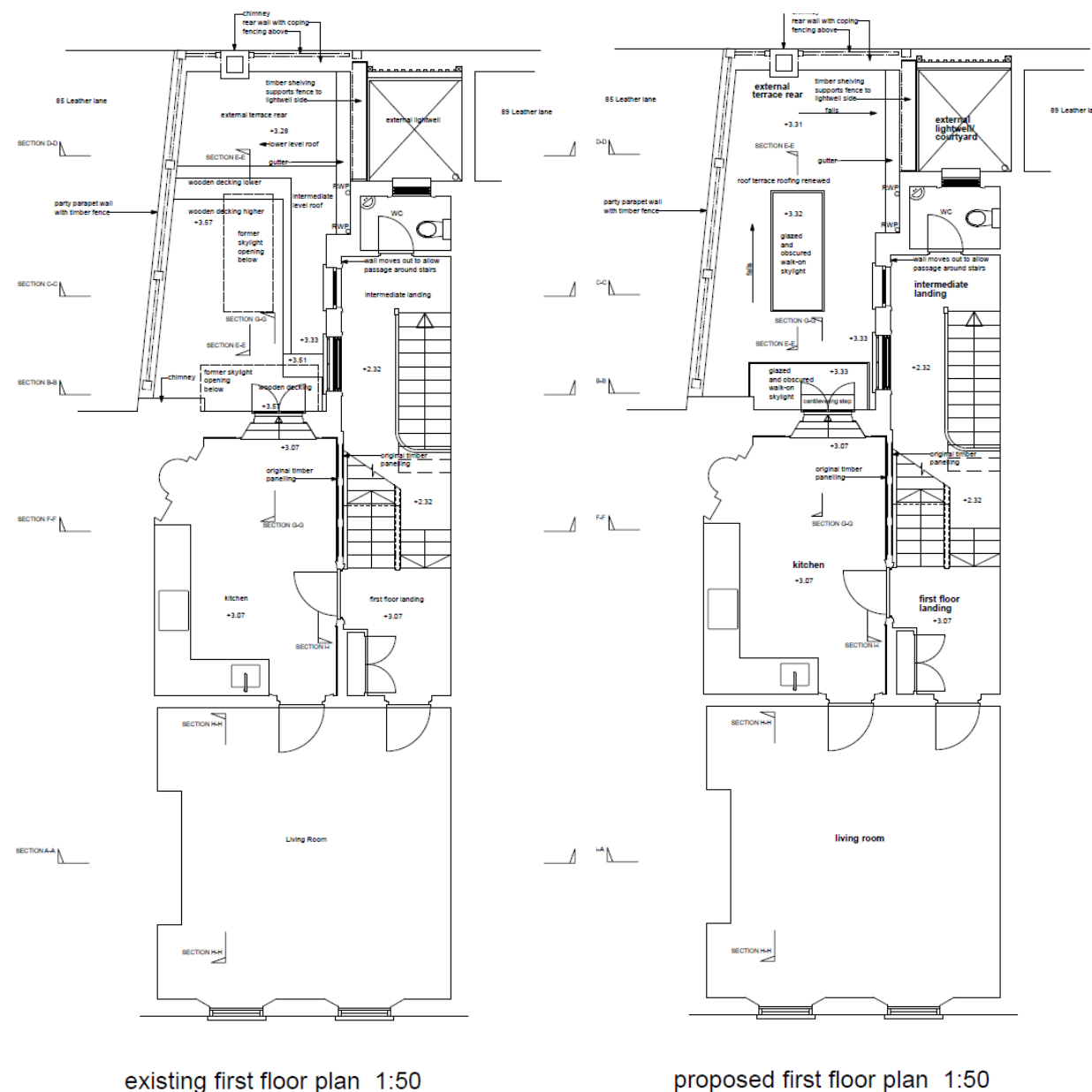


Figure 10: Existing and proposed drawings 2016.

21st century alterations

2.21 In 2014, applications were submitted for a full width first floor rear extension (2014/1504/P and 2014/1562/L). This would have necessitated the demolition of the ground to first floor staircase and brick extension together with internal alterations. The application was refused for the inappropriate size and design of the proposed extension rather than for the demolition of the existing rear extension. Following this, in 2016, an application was made to install pavement lights in front of the building (2016/4093/P and 2016/4241/L).

