



33 Mornington Terrace,
London NW1

HERITAGE ASSESSMENT

PART 1; A Forward to the SCOPE OF WORKS Schedule

PRECIS:

Proposals to make changes and convert the building will have an impact on the character of the listed building. The programme of works demonstrates that interventions are necessary to reinstate the architectural integrity of the building and the continued life of this structure. The repairs will reflect the established character of the subject building, allowing for interventions that will either restore, repair or replace, significant negative and neutral elements.



15th December 2024

No 33 Mornington Terrace

16 December 2024

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i. Introduction

Tristan Squire of Squire Heritage Consulting has been instructed by the client to observe the necessary conditions for work that should be carried out in converting no 33 Mornington |terrace.

Fundamental care of a historic or old building is based on good maintenance, keeping in working order all features and systems which contribute to its protection from adverse conditions. Regular maintenance, in turn, requires a programme of inspection, the frequency of which depends on the condition and complexity of the building (Refer to Section ii below).

A works programme addresses components which have failed in the building or to parts which due to later modifications have buried former parts or already seen to their replacement. Works are important for the continued use of this building, ensuring that elements of the building can perform their necessary protective or structural functions.

The principle followed in the Schedule involves the retention of all significant elements and where former features have been covered or inappropriately treated then their restoration is called for. In cases where fabric or features have deteriorated beyond repair, replacement will be carried out with materials which are compatible with the historic structure as a whole.

The Society for the Protection of Ancient Buildings (SPAB) forms national guidance for the protection of 'fabric', the material from which a building is constructed. A building's fabric is the primary source from which knowledge and meaning can be drawn. Materials and construction methods embodied in building fabric illustrate changes in people's ideas, tastes, skills and the relationship with their locality. Fabric also holds character and beauty where the surfaces, blemishes and undulations of old buildings are a document of time.

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Pre-existing basement back room



Pre-existing ground floor front room



Pre-existing basement front room



Pre-existing first floor front room

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ii. Methodology

Noi 33 comprises a basement + 3-storey attic terrace property situated on the east side of Mornington Terrace. The property is within the Camden Town Conservation Area & is listed grade II.

Internally, the subject property is laid out with a traditional two room deep plan form (with a rear closet wing extension, (replaced in the 20th century) arranged of a stair compartment to the side. Much of the historic detailing has been lost internally, due to successive subdivisions and refurbishments in the 20th century.

A Heritage Statement by Fuller Long (FL) gives an overview of the history and development of the building in section 3.5 (pages 7 – 12). The degree to which the building has been changed means there is very little of historic importance remaining. Only the outline of the former layout may be perceived through the inner walls. An assessment of the building significance is in section 4 of the Fuller Long report and summarised below in section XI below.

It is important in this respect to be mindful of the degree of harm potentially brought to the fabric, features and plan form of the building. In **Appendix 2, 'Concluding Comments on Impact'**, we assess these impacts, including the impact on the host building and the conservation area.

We note the relevance of the NPPF, The London Plan (Policy HC1C) and the Local Plan (2017). It is noted that the Local plan has been superseded by

the 2024 Draft Camden Plan and the policy number on heritage is different from that given in Fuller Long statement.

Demolition work is shown on existing drawings and accompanied by a Scope of Works report appended to this report. This requirement that “Loss affecting any designated heritage asset should require clear and convincing justification” is addressed in the Scope of Works. Here we develop more detail on the Justification or necessity of the works

iii. Policy: Balancing harm and need

Government policy (National Planning Policy Framework, NPPF) holds a presumption in favour of the conservation of a heritage asset as it is unless there is a clear need for change. Therefore, it has become common practise, and one enforced by law, that when making an application to change a heritage asset, a degree of justification is necessary. This then gives the Local Planning Authority the information necessary to consider the balance of harm made to the significance of the structure against the needs of the client.

Paragraphs 205 & 206 (NPPF) give weight to the significance of a designated heritage asset and its conservation This is relevant to the proposals for no 33, as significance can be harmed or lost through alteration or destruction of the heritage asset.

British Standard BS 7913:1998 ‘A Guide to the Principles of the Conservation of Historic Buildings’ advances the interests of conservation and addresses the challenges of balancing different and competing significances.

