

**49 ARLINGTON ROAD
CAMDEN TOWN, NW1**

HERITAGE STATEMENT



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as appendix to revised application**

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1 INTRODUCTION

1.1 Commission

- 1.1.1 This report has been prepared by me, Michael Copeman MSc BA IHBC (Historic Buildings Consultant) in support of applications for planning permission and listed building consent for alterations to 49 Arlington Street, Camden Town, London NW1. I inspected the site on 10 March 2022. I was formally instructed by Jeremy Wiggins of Mutiny Architecture on 11 March 2022.
- 1.1.2 No. 49 Arlington Road is a terraced house built in c. 1840. It is listed grade II and is within LB Camden's Camden Town Conservation Area.
- ~~1.1.3~~ The proposed development consists principally of the demolition of the existing rear closet wing and the construction of a new full-width basement extension, internal alterations, ~~and the construction of a detached garden room.~~
- 1.1.4 Research was undertaken at LB Camden Archives, and using on-line and published sources.

2 HISTORY AND DEVELOPMENT

2.1 History: Arlington Road

- 2.1.1 The southern part of Arlington Road was at least projected as an urban development quite early in the 19th century by the Southampton Estate, freeholder of much of the surrounding area. The early history of the street and the exact date at which it was developed are uncertain. Camden Archives holds a deed relating to a house plot on the east side dated 1806, which includes a block plan showing the roadway.¹ It refers to the street 'called or intended to be called' Arlington Street; suggesting that the street was laid out, at least by this date.
- 2.1.2 Mornington Crescent was laid out c1820. It terminated to the north at its junction with what is now Arlington Road, suggesting that Arlington Road was already in existence. The present north-eastward continuation of Mornington Crescent was then called Southampton Street. Development of the area was slow: the first houses in Mornington Crescent were occupied by 1821, but it was not complete until 1832.²
- 2.1.3 Residential development of Arlington Road was even slower. The east side had been developed by the later 1820s, shown on Greenwood's map of 1827³. Rates were being paid on nos. 1-37 (consec.) by c1828 indicating that they were then fully occupied.⁴ The west side was still open, and used as a nursery or market gardens and remained undeveloped partly because of the protracted negotiations associated with the sale of land by Lord Southampton for the London to Birmingham Railway line (built 1833-7) to the west of Camden Town. The west side of the street was developed after railway was built, between 1838-41.
- 2.1.4 The street was first known as Arlington Street, becoming Arlington Road in 1875 when it subsumed Grove Street, which began just to the south of what is now the Delancy Street junction. The whole street was then renumbered. The numbers were originally consecutive from south to north on the east side and north to south on the later west side, meaning that no. 49 would have been 52 Arlington Road.
- 2.1.5 Much of the east side of Arlington Road was badly damaged by bombing during World War Two⁵ and subsequently redeveloped with blocks of flats.

2.2 The property

- 2.2.1 The rate-books for St Pancras indicated that the block of houses that includes the present 49 Arlington Road dates from c1840 and was among the last groups of houses to be built in the original development of the street. Rates were first paid in 1841. No leases or archive material specifically associated with no. 49 have been found.

