

**Flat 1, 2 St George's
Terrace, Camden
Heritage Statement**

Client: MR ERVIS PAJO

AB Heritage Project No: 63342

Date: 15/08/2024

Flat 1, 2 St George's Terrace, Camden Heritage Statement

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EXECUTIVE SUMMARY

AB Heritage was commissioned by Mr Ervis Pajo to produce a Heritage Statement regarding proposed alterations to Flat 1, No. 2 St George's Terrace, Camden, NW1 8XH.

Numbers 1 – 11 St George's Terrace, and attached railings, are a Grade II Listed Building. They comprise a residential terrace constructed c. 1852 during urbanisation of the Primrose Hill area of Camden. The façade carries much period detail, including entrance porticos, tripartite sash windows, stucco, etc.

This report assesses the terrace to be a heritage asset of medium significance, principally deriving from the architectural interest of the detailed façade.

The proposal site, Flat 1, has been created from the bottom two floors of No. 2. This has resulted in some alterations to the predicted historic layout. The flat does retain a limited number of traditional features and detailing, including fireplaces, doors, picture rail, sash windows, etc, which provide some surviving legibility.

The proposals would see external changes in the provision of a light well to the lower part of the front elevation, and a two-storey glazed extension to the rear. There would also be internal alterations to reconfigure the room use and circulation. This would include some loss of historic fabric through demolition of walls, removal of some traditional doors, a sash window, part of a picture rail, etc.

It is assessed that this historic fabric loss, particularly of those elements which attest to the architectural interest, age, or legibility of the building, has the potential to result in Less Than Substantial Harm to the heritage significance of the Listed Building, in NPPF terms. This is assessed to be at the lowest end of the scale, considering the relatively small-scale of the fabric loss.

Recommendations are provided to lessen / remove predicted adverse impacts through retention and / or reuse of traditional elements.

All final decisions are the preserve of the London Borough of Camden.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr Ervis Pajo to produce a Heritage Statement regarding proposed works at Flat 1, No. 2 St George's Terrace, Camden, NW1 8XH (Figure 1).
- 1.1.2 Numbers 1 – 11 St George's Terrace, and attached railings, are a Grade II Listed Building located within the Primrose Hill Conservation Area (Historic England, 2024b; London Borough of Camden, 2001) (Figure 2).
- 1.1.3 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.
- 1.1.4 This report will form part of a forthcoming Listed Building Consent Application.

1.2 Site Location & Description

- 1.2.1 The proposal site is located at No. 2 St George's Terrace in the Primrose Hill area of Camden, NW1 8XH (Figure 1). St George's Terrace is a row of large residences, some of which have been sub-divided into separate flats; the proposal site comprises the flat at the base of No. 2, which is centred on NGR TQ27848401.
- 1.2.2 Flat 1 is located over the upper and lower ground floor levels (Figures 2 - 5).



Plate 1: 2024 aerial photograph of 2 St George's Terrace (Google Maps, 2024)

- 1.2.3 St George's Terrace is in the Primrose Hill area of Camden, with Primrose Hill Park c. 30m south of the site.

1.3 Overview of Proposed Development

1.3.1 The proposals comprise three main elements (Figures 7 – 10):

- Alterations to the internal arrangement.
- Creation of a two-storey extension in the patio area.
- Alterations to the garden structure at the rear of the building.

1.3.2 A more detailed description of the proposals is provided in Section 6.1.

1.4 Planning Background & Consultation

1.4.1 Paul Cooke (Senior Heritage Consultant, AB Heritage) emailed the Camden Planning department on the 5th of August 2024. The purpose of this email was to make them aware of the production of the report, the outline aspiration of the proposals, and to confirm that the focus of the report would be on the potential for the works to impact on the heritage significance of the Grade II Listed 1 – 11 St George's Terrace. The email confirmed that the Primrose Hill Conservation Area would be considered but it was not anticipated the works would be perceptible from, or would impact on, the heritage significance of the Conservation Area.

1.4.2 Paul Cooke (AB Heritage) contacted the Greater London Historic Environment Record (GLHER) using their online system on the 5th of August 2024 to initiate a property information search for the site. Dr Matthew Jones (Historic Environment Record Officer, Greater London Archaeological Advisory Service) replied by email on the same day to confirm that no records were held for the site other than the publicly available Historic England List Entry, and that a GLHER data order was not required.

1.5 Project Qualifiers

1.5.1 This report has been prepared under instruction and solely for the use of Mr Ervis Pajo, and any associated parties they elect to share this information with.

1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.

1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.

1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.

1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 200 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority's decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Focus of Study

2.2.1 The proposals are limited principally to the interior of No. 2 St George's Terrace and rear garden. The focus of study is therefore the Grade II Listed No. 1 – 11 St George's Terrace, specifically Flat 1 of No. 2. The Primrose Hill Conservation Area has also been considered, specifically St George's Terrace.

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for historic environment desk-based assessment* (Chartered Institute for Archaeologists (CIfA), 2020).
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CIfA, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *Understanding Historic Buildings* (Historic England, 2016).
- *The Setting of Heritage Assets* (Historic England, 2017).
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the ClfA *Standard and Guidance for Historic Environment Desk-Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Greater London Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area.	05/08/2024	No data held on site beyond List Entry; see Section 1.4.
Consult Camden Borough Council Conservation Team	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	05/08/2024	See Section 1.4.
Site Visit	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	23/08/2024	See Section 5.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	22/08/2024	Site is part of Grade II Listed 1 – 11 St George's Terrace and attached railings, List Entry Number 1245862.
National, and London, Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	22/08/2024	No archive records relating to the site identified in online archive catalogue for the National, or London Archives.
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	22/08/2024	No relevant records identified.
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	22/08/2024	No relevant records identified.