2.22 Again in 2016, further applications were made for the part change of use of the ground floor and lower ground floor to residential, maintaining a smaller commercial unit towards the front, while creating what was to become a separate residential unit (2016/6527/P and 2016/6992/L). This application generally excluded works to the upper floors of the building but did include works to the rear first floor terrace.

The existing building

2.23 Externally, the building has undergone alteration to the principal street elevation through a series of replacement shopfronts at ground floor level. The mansard roof is also a later addition. The first and second floors of the building retain much of their early 18th century character and the existing historic windows retain early glass. The mansard level windows are modern.

2.24 The building has also been much altered to the rear (figure 11). Original or Victorian rear additions were removed in the early 20th century and replaced with the two-storey stair compartment and later, the ground floor infill. The fenestration pattern is also slightly peculiar. The long staircase window is uncharacteristic of an early 18th century building of this type and the lower quality window arches to that and the second floor window lack the detail more commonly seen in buildings of this type. This would suggest some reworking of the rear façade historically although there is no obvious scarring. Both of these windows are modern. The reveals of both have been somewhat peculiarly rendered which again is an odd detail. This, apparently cementitious, render has also been applied to the rear of the first floor.

2.25 The historic character of the interior is most palpable at first floor level. Here original panelling, windows, shutters and cornice detailing is found although shelves and modern joinery obscure this in part. A late fire surround is present in the front room with that to the rear room entirely absent. Modern panelling has been applied to the chimney breast with a tall shelf. The original rear room window has been removed historically and replaced with modern timber doors. Doors throughout are original and there is a good historic cupboard on the stair landing.

2.26 At second floor level, there is less fabric of obvious historic interest. The front room retains historic windows and flooring but the fire surround is absent and the chimney covered over by joinery. The rear room has been much altered through the introduction of a modern bathroom. The only obvious feature is the chamfered rear chimney breast, seen also at first floor and second levels, although the plastered finish has been removed and there is no fire surround present. The brickwork is slightly suspicious in that it has the character and appearance of work of a later date. However, the form of the chimney breast obviously relates to others in the building and is a characteristic of early 18th century houses. The windows to the front of the building and historic while that to the rear elevation is modern. AS at first, all doors are historic.

2.27 The third floor is more modest in character but retains historic fireplaces of a later date to the front and rear rooms. The ceilings in this location are likely to be plasterboard and the windows to the front and rear are modern.



Figure 11: Left: existing rear elevation with cementitious render applied to first floor and to window reveals. Right from top left: Original panelling and cornice to first floor front room with modern shelving; historic window to first floor front room; panelling to stair compartment; and, modern kitchen to first floor rear room applied over original panelling with modern fire surround and applied modern mouldings to right.