¹ Camden Archives ref. BRA1638/1

² <https://www.british-history.ac.uk/survey-london/vol24/pt4/pp132-133>

³ <https://curiosity.lib.harvard.edu/scanned-maps/catalog/44-990102029440203941>

⁴ Camden Archives: St Pancras Rate-books 1828

⁵ Ward, L., (2015) *LCC Bomb Damage Maps 1939-1945*, London, Thames and Hudson

- 2.2.2 The house as built had three storeys and a basement on a relatively narrow street frontage of c4.5m, with a shallow depth, of only c7m. The internal plan is the standard London terraced house plan of two principal rooms per floor, with the entrance passage and staircase to the side. Unusually, the chimneystack serving the rear rooms was on the back wall, rather than the party wall.
- 2.2.3 The house, along with its neighbours, also had an unusual form of construction to the rear second floor level, with slate hanging forming a sort of ‘mansard’ roof behind a central valley. Some unaltered examples survive elsewhere in the terrace. This odd arrangement was presumably for economy, since it allowed for a partial timber-frame construction rather than a full-height brick wall.
- 2.2.4 The earliest large scale map to show the house in any detail, is the 1870 Ordnance Survey (Fig. 1). At this date there was an extension projecting from the north side of the rear elevation. Its footprint is consistent with that of a number of other houses in the terrace, suggesting that it was primary. Very few leases or primary records for individual houses in Arlington Street have been found, but an 1841 lease for 46 Arlington Street⁶ (later 61 Arlington Road) includes a block plan showing a similar rear extension, nearly half as wide as the house with an awkward canted inner angle so that the basement window was not blocked.



Figure 1: Ordnance Survey map detail 1870 (© Camden Local Studies and Archives Centre)

- 2.2.5 By 1894 the OS map (Fig. 2) shows that a second, smaller rear extension had been added to the south side of the house. Its footprint does not correspond with the extant rear extension.

⁶ Camden Archives ref. A/01077/1



Figure 2: Ordnance Survey map detail 1894 (© Camden Local Studies and Archives Centre)

2.2.6 An application for 're-drainage' was made to St Pancras Borough Council in 1930⁷; implying that the plumbing was being replaced rather than wholly new sanitary provisions introduced. An attached sketch plan (Fig. 3) corresponds with the footprint of the house on the 1894 map. It identifies the larger extension as a wash-house and the smaller as a WC.

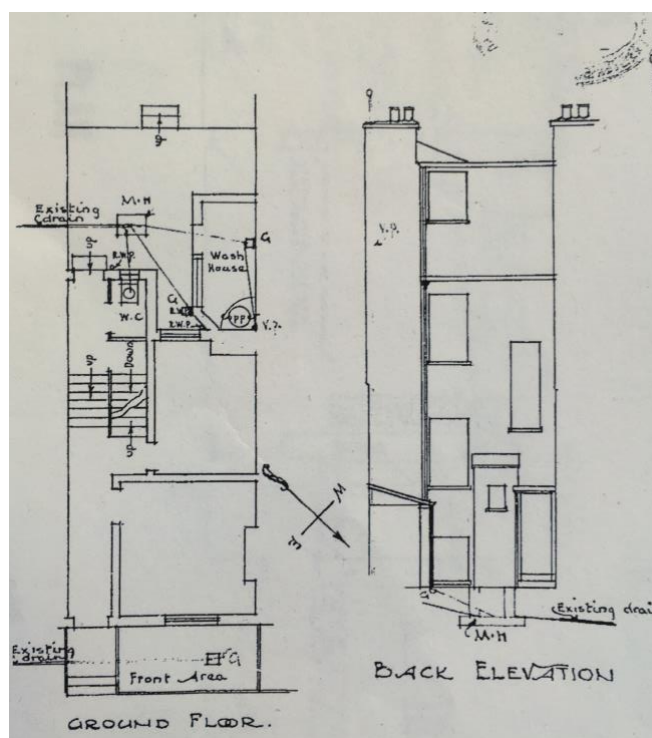


Figure 3: Drainage plan, 1930 (Camden Local Studies and Archives Centre)

⁷ Camden Archives: drainage plans, 49 Arlington Road 1930

- 2.2.7 No. 49 and the adjoining houses suffered bomb damage in World War Two. The extent of damage is unclear, but the rear of no. 51, has concrete lintels, and appears to have required substantial rebuilding. The flat heads to the windows of no. 49 may suggest a similar level of post-war repair.
- 2.2.8 In 1965 drainage plans were submitted to the Borough of Camden⁸ for various internal and external alterations (Fig. 4). There is no corresponding reference to the works in the planning history for the house, so planning permission was presumably not required. The then existing rear extensions were demolished and present WC and lobby built. The plans show, in addition, a full width extension at basement level, with a terrace above it, but there is no evidence that this was carried out. The external shed was added at the same date, to house the heating plant.
- 2.2.9 At the same time, the present arrangement of the ground and first floors was introduced. The partitions between the ground floor front room, entrance hall and rear room were removed and the door was introduced at the foot of the stairs. At first floor, the partition between front and rear rooms was removed and a new wall was set further back into the rear room creating a shallow recess to form a wardrobe. The doorway under the front entrance to the basement area was blocked. It was proposed to enlarge the front basement window and put in French doors with flanking windows, but this does not seem to have been done.