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Levels of harm

Change is only considered to be harmful if it affects an asset's significance. Of relevance to the proposal **Paragraph 213** states:

'Loss of a building (or other element) which makes a positive contribution to the significance of that Conservation Area [...] should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area or world Heritage Site as a whole.'

Applying this to the site it follows that greater the degree of change in areas deemed to be significant or contributory to significance, the greater the potential for harm and the need to proportionately justify that harm.

Paragraph 207 explains that where there is substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless a substantial public benefit that outweighs the loss can be demonstrated, and all of the following apply:

- the nature of the heritage asset prevents all reasonable use of the site;
- no viable use of the heritage asset itself can be found in the medium term that will enable its conservation;
- conservation through grant funding or some form of charitable or public ownership is not possible;
- the harm to or loss is outweighed by the benefits of bringing the site back into use

.

These are stringent tests, which often take time and detailed analysis to satisfy, and in consequence it is rare for substantial harm to be allowed to a listed building. The test for impacts which are less than substantial is far less onerous. Paragraph 207 requires 'where a development proposal will lead to less substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'⁸.

There is no definition of what 'substantial' means within the NPPF. Sometimes it is obvious when 'substantial harm' is occurring, for example, where a listed building is proposed to be demolished. However, the definition of 'substantial' is clearly going to be a matter of much debate in the future and is highly likely to be argued in future appeals against planning refusals.

The principle of proportionality is important in responding to change. So, a minor change to a Grade I listed building which has had few changes over the centuries, and was built by a single famous architect, may be seen as 'a substantial change'. Whereas the removal of a whole wall in a large listed vernacular building, similar to many other listed examples, which has seen many changes over its existence, might be argued, as being 'less than substantial'.

In this respect the proposal seeks to improve the overall setting of No 33, thereby allowing it to be viable for long-term residential objectives whilst realising the historic and architectural qualities of the building. The changes have been designed so as to realise the heritage value of the building in a way that promotes its significance rather than causes harm to it.

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Sustainability

The emphasis in the government's policy is on preserving heritage assets, but there are clearly public benefits which are encouraged by the NPPF to improve the energy efficiency of our historic buildings.

Where conflicts between climate change objectives and the conservation of heritage assets are unavoidable, local planning authorities will need to weigh up the public benefit of mitigating the effects of climate change against the significance of the heritage asset.

In this respect it is important to see that proposals to bring in a series of maintenance and repair tasks is important for letting the building function and improve its energy efficiency. This ties in with NPPF (*paragraph 196*), where it emphasises the 'desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

The Heritage Statement

The Heritage statement (Fuller Long) gives a clear understanding of the significance of a building.

Heritage statements are divided into sections which cover a general description of the building, discussion about its significance relative to buildings of a similar typology and finally a detailed assessment of the alterations and their effect on significant fabric. Information in the Fuller Long report is broken into the following sections:

1. General description of the building and its significance

- An introduction giving the current use and listing grade of the building
- A description of the building's setting

- An introductory brief schedule or list of the specific changes proposed, so the reader can consider the significance of the fabric
- A brief description of the history of the building and the history of the immediate locality so the proposals can be read in context. (When it was built, known architects, developments in plan form, construction etc)
- The history also covers the social history of the building including, present use of the building and its historic use; how has the ownership has changed over time

2. Analysis of the relative significance of the building

An evaluation of the impact of the proposed changes on the building's significance is highly important. In assessing significance, the following graduations may be used, as suggested in the British Standard 7913 (Guide to conservation of heritage buildings to assist in assessing likely capacity for change:

Heritage value:

- Very high – important at national to international levels
- High – important at regional or sometimes higher
- Medium – usually of local value but of regional significance for group or other value (e.g. vernacular architecture)
- Low – of local value
- Negligible – adds little/ nothing to the value of a site or detracts from it.

3. Analysis of how the Alterations Affect Significance – The Impact Assessment

Following the general description of the building and its significance, it is good practice to 'focus' on the specific parts of the building which will be affected by the proposals. This is often referred to as the impact assessment as is the last part of the statement. It includes the following:

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- Identify the parts of the building and surrounds that will be affected by the proposals, analysing their significance and why the changes are necessary.
- Identify if the impact and level of harm of the proposals on the significant parts or whole building is low, moderate or substantial. The building may be a significant listed building but if alterations can be restricted to parts of the building which are modern or of little architectural/historical significance, the impact of the proposals will be low consent is much more likely to be granted.

iv. Objectives for No 33 Mornington Terrace

As a building which has faced vacancy, neglect and low maintenance for a number of years (prior to the applicant purchasing the premises), the degree of deterioration is marked. Plans to convert the building can be realistically achieved through the sensitive repair and restoration of important elements of the building structure. The intention to refurbish and convert will allow No 33 to return to its former significance and can be done in a way that will not detract from the character of the building and plan form.

