

**49 ARLINGTON ROAD, CAMDEN TOWN,  
LONDON NW1**

**HERITAGE STATEMENT**

**IN SUPPORT OF AMENDMENTS TO  
2022/2346/L and 2022/2351/P  
(VARIATIONS OF CONDITION 2: PLANS)**



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**December 2024**

# 1 INTRODUCTION

## 1.1 Commission and background

- 1.1.1 This heritage statement was prepared by Michael Copeman, MSc, BA IHBC (Historic Buildings Consultant), as instructed by Hannah Green of Munity Architects on 3 December 2024. It supports an application to amend the plans approved on 3 March 2023, LB Camden Planning refs. 2022/2346/L and 2022/2351/P, by variation of Condition 2 in each case. This statement supplements the 2022 *Heritage Statement*, by the same author, which describes the history, development and heritage significance of the property, and is appended below (without the original heritage impact assessment).
- 1.1.2 The planning approval and listed building consent are each subject to a Condition (2), which states: “The development hereby permitted shall be carried out in accordance with the following approved plans [...] Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.”
- 1.1.3 The property is a grade II listed terraced house, dating from c.1840. It has three storeys over a semi-basement, with a modern attic. It is within the Camden Town Conservation Area.
- 1.1.4 The variations now sought to the approved plans mainly affect the rear extension. Its internal height will be increased by slightly raising its ceiling and lowering its floor; two rooflights will be added, and the external brick cladding will be replaced by aluminium framing. The basement floor will be slightly lowered to reinstate its historic level. The basement staircase and the steps down from the existing garden to the new patio will be adjusted to correspond with the new floor level.

## **2 SUMMARY OF HISTORY AND HERITAGE SIGNIFICANCE**

*For detailed history, sources and illustrations see 2022 Heritage Statement (appended).*

### **2.1 History**

2.1.1 The southern part of Arlington Road was laid out (as Arlington Street) c.1806. The east side was built by c.1828, but the west side was not developed until 1838-41. No. 49 was part of the last block to be developed, and was first occupied in 1841. Its floor-plan is of the usual London type with two rooms per floor and a staircase against the party wall. There was a rear extension, probably of a single storey, to the north side.

2.1.2 By 1894 a second, smaller rear extension had been added to the south side of the house. The house suffered some bomb damage in World War Two and the rear wall appears to have been partly rebuilt. In 1965, the existing rear extensions were demolished and replaced by the present WC and lobby, along with internal alterations that resulted in the present floor plan. The attic was added in 1970.

### **2.2 Heritage significance**

2.2.1 The house is listed grade II. The primary heritage significance of the house derives from the contribution of the front elevation to the character and appearance of terrace of which it is a part, and of the terrace as a whole to the surrounding mid-19<sup>th</sup> century townscape. The interior and the rear elevation are of relatively lower significance than the front, and the attic is somewhat intrusive.

2.2.2 This house and the others in the same terrace of similar design, are slightly unusual for their date and type, because of their very small footprint, and the exceptionally economical way in which the rear wall of the second floor was constructed with a tile-clad timber frame ‘mansard’ rather than conventional load-bearing brick. Also slightly unusual is the location of the rear chimney stack on the rear wall rather than the side party wall. This arrangement was probably intended to maximise the size in of the rear room, which is constricted by on the small plot. To the extent that these features survive unaltered, they will not be affected by the approved or amended proposals.

## **3 HERITAGE IMPACT ASSESSMENT**

### **3.1 The proposed variations**

3.1.1 The listed building consent granted in 2023 allowed for the removal of the concrete piers that replaced the central cross-wall (of 1965 or later); conversion of the rear window to a doorway; demolition of the existing (1965) outbuildings and the addition of a full-width, flat-roofed, single-storey rear extension.

- 3.1.2 It is proposed to carry out the approved scheme with the following variations:
- Lowering the lower ground floor level by 145mm and adjusting the staircase to fit;
  - Lowering the floor of the approved rear extension by 540mm;
  - Raising the ceiling height of the extension by 130mm;
  - Replacing the brick facing to the rear extension with an aluminium frame and fascia;
  - Adding a 'box' rooflight to the south-east of the rear extension;
  - Adding a flush rooflight across the rear of the new extension;
  - Forming three additional steps down from the garden to the new 'patio'.

### **3.2 Planning policy context**

3.2.1 The purpose of the condition that this application seeks to vary is: *'to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.'* The following section will demonstrate that the proposed variations will cause no harm to the heritage significance of the listed building, and thereby preserve its special architectural and historic interest.