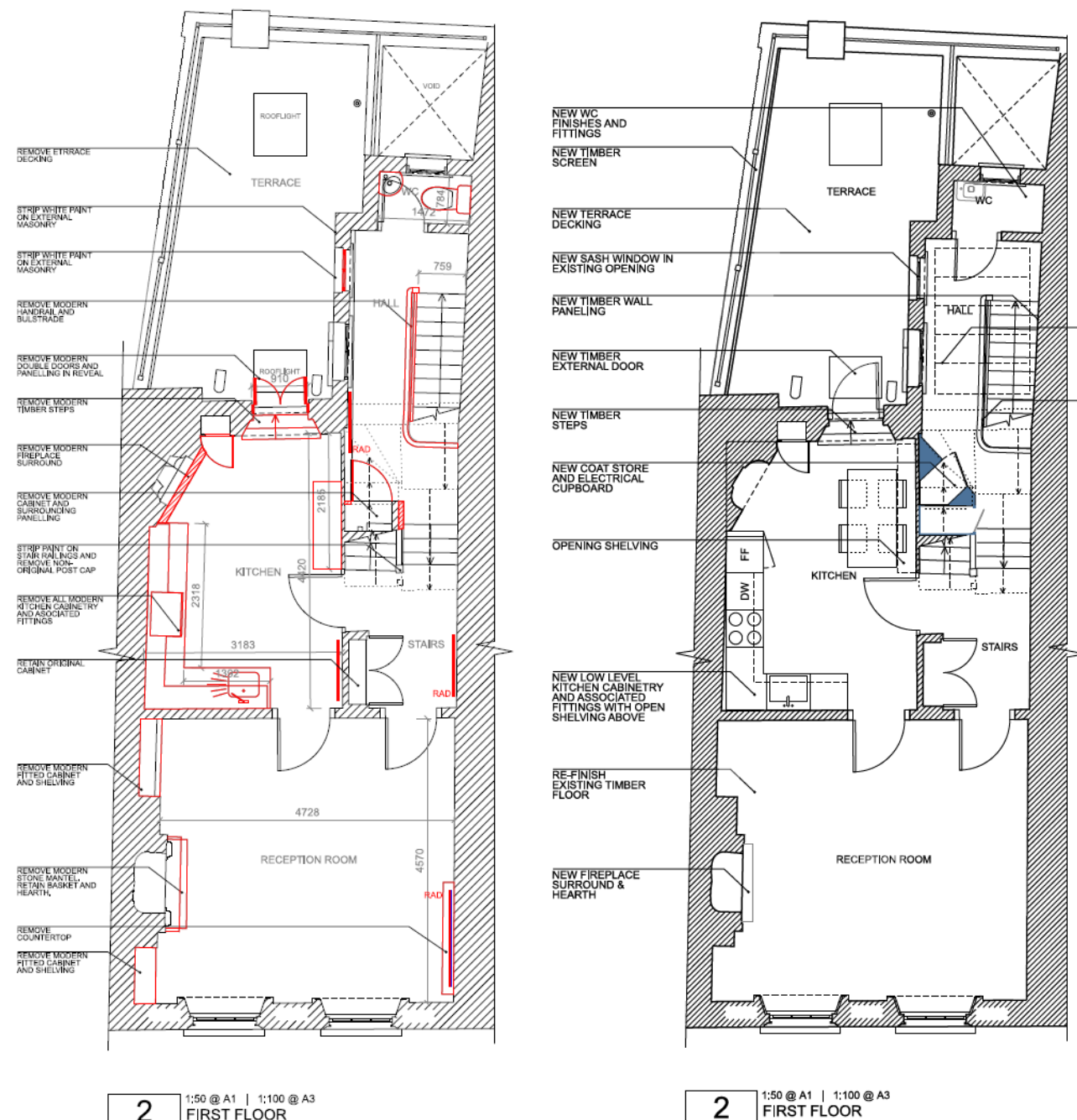


Figure 12: First floor, existing/demolition and proposed plans.

3 Assessment

3.1 The following section considers the various aspects of the proposed scheme and assesses the proposals against the significance of the existing building and the relevant historic environment policy context. It should be read in conjunction with the Design and Access Statement (DAS) and drawings prepared by Chris Dyson Architects (CDA).

Significance

3.2 No. 87 Leather Lane is one of the oldest buildings on Leather Lane and within the wider conservation area. It has survived remarkably well, possibly due to the fact that throughout its history, it has changed hands a relatively few number of times and individual families have occupied the building for generations. That said, the building has not escaped change and it bears the usual marks of long-term occupation and changing attitudes towards the early Georgian fabric.

3.3 The building is evidently of interest for its contribution to the historic development of Leather Lane and to the wider area. It forms part of a short terrace, once much longer, that is distinct, characterful and typical of the period of its construction. The building has lost some integrity in that the ground and lower ground floors are now disconnected from the upper parts and the staircase has been reconfigured with a later stair compartment extension at the rear of the site.

3.4 The original or historic character of the building is most palpable at first floor. Although modern joinery has been introduced to the front and rear rooms, historic panelling survives in both as do cornices and windows to the front room. The panelling extends to the stair compartment at this level. The historic character of the building diminishes with each floor although some fabric of interest is retained on each and the floor plan is clearly typical of the period. The roof has also been altered so that the building is not entirely in its original form but the underlying early 18th century character of the building remains legible.

3.5 Where significance has been diminished, there is of course the opportunity to provide enhancements to the special interest of the listed building via the proposed scheme. The scheme has been developed to work with the existing historic fabric of the building and the features and fittings that contribute to its significance. Where there is less obvious historic character or fabric and features have been lost, these will be restored and reinstated.