A Survey of work was carried out to assess the condition of certain elements of the house. Repairs will concern the work necessary to put right defects, significant decay or damage, and work to return a building to a good condition on a long-term basis. A summary of the condition of the internal spaces is given in Appendix 1.

A works schedule involving tasks that will improve the longer-term performance of the building, will be complemented by a regular and ongoing maintenance programme

Repairs tend to be disruptive and more extensive than planned maintenance which extends the life and preserve the appearance of a building. Routine maintenance work to protect the fabric of a building is often more apparent in conservation terms because less historic fabric is lost through the minimal and small-scale nature of the work.

The record in the ***Scope of Works document*** is an inventory and general schedule for completion of the needed work. The work involves a mix of removal, replacement, restoration and repair. It involves the identification of the condition and vulnerability of different elements of the building. These can loosely be put into 3 categories:

- Masonry, brickwork,
- Internal and external structure
- Internal decoration

Relatively simple jobs undertaken on a regular basis can have a significant impact in keeping a building in good order over the long term.

The most important aspect of maintenance is the protection of a building from water and damp penetration.

v. Time Frame and Expertise

No 33 needs some repair and maintenance to its façade and guttering, so as to maintain the fabric of the building. The building has been so heavily altered inside so as to make conversion viable, but if left unchecked it is possible it will become irrevocably dilapidated and uneconomic to repair and renovate to new uses.

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vi. Methods

There are several major reasons for the works to an old building:

- to improve the appearance of the building by removing unattractive dirt or soiling materials, or non-historic paint from the masonry;
- to stop deterioration by removing soiling materials that may be damaging the masonry;
- to provide a clean surface to accurately match new mouldings and decorative treatments.

Where work has already been undertaken, traditional methods and materials are preferred in order to lessen the impact of the works and retain the integrity of the building. Historic building repair is best carried out with similar materials to the original construction.

vii. Issues

Many of the problems facing No 33, such as new additions and wear and tear are visible on close inspection and are contained within the building envelope. Cracking to mortar joints, new additions, ceiling weakness and mixed brickwork impose varying detractions to the overall quality of the building, depending on the elevation under investigation. Still, these elements of the building have an accumulated effect on its general depreciation and therefore must be treated as posing a major threat over time.

viii. Description

The property is a Grade II listed house, located in the Camden Town Conservation Area. It has 4 storeys and a basement and was formerly in use as a family home. Originally, the first floor featured a function room/lounge at the front, later converted into bedrooms. The building, dating back to the mid-19th century, has undergone various alterations, including

conversion to flats and an HMO use. The facade features a typical early Victorian elevation. The interior shows a blend of historic and modern alterations, with few surviving remnants of its early residential function.

ix. Background

The building is owned by Camden Council and in the past has been subdivided into a self-contained two storey apartment on the second and third floors with 2 bedsitting rooms with shared facilities at ground and first floor level. The basement flat has been uninhabitable for many years. The proposal is to rationalise the layout to provide two self-contained flats, one occupying the basement and ground and the other on the remaining upper floors.

x. Recent History

The subject property has been vacant for 12 years and has been suffering from a lack of maintenance and neglect in the intervening period, with the result that the roof covering had failed and significant water ingress has caused damage to the internal fabric of the property. The house was acquired by the applicant in 2022.

The house was in a highly dilapidated state when the applicant acquired the property in 2022. The intention was to reinstate the building as one dwelling, and a strip out of the building was undertaken to remove decayed fabric and to stabilise the structure of the property. This was undertaken as a result of poor advice and despite council intervention.

The retrospective scheme seeks to reinstate features that have been removed in the course of the most recent refurbishment and regularise works that have been undertaken without consent. In addition, permission is sought for proposals that will enhance the significance of the building.