3.2.2 The approved scheme was assessed as compliant with the relevant national and local planning policies. The design revisions are relatively minor, and are sought primarily to improve the natural light levels and spatial quality of the lower ground floor, and to refine the aesthetic and architectural character of the approved extension. The proposed extension and associated works remain substantially as approved. The revisions do not raise any new policy issues.

### **3.3 Description and assessment of proposed variations**

#### *Lower ground floor*

3.3.1 The floor of the existing basement (lower ground floor) is a modern concrete slab. On the evidence of the existing staircase, of which the lowest step has been largely 'buried' by in the concrete floor, the basement floor was originally lower than it is at present (Fig. 1). For this reason the stair is understood not to be compliant with Building Regulations, and a 'trip hazard'. The staircase is a modern (1965 or later) reconstruction of the original.

3.3.2 The lower ground floor will be re-laid at its original level, 145mm lower than existing. The bottom step of the stair will be reinstated to its original height, to match the other steps. The four-panel door to the cloakroom, to be re-positioned under the approved scheme, will be adjusted to fit.

3.3.3 This change will reinstate the historic floor level, the proper form of the staircase, and the historic ceiling height of the basement. It will have the added advantage of removing the trip hazard. No historic fabric will be lost or harmed, nor will the proposed work cause any detriment to the heritage significance of the house.



Figure 1: Existing stairs at lower ground floor level

#### *Rear extension*

3.3.4 The floor of the approved rear extension will be lowered by 540mm, stepping down from the lower ground floor on the line of the historic rear wall. The ceiling height will be slightly raised, by 130mm, corresponding with the height of the extension at number 51. The new floor level will be the same as those of the approved rear extension at number 47, and the existing rear extension at number 51. The increase in height will be below the level of the approved rear parapet, and therefore unseen externally. These are minor changes which will have a negligible impact on the historic fabric and appearance of the house. However, they will improve the quality of the internal spaces and ensure that ceiling height of the new extension will now exceed the minimum of 2500mm recommended by the London Plan Policy D6.

3.3.5 It is proposed to refine the external treatment of the approved extension. The heavy brick facing will be omitted and the extension treated as a modern 'pavilion' with a slender, black-finished aluminium frame. It will have three sliding glass doors, slightly larger than the four approved, which will complement the building with 'classical' proportions derived from the 'golden section'. This is more characteristic of Georgian architecture than the approved French doors (for which there is no historic precedent in the existing rear elevation). These changes will give the extension a lighter and simpler character, reading as a contemporary element of high architectural quality in its own right, and as such, more in keeping with the existing building than the approved design which was 'traditional' only in its materials.

3.3.6 A fully-glazed 'box' rooflight will be introduced in the inner (south-east) angle of the new extension roof. This will allow for retention of the existing doorway from

the staircase, which will be glazed but otherwise unaltered. (Under the approved scheme it would have been bricked-up.) The shape and size of the rooflight will echo that of the existing rear extension, preserving the memory of the earlier form of the house, and with a neutral impact in terms of massing and visibility. It will benefit the sustainability and spatial quality of the house by providing natural light to an area that would otherwise have lacked it.

- 3.3.7 A ‘walk-on’ glazed rooflight will be introduced along the rear of the new extension behind the parapet. This will provide additional light to the basement level, with no visual impact on the rear elevation.

#### *Garden*

- 3.3.8 Three additional steps down from the existing garden will be added to reach the new patio and lower ground floor level to the new patio. This will be a minor change within the existing landscape design with a neutral impact on its character.

### **3.4 Summary and conclusion**

- 3.4.1 The proposed revisions to the approved plans are relatively minor, but they have spatial, functional, conservation and aesthetic benefits. They will have no impact on the appearance of the building from the public realm, and barely be discernible from neighbouring properties. Their effect on the character and appearance of the conservation area will be negligible.
- 3.4.2 The proposed amendments will help to secure the sustainable long-term future of the listed building as a family dwelling, the use for which it was originally designed and for which it is best suited. The heritage benefits identified in the approved scheme will remain, including the reinstatement of the historic ground floor plan and of the original line of the first floor central partition, and the replacement of the front attic dormers in a traditional design.
- 3.4.3 In conclusion, the proposed revisions will cause no loss of, or harm to, the historic fabric of the house, nor have any detrimental effect on its heritage significance. Therefore, the special architectural and historic interest of the building will be preserved and enhanced in accordance with the requirements of policy D2 of the Camden Local Plan 2017, and Condition (2) of the 2023 listed building consent.