Outline of the proposals

3.6 The proposed scheme is described in detail in the accompanying DAS and drawings. It involves a number of specific elements which are set out below and considered in more detail. At the core of the proposals is the ambition to enhance the listed building through the removal of unsympathetic modern additions and the reinstatement of lost or obscured features.

First floor

3.7 The first floor retains its front and rear room layout connected to each other and to the stair compartment by a single doorway. The ground to first floor staircase has been altered historically with an original section removed and a later staircase housed within the rear extension. Modern joinery and fittings will be removed with replacement items being more sensitively handled and finished.



Figure 13: Second floor, existing/demolition and proposed plans.

- 3.8 Specific alterations at first floor level include:
- Removal of modern joinery to chimney breast recesses;
 - Removal of modern fire surround and replacement with more appropriate surround;
 - Removal of modern radiators and associated fabric;
 - Replacement of existing modern kitchen cupboards with new kitchen joinery; and,
 - New replacement timber stairs and door to rear room and rear elevation.

3.9 The proposed first floor alterations will enhance the legibility of the first floors decorative finish by better revealing the panelling and giving appropriate emphasis to the chimney breasts in each room. The only fabric to be removed is modern. The new kitchen units will be freestanding and most low level in order to protect the historic panelling in the rear room. New radiators will be of a sensitive design and appropriately located. The new fire surround will enhance the architectural character of the first floor and will relate to the overall floor hierarchy of the house, reinforcing its special interest. Overall, the proposals will enhance the appearance of the first floor.

Second floor

3.10 At second floor level, the historic character tangible at first floor level is diminished. In the front room, a bank of wardrobes covers the chimney breast with no fire surround present. The rear room has been fitted out as a modern bathroom with all modern wall and floor finishes and bathroom fittings. The plastered finish has been removed to the rear chimney breast and the brickwork is exposed (figure 13)

3.11 The proposals involve the removal of the wardrobes to the front room and the exposure of the existing chimney breast. An appropriately detailed new fire surround will be provided. Within the rear room, all existing modern finishes and fittings will be removed with a new fittings sensitively located and a reinstated floorboard finish. The overall intention is to enhance the second floor and to inject a more authentic character as far as possible. Overall, the proposed scheme will improve on the existing arrangement and will enhance the significance of the second floor.

Third floor and roof

3.12 At third floor level, the proposals involve the removal of modern cupboards and joinery of no quality or interest, the repair of a water damaged ceiling, general refurbishment and redecoration and a new dormer window to the rear elevation (figure 14).

3.13 The existing roof has been altered historically with the front and rear pitches amended historically and covered in slate rather than the original tile. The existing dormers are modern. It is proposed to provide a second dormer to the rear elevation to provide additional light to the existing staircase. The proposed dormer would be detailed to match the existing and would align with fenestration on the elevation below.

3.14 There is no consistent pattern of rear dormers across the rear elevation. Nos. 83, 85 and 89 all have modern roofs with dormers of varying design to the front and rear elevations. No. 85 has a similar dormer window that provides light to the staircase and this element of the proposals in relation to no. 87 would therefore accord with the wider character of the listed group. The proposed dormer would be introduced to later fabric and would not cause harm to the building's special interest or significance.