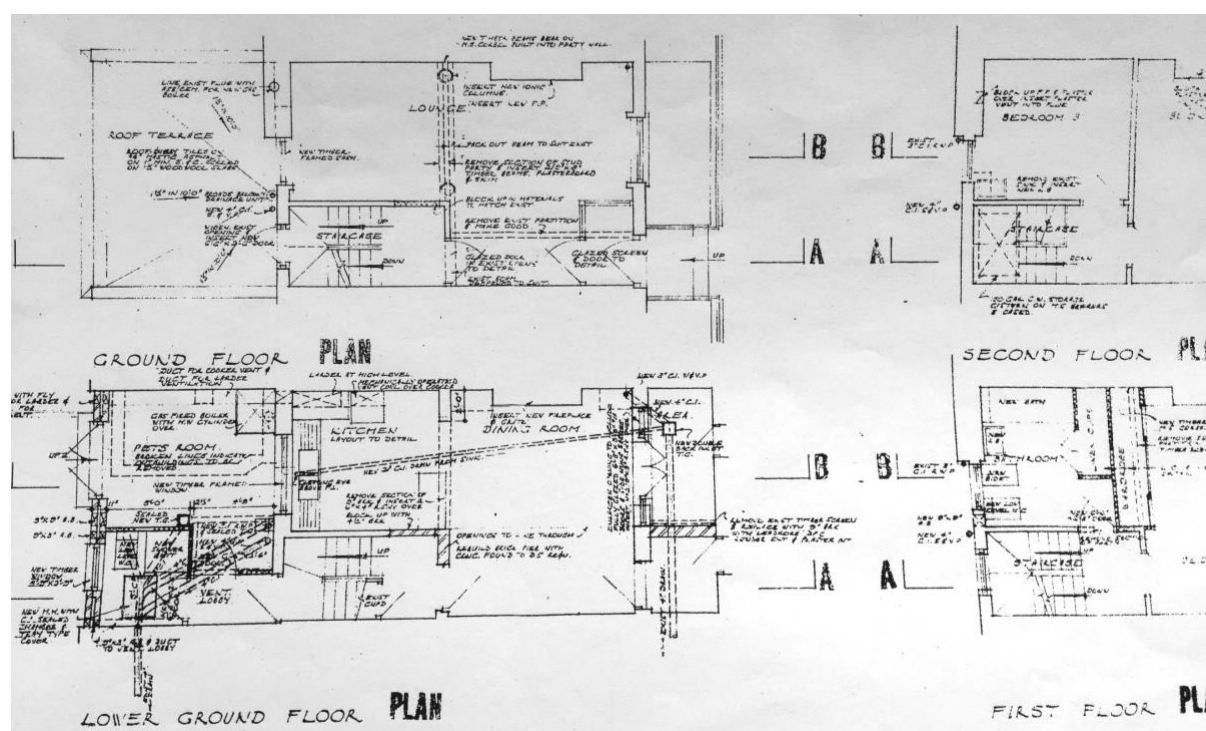


Figure 4: Plans showing alterations, 1965 (Camden Local Studies and Archives Centre)

- 2.2.10 Planning permission was obtained in 1970⁹ for the addition of the attic storey and associated internal works. It is assumed that the party wall chimney stack above second floor level was removed at this date. It has not been possible to obtain

⁸ Camden Archives: drainage plans, 49 Arlington Road 1965

⁹ LB Camden planning ref. [CTP/K11/14/5/10226\(R\)2](https://www.camden.gov.uk/camden-archives/camden-archives-reference/CTP/K11/14/5/10226(R)2)

drawings associated with this alteration, but work was evidently undertaken. A 1975 photograph¹⁰ shows a slate mansard, indicating that the present rear fenestration is a later, but there are no more recent planning records. The house was not listed until 1999, so listed building consent was not required.