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xi. Summary of significance (Refers to 4.3.18 & 4.3.19 in HS)

The building principally derives its significance from the overall form and appearance of the front elevation. The listing reflects the quality and status of the building known to have been here in the mid-19th century as part of the terrace group on Mornington Terrace. It is significant that it illustrates the way the building has survived until recently without creating great disruption to the building or indeed the group. Only recent changes made by the previous owners have had an impact on the floor space and the reading of the individual elements that make the whole.

The altered interior on the basement to ground floor for example is shown by the extent to which the original staircase has been removed previously. Plans to reinstate it to its former position are a conservation benefit.

The Interior:

The internal fabric and layout have been substantially altered and rearranged over the years with the loss of much of the historic detailing. The overall evidential value of the subject property is low, as the plan form and historic fabric has been altered and largely removed, detracting from the aesthetic value of the house. Its significance is therefore considered to be low.

Yet, it is noted that the former layout as given by the separation of rooms at the front and rear and the corridor to the side is a remnant of the original floor plan. Elements such as the fireplaces and chimney breasts are survivals of the house when it was first built. With the exception of decorative under window panels all other decorative features and fittings have been removed prior to 2022.

The significance on the inside is low to medium and the proposal seeks to restore some of the former quality.

Externally:

The subject property has a degree of architectural value to its front facade and makes a clear aesthetic contribution to the coherent and harmonious character of Mornington Terrace and to the wider Camden Town Conservation Area.

The principal street-facing elevation and surviving architectural details of no 33 is of high importance. The subject terrace (nos.26-52) has group value, townscape interest and historic merit due to its composition, layout and unified front façade.

Summary of heritage significance

On the interior, the subdivision and regular refurbishments that have taken place to service the HMO use has drastically reduced the architectural calibre of the house, detracting from its integrity. Yet, the contribution made externally to the terrace of listed buildings is high, considering the unity given through its elevation and roof profile. The proposal to reinstate elements of the front elevation and clean the brickwork will restore no 33 to a condition in keeping with its elegant neighbours.

No 33 contributes to the character and appearance of the street and design and quality of execution is of a good standard for an old building. Yet it is unfortunate that the current condition of the render is poor with age related scarring causing a harmful impact on the building and street.

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- The identity of the elevation relates to the original core of the building and is architecturally important;
- The use of yellow brick and stucco is a fine example of the early Victorian style and refers to its continuing use on houses of this period in the Borough;
- The structure of the building on the inside gives evidence of how the earlier building has been adapted;
- One of the most interesting architectural elements of the interior is the layout of the linear building where the staircase rises centrally from which the rooms principally span;
- Internally, the chimney breasts and remaining joinery make a modest contribution to an understanding of the construction methods and style of houses being constructed at this time;
- Changes have been made to the fireplace, staircase and to the general decorative order, leaving an interior with an unplanned and haphazard mixture of parts;
- The existing walls are an important definition of the original layout to which no structural change can be made;
- Whilst the importance of the main front room on the 1st floor with a pair of windows as part of the original scheme is high and contributes to an understanding of the building, the fireplace on one side has been modified and is not historic;
- The listing reflects the quality and status of the early building.
- No 33 contributes towards the significance of the Camden Town Conservation Area;
- The remaining historic interior is an example of architectural design, that has seen many changes; Alterations have had a

negative effect on any decorative intentions and examples of craftsmanship have been ruined by some ill-conceived additions.

- Still, the plan and function of the core building remains legible, expressed for example in the interconnected rooms spanning four storeys of the building:

xii. **SUMMARY; General Works guidance to maintain the integrity of the building**

All finishes, including robust fabric, are subject to wear and tear and will require repair and conservation. All such operations will involve risk to the fabric of the building and need to be properly managed by employing good conservation practice.

Such practise is widely advocated by Conservation groups such as SPAB and the National Policy given in NPPF will ensure any harm which damages the significance of No 33 is not permitted.

Any restoration or alteration work will be planned to ensure that the original materials, age and significance of the fabric are fully understood and further changes are investigated and documented.

Any future alterations to the existing external fabric will be carried out in a style and using materials appropriate to the building. Repairs or alterations to the elevations will be carried out in a like-for-like manner.

All original and other subsequent significant historical fittings on the inside including but not limited to window panels, windows and doors will be repaired and / or restored and put into good order and maintained as such.