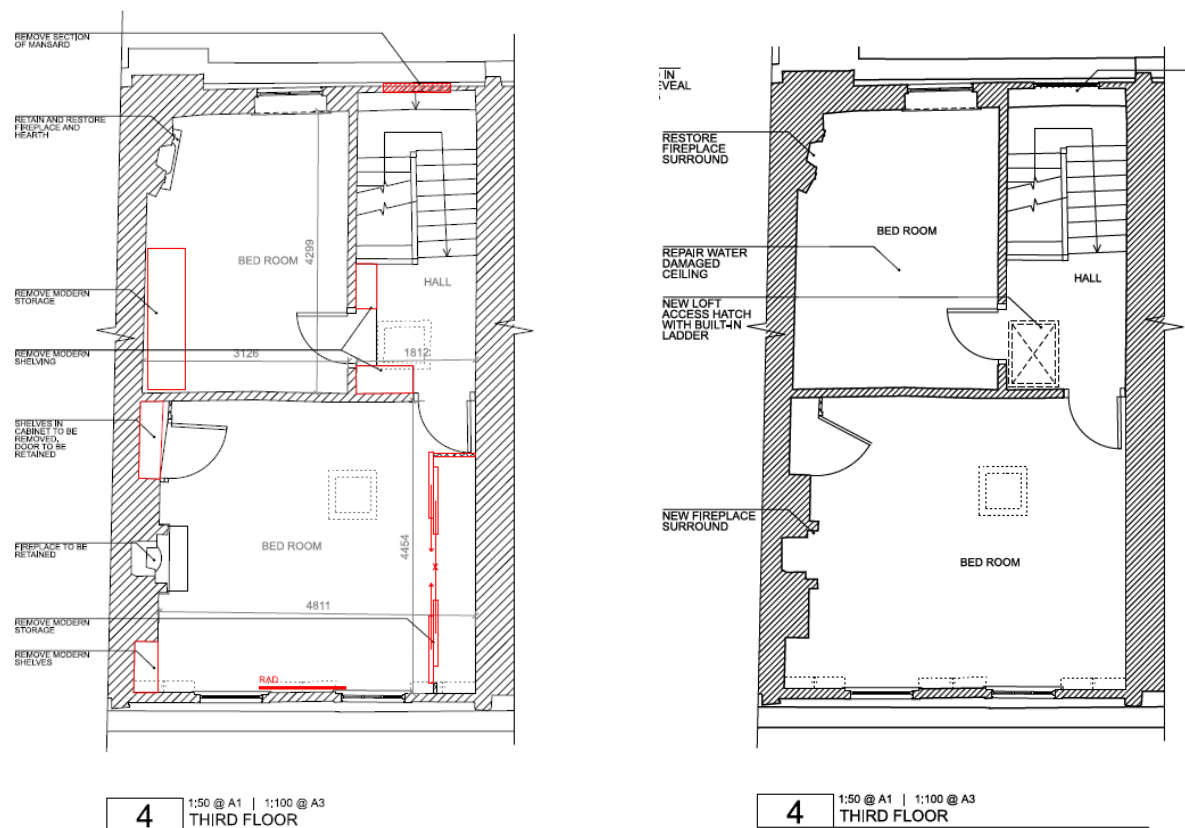


Figure 14: Third floor, existing/demolition and proposed plans.

3.15 It is also proposed to reconfigure the inward facing slope of the rear roof to create a new access to the area between the two roof forms. There is already a dormer type door access at roof level but this is very small and awkward to pass through. In order to provide enhanced access to outdoor plant and for improved maintenance of the valley between the roofs, a new access is proposed.

3.16 The new opening will be positioned more centrally than the existing. It will involve the removal of 2/3 rafters but these can be used as infill in the existing opening to be blocked or in doubling up either side of the proposed new opening. In this way, the loss of historic fabric is minimised. The attic areas will be boarded out for use as effective storage and to allow for full insulation. The external lead valley will be repaired and overlaid with permeable decking to protecting the flashings and allow for more effective maintenance. The new door access will be inset with glazed panels to provide light into the attic area.

3.17 The proposed new attic/roof door replaces an existing albeit on a slightly larger scale. The affected fabric will be reused within the roof structure and would not therefore be lost. The proposed new access would be only be visible at roof level and within the valley between the two roofs – it would not impact on the principal elevations. Such alterations are often present on buildings of this type and indeed, one already exists at no. 87. The proposed access improves on the existing by providing a more appropriate and safe access away from the loft access hatch at third floor level. Overall, the proposals as they relate to the roof offer better insulation, safer access and egress and would not result in the loss of fabric of historic or architectural interest. Any fabric to be removed would be reused elsewhere at attic level.

Stair compartment

3.18 The stair compartment has been altered historically. The original stair from ground to first floor has been removed with a replacement 20th century stair housed within a later rear extension. From first to third floor, the staircase is in its original location although elements may also have been altered over time.

3.19 The proposals involve the replacement of the existing modern balustrade and handrail to the modern staircase to the rear with appropriate and sensitive equivalents. The proposed replacement would not impact on historic fabric of significance and would relate positively to the existing character and appearance of the listed building.