2.2.11 In 1973, planning permission was obtained¹¹ for a 'plant house' in the form of a conservatory directly above the 'lobby' that links the house and WC extension. It is unclear whether this was ever built; if so it has since been removed.

2.2.12 It is not known when the rear elevation was rendered. This would not have required planning permission or listed building consent before 1999.

2.2.13 The original internal plan remains legible, despite the alterations, but there are relatively few primary details. The plaster cornice mouldings are typical of c1840, but have been reproduced to follow the line of later partitions in several places, at least. It is not certain which sections are primary. Only the ground floor front window is (probably) primary; the others are later reproductions with horns, which would not have been used c1840. The stair balustrade and some doors appear to be original, but most of the other joinery is modern, as are the two chimneypieces.



Figure 5: Rear elevation, no. 49 to centre

¹⁰ Camden Archives ref. Camden Planning photo index A/21/398

¹¹ LB Camden planning ref. [CTP/K11/14/5/15957](#)

3 PLANNING POLICY CONTEXT

National Policy

- 3.1.1 The *National Planning Policy Framework* (NPPF, rev. 2019) sets out the key national planning policies for the conservation of historic built environment, against which the impact of proposals affecting heritage assets and their settings must be assessed. Its over-arching principle is a presumption in favour of ‘sustainable development’ (para. 11). The key provisions in relation to historic buildings are that the significance of heritage assets (including the contribution made by their setting) should be fully understood (paras. 189-192); that great weight should be given to the conservation of heritage assets (para. 193); that substantial harm to heritage significance should be justified (paras. 194, 195) and that less than substantial harm should be weighed against the benefits of a development (para. 196), and the settings of heritage assets should be protected.

3.2 Local Policy

- 3.2.1 Local planning policy must be consistent with NPPF. The provisions of NPPF are reinforced but not fundamentally altered by the *London Plan* (2021) Policy HC1. The relevant LB Camden policies are set out in the *Camden Local Plan* (2017), supported by Camden Planning Guidance (CPG), *Altering and Extending your Home* (2019); *Design* (2021); *Energy Efficiency* (2021), *Camden Town Conservation Area Appraisal and Management Plan* (2007) and the council’s guidance on heritage statements.

4 SIGNIFICANCE

4.1 Assessment of heritage significance

- 4.1.1 49 Arlington Road is listed grade II with group value, as part of the terrace of similar houses, nos. 39-51 (odd), including the cast iron spear-topped railings to the front areas and front balconies. The semi-circular ‘toplight’ over the front door of no. 49 is mentioned specifically in the list entry. The attic extension is noted as ‘not of special interest’. The interior was not inspected as part of the listing survey.
- 4.1.2 The west side of Arlington Street is described in the *Camden Town Conservation Area Appraisal*, which highlights the uniformity of the terraces in Arlington Road and their consistency with those in adjoining streets. It notes the survival of a number of unaltered examples of the unusual roofs, rear second floor construction and rear chimneys that characterise the terrace of which no. 49 is a part.
- 4.1.3 The appraisal also notes that the rear elevations of Arlington Street can be seen from Mornington Street; but in practice, of the houses at the centre of the terrace including no. 49, only the first floor and above are visible. This is not identified as a key view in the appraisal. There are no other views of the rear of the house from the public realm.

- 4.1.4 No. 49 has been significantly altered by the addition of the attic, by the removal and rebuilding of the rear extensions(s) and by the fact that its rear elevation has been rendered, most of its windows are modern reproductions, and the interior has been altered. Therefore, it is not among the best individual examples of the group that makes up the terrace.

4.2 Summary of heritage significance

- 4.2.1 In summary, the heritage significance of the house derives primarily 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-19th century townscape. The interior and the rear elevation are of relatively lower significance than the front, and the attic is somewhat intrusive.

APPENDIX: STATUTORY LIST ENTRY

NUMBERS 39-51 AND ATTACHED AREA RAILINGS, 39-51, ARLINGTON ROAD

Grade: II

List Entry Number: 1244687

CAMDEN

TQ2983SW ARLINGTON ROAD 798-1/83/1856 (South West side) Nos.39-51 (Odd) and attached area railings

GV II

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

Listing NGR: TQ2900283482