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The detailed specification in Scope of Works has been developed in consultation with the local authority.

Proper records will be kept of alteration works including detailed drawings and a clear description of the completed work, its cost and a note of who carried out the work. This will ensure that a full picture of work on the site accumulates over a period of time.

Work that is carried out will be undertaken by appropriately skilled tradesmen and under the supervision of a conservation architect.

In relation to **PARAGRAPHS 201, 196, 205 and 206** of the NPPF where weight is given to the significance of a designated heritage asset and its conservation. The proposed offers a solution to restoring the internal footprint of the house as a guide to the formation of the new. This then offers a meaningful interpretation of the spaces that give this building its character. In respect to the weight given to the heritage significance, the work proposed has fundamentally recognised the integrity and value of any remaining historic fabric. The reinstatement and replacement of such features is a key part of the set of proposals.

IN ADDITION: A DETAILED ASSESSMENT OF RETROSPECTIVE AND PROPOSED WORKS IS GIVEN IN PART 2: DATA SHEET. SCOPE OF WORKS.

APPENDIX 1

Existing Condition

Much of the interior fabric of the property had been damaged by decay and water ingress, with high levels of damp and fungal attack. Walls and ceilings within the house comprised a mixture of lath and plaster and modern plasterboard. Due to the interior fabric of the house being damp and beyond repair the applicant needs to make immediate action to address these issues.

Both modern and historic plaster was subsequently removed from the walls and ceilings. Floorboards on the basement, ground, second and third floors were also removed as part of this strip out (the first floor had chipboard flooring), and the peripheral walls skimmed with a cementitious render.

The fabric of the internal walls has been removed. Some, like the stud walls in the front rooms of the first and second floors date to the year 2000 (LE9900841) and were clad in plasterboard and modern plaster, others contained historic lath and plaster which was in a poor state of repair.

On the outside, the railings to the front stair and lightwell are broken / missing whilst the front boundary is demarked by a broken timber fence.

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Commentary on Internal Condition (to be read in conjunction with Photos in Fuller Long HS, pages 27-32).

Basement

Formerly the back room had a fireplace set within a stack. The mantel and hearth are absent leaving the stained quality of the floorboards beneath. A sash window occupies the external facing wall and has highly corroded timber frames. The ceiling plaster is peeled back revealing original timber boards. The basement staircase had been removed and a metal staircase (likely moved from the lightwell) have been installed instead. It is not clear when this was done or why.

The front room has a more robust fireplace, formed of bricks and with concrete stanchions to the side and a wooden lintel above. The window is boarded up whilst the adjoining wall has plaster splitting from the wall. The ceiling has been relined and a supporting beam connects across the space.

After 2022, the fireplace has been removed and the walls, floor and ceiling stripped back of plaster, leaving a shell form (figure 6 & 7). The chimney stack is also absent from the rear room, whilst it has been retained in the front room.

Ground floor

The fireplace and stack on the inner wall were formerly a feature in the back room, comprising repro wooden lintel and sides. Darkened skirtings run on the lower wall and match the character of the cornicing on the upper wall.

After 2022, the fireplace and stack have been removed and all mouldings stripped away. The partitions which formed the separation to the corridor have also been removed, leaving the basis timber frame structure in place (figure 10 & 11).

First Floor

At the rear of the space is the room formerly used as a kitchen, with a sink and a counter. Architecturally, the sash window (6 over 6) is of interest as is the decorative panel below. The tiled floor surface is a secondary addition noted for its hard wearing nature.

The front room represents the former importance of this space, with two doors leading onto balconies expressing the gravitas of this room in historic times. The solid wooden architrave on the inside of the windows are attractive and form a continuity with the raised wooden skirting that ruins around the room. There is also a fireplace on the inner wall, containing a modern electric heater (Photo 13). Pre-existing photographs also indicate that the front room floor covering was chipboard.

After 2022, the walls, floors and ceiling have been stripped, leaving later timber boards and stud frames in place. The panel under the kitchen window has been retained amongst all the other changes brought to the space.

Second floor

The front room is seen to have been a well presented space, with a fine sash window, a central fireplace (filled in) and original timber boards. The skirtings appear to form a consistent whole around the room and may well be of an early age.

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The staircase from first to second floor has a dog leg return and a sash window is set mid-way in this volume. The balusters of the stair appear to have historic character as it is rounded at the top level when it meets the landing.