3.20 Also proposed is the provision of a small cupboard beneath the existing staircase which replaces an existing modern cupboard. The stair in the location has a slightly awkward appearance because of the reconfiguration of the staircase in the 20th century and the associated removal of a section of the original rear wall of the house. The proposed new sympathetically detailed joinery will give a tidier appearance to the area in question and would not cause harm to the special interest or significance of the listed building.

Front elevation

3.21 Works to the front elevation including the replacement of modern glazing in later windows with slimline double glazed units. All of the historic windows and glazing at first and second floor level will be retained with the replacement of one vented pane with glazing to match. In addition, a lantern will be provided to the existing bracket to the front elevation.

3.22 Therefore the only glazing replacement will be at third floor level within existing modern windows. This element of the proposal would not impact on historic fabric of interest and would have a very minor visual effect in terms of the

street elevation overall. As a whole the proposed alterations to the front elevation are minor and would benefit the historic building and its overall environmental performance.

Rear elevation

3.23 The rear elevation has been much altered historically (figures 11, 15 and 2.24 above). An extension was added in the early 20th century to house a new stair compartment and the lower ground and ground floors have been infilled. The first floor has a hard rendered finish with the same treatment applied to the reveals of the staircase and second floor windows. All fenestration to the rear is modern and there are indications of rebuilding around of the staircase and second floor windows. Neither has the window arches seen on the neighbouring building and the brickwork appears to be disrupted in these areas. The existing heavy weatherstruck pointing is poor.

3.24 The proposals to the rear elevation involve the removal of all plastic rainwater goods and replacement with cast iron. The cement render to the first floor and window reveals will be removed as will all cementious pointing. The brickwork will be repaired and then repointed using lime mortar. The window arches will be reformed to an appropriate historic detail and the concrete coping stones replaced in stone. A new timber door replacing the existing modern door at first floor level will also be provided.

3.25 The proposals as they relate to the rear elevation will enhance it special interest by reinstating more authenticity both in fabric and detail. The proposed new dormer window at third floor level is described above. It would have a minimal effect on overall appearance and would relate positively to the rear elevation as a whole and to nearby listed buildings within the group.

3.26 All of the existing modern windows to the rear will be retained but with replacement slimline glazing. This can be incorporated with minimal visual impact and will enhance the environmental performance of the existing building. Fabric of architectural or historic interest would not be affected.

3.27 It is also proposed to replace the roof to the existing outrigger, providing a glazed section to light the staircase below. The proposed works would involve the removal of an area of the roof of the existing structure while retaining its pitch and overall character and appearance. The scheme as a whole seeks to substantially enhance the rear elevation of the building and the proposed roof alteration would have a minimal effect in terms of the significance of the result. This proposed glazing relates to a part of the building with very little comparative significance.

Statutory and policy compliance

3.28 Relevant historic environment policy is underpinned by the Planning (Listed Buildings and Conservation Areas) Act 1990. This presents a statutory obligation to preserve the special architectural and historic interest of a listed building as well to preserve or enhance the character and appearance of a conservation area. For reasons set out above it is considered that the proposed scheme enhances the special interest of the listed buildings at all floors and to the front and rear elevations. The scheme would therefore accord with the relevant statutory provision by enhancing both the listed building and its contribution to the wider listed group and to the character and appearance of the Hatton Garden Conservation Area.

3.29 The National Planning Policy Framework (NPPF) sets out at paragraph 205 that great weight should be given the conservation of designated heritage assets. As a whole the scheme seeks to deliver a number of benefits to the

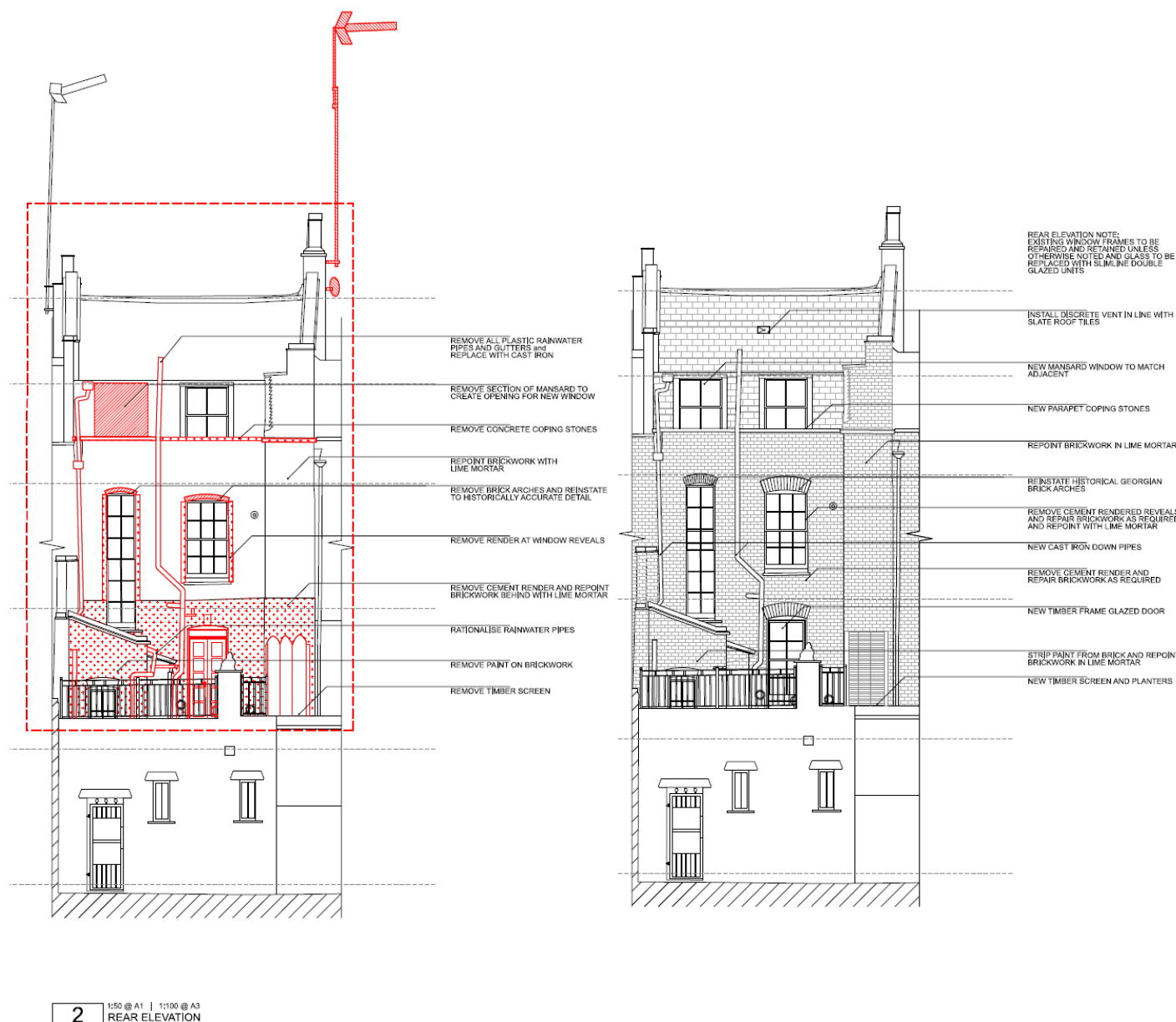
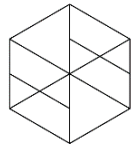


Figure 15: Rear elevation: existing/demolition and proposed.



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existing building that will conserve its significance and enhance aspects of its architectural and historic special interest. Under the terms of the NPPF the proposed scheme would not harm the significance of the listed building or the conservation area – the proposals enhance the existing building and deliver heritage benefits.

3.30 The local policy provision set out in Camden's *Local Plan* in D2: Heritage sets out 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.*' As demonstrated above, the proposed scheme would not cause harm to the special architectural and historic interest of the building and would enhance the listed building and its relationship with the surrounding conservation area and the setting of nearby listed buildings (including the Bourne Estate to the rear where the rear elevation is visible. Policy in relation to conservation areas says that development will be required to preserve and where possible enhance character and appearance. Due to works undertaken to the front and rear elevations of the building, it is considered that the proposed scheme would enhance character and appearance.

3.31 For these reasons, and for those set out above, it is considered that the proposed scheme would comply with the relevant statutory and policy provision.