The bathroom is on the side of the landing and it too has a good quality sash window set within timber architraves. The floor of the bathroom is tiles which compares with the wooden boards on the floor of the landing (figure 17).

In 2022, the wall, floors and ceiling surfaces were all removed and the fireplace in the front taken away from the wall. Only the stud walls remain with ceiling joists also noted as being retained.

Third floor

Formerly the spaces here were the most modernised and compliant with residential standards. The fireplace in the rear room was already blocked out with the remaining stack visible as evidence of this former feature. Timber floorboards appear original and the skirting gives some indication of residential status. The window however was a rotten casement. In the front room, a fireplace survives along with a well-appointed sash window and polished wooden floor.

The stair flight between the second and third floor did not have a handrail and balusters. After 2022, the roof structure was revealed and found to be in a mixed condition with decays on some older timber members and also some more modern battens added to give strength.

APPENDIX 2:

Concluding Comments on impact

Impact of External works:

The key features that contribute to the character and appearance of this asset have been assessed in Statement of Significance, Section 4 (HS).

The subject property and terrace make a positive contribution to the conservation area. The special interest of the listed building lies in the group value of similar properties and the contribution they make to the wider street scene, and thus the significance of this heritage asset, both the listed building and wider terrace, is derived from the principal (west) façade of no 33.

The retrospective section of the application relates to internal works only. The proposed section of the application also includes external works, reinstating railings to the front steps, lightwell and front garden. This will enhance the contribution made by the subject property to the character and appearance of the conservation area. A new external stair will be introduced to the lightwell (which had previously lost this staircase to provide an internal flight between the ground floor and the basement). This staircase will be in keeping with the street scene and with neighbouring properties of the terrace where they are an established feature and will therefore have a neutral impact to the conservation area.

Overall, the proposed scheme will have a positive impact to the character and appearance of the Camden Conservation Area.

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Impact on the Camden Town Conservation Area

The CTCAP states that no 33 is part of the main composition along the street:

The terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters which run along the first and second floors of the properties. Front gardens are of a generous depth, often with mature planting, although front railings to a sizeable number of properties have been replaced with inappropriate boundary treatments including low brick walls and hedges.

In this respect, no 33's contribution to the significance of The Camden Town Conservation Area is high, especially as the terrace is mentioned in the Appraisal. Works therefore to clean and improve the front elevation will be an enhancement to the Conservation Area.

Impact on Plan form

The proposal to reorder the layout is based on the former arrangement of rooms at the front and rear. The removal of lather and plaster exposes the stud frame which will be reconstituted on the surviving plan form. It is welcome that self-contained flats can be created without altering the original plan form.

The retrospective works ensure that the harm of removing wall and ceiling plaster will be offset by reinstating the plan form of the property and reinstating features that had previously been lost including two fireplaces and their surrounds, most of the doors and architraves (which were of late 20th century provenance) and the floorboards on the first floor.

The applicant seeks to reinstate the original plan form of the property and proposes the use of plasterboard and plaster for new ceilings and internal walls throughout (see proposed works below).

Impact on Historic fabric

Historic fabric has been altered and largely removed, detracting from the architectural value of the house. Where known, the parts of fabric will be done in a sympathetic like for like material.

In the proposed scheme the reinstatement of timber floorboards throughout will provide a unified set of refurbished timber floorboards. Where original boards are identified they will be preserved and restored. Where new boards are required, they would be selected through being close matches to the original boards, with a common grain, tone and profile. Fireplaces also will have a historic quality and probably be of a unified form and materiality. It is expected that a high quality marble will be utilised for the mantel and the hearth will be of a solid metal. Where door and window joinery are being replaced it too will be of a high quality timber.

To the rear it is proposed to replace non-original doors and a window in the rear closet wings. The works to the rear of the property are considered to be sympathetic additions not harming the special interest of the host building.

The above assessment shows the internal walls to already be of secondary importance in respects of the interior decoration and material fabric. The internal walls have been rebuilt as part of former reordering and they indirectly append the primary walls of the building shell.

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All of the visible decoration before 2022 was added after 2009 when the then tenant moved in and converted the spaces to flats. These alterations did not affect the special interest of the listed building and their impact is neutral. The existing interior is of little architectural significance and the case is made for restoring the spaces.

Due to being of later construction and being attached in a superficial way to the outer facing primary walls, all of the stud partition walls and large parts of the decorative order can be stripped back without impacting on the brickwork. This said, it is of great importance that the original fabric (brickwork) which forms the outer walls is preserved. Also, it is noted how the former layout of the rooms still survives, although the inner walls are later.

In addition, the removal of the existing partitions may offer the option of reinstating new rooms that may refer better to the original planform. Thereby the new scheme may relate to the character of the listed building. There will be no loss of primary structural walls and new internal walls will be stud and will be fixed in such a way that they cause no damage.

It is intended that only lightweight machinery is used for removing elements and that manual methods are preferred where possible. In constructing the new parts, the design will seek to utilize existing openings in the wall for new fixes. If new points of contact are required, there may well be a way in which direct contact into the fabric is mitigated through a bridging device (a fin).

Impact Assessment

Works are proposed to bring the property back into good condition, up to modern standard, whilst making new spaces which relate better to its

former plan layout. It is important to retain the character of the front elevation. Overall, the impact of the proposed development on the existing structure is relative to the later changes that have occurred to the interior.

There will be no impact on the much altered architectural character of no 33 and there will be a positive impact on the street scene.

In the early days, the subject property was used as a house by influential local families, before being turned into a local authority use (HMO) in the 20th century. In 2009 it was given a fit-out to suit flat accommodation. It has lain redundant in recent years.

Changes made by the previous tenant account for the current shell of the building. Designs proposed in this application will follow the recent evolution of the building where there has been a series of changes involving new walls and lowered ceilings. Interventions are proposed that will work within the shell layout of the building, leaving impacts to the historic fabric of the primary outer facing walls as zero.

The proposed scheme will fit entirely within the original envelope of the building, without any extensions. The development is adopting the internal floor space of the original floors and the closet wing, so that with interventions and insertion of internal features such as new surfaces, work areas and furnishings, habitable areas can be formed to suit the needs of a tenant.

The frontage is the chief reason for the listing of the building and the design carefully ensures that works to the building will improve on this central feature as seen from Mornington Terrace. Access will be maintained through the existing entrance and the passageway features are left in situ.

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In addition, the proposals to maintain the existing façade of the building, with the ground floor and first-floor window openings and roof are seen as vital in maintaining the historic and architectural integrity of the street scene.

Justification

New development should preserve the special architectural or historic interest of listed buildings and the character or appearance of conservation areas. Therefore, the impact of development on these heritage assets should be neutral to gain planning permission. It is imperative for proposed works to have a neutral impact on the listed building so that its special interest is preserved.

The proposals would result in an enhancement to the listed building and the character and appearance of the Camden Town Conservation Area.

Therefore, the special architectural and historic interest of the listed building would be preserved, the character and appearance of the conservation area would be enhanced and the planning permission granted. The NPPF states that benefits, and in particular 'public benefits', arising from proposals should be part of the weighing up process. The extent of 'public benefits' required to balance any potential 'harm' to a heritage asset is dependent on whether the 'harm' is 'substantial' or 'less than substantial' (paragraphs 205 and 206).

It is concluded that as the works would cause no harm it is helpful to consider the public benefits of the scheme. The NPPF states the policy addressing 'less than substantial harm' thus (196); 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 securing its optimum viable use.

In general planning terms, local social benefits will be gained through the creation of new accommodation at no 33. Also, there is a great benefit brought to the streetscape through the cleaning of the elevation.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Retention of its distinctive elevation, an illustration of mid-19th century residential activity in Camden;
- Reducing or removing risks, such as decay and vacancy, to a heritage asset;
- Securing the optimum viable use of a heritage asset.
- The changes are an appropriate design that relates to its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of no 33.
- It does not detract from other evidential, historic, aesthetic or communal values

In respects to the Core Strategy the analysis has shown that the proposal is appropriate and compatible in terms of size, scale, massing and design. In respects of National Policy, the degree of the harm caused to the historic environment is minimal and is not compromised when balanced against the wider design, public realm and community benefits.

No 33 Mornington Terrace

This statement concludes that the reinstatement and refurbishment would be an appropriate solution to this Listed building, particularly as a result of its design, which is based on a respect for traditional architecture, and its use of materials. The design causes no harm to the character of the listed building.