Assessment of Significance

- 2.2.4 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).
- 2.2.5 As a result, this report will assess significance against **Archaeological, Architectural, Artistic, Historic** and **Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

Impact Assessment

- 2.2.6 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a proposed development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.
- 2.2.7 Overall, the degree of change will be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2023

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 207 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 208 advises that where a proposal involve 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 weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 The London Plan

- 3.3.1 The current London Plan was adopted in March 2021 and provides a framework for development in Greater London. It contains the following policy of relevance to this report.

Policy HC1 Heritage Conservation and Growth (abridged)

- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

3.4 Camden Local Plan

- 3.4.1 The current Camden Local Plan was adopted in 2017. It contains the following policy applicable to heritage:

Policy D2 Heritage

- 3.4.2 The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

- 3.4.3 Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

- 3.4.4 The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

- 3.4.5 Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

- 3.4.6 The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage

4. HISTORIC DEVELOPMENT OF THE SITE

- 4.1.1 The List Entry for St George's Terrace records that it was constructed c. 1852. It forms part of a period of urbanisation and development on the former rural land-holdings of Lord Southampton from 1840 (Camden Borough Council, 2001).
- 4.1.2 The terrace is clearly shown on an 1873 Town Plan (Plate 2). This shows the buildings with ornamental gardens to the rear. The site was in a suburban situation, with parkland to the west and south and streets to the north and east.

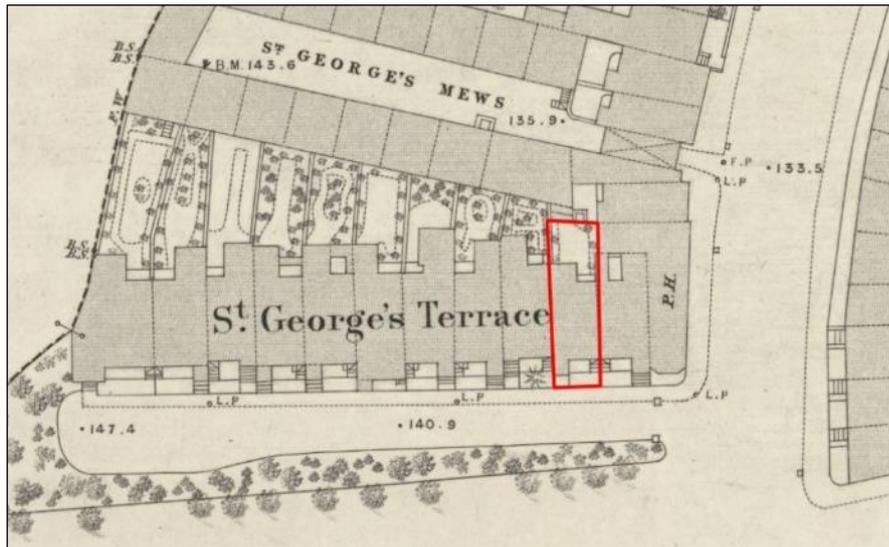


Plate 2: 1873 Town Plan (National Library of Scotland, 2024)

- 4.1.3 Further development occurred before the end of the 19th century, with new streets and residences shown west of St George's Terrace on the 1895 25-inch OS map (Plate 3).

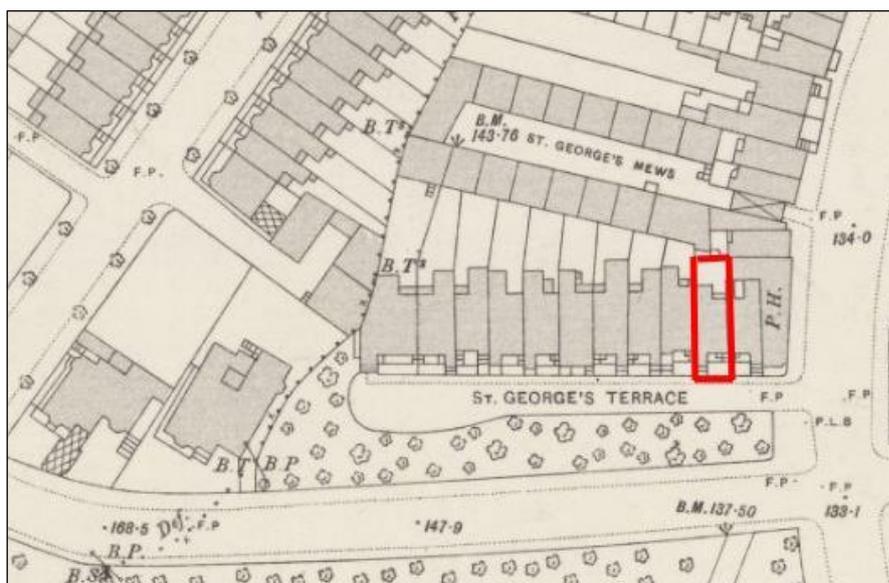


Plate 3: 1895 25-inch OS map (National Library of Scotland, 2024)

- 4.1.4 No changes of note are shown to the site or its surroundings on available 20th century mapping, although the London Bomb Damage maps show the entire terrace had suffered some bomb damage. For Nos. 1 – 6 this constituted 'blast damage – minor in nature'. No. 11, and possibly no. 10, appear to have been marked as 'seriously damaged / damaged beyond repair' (not depicted – available at Layers of London, 2024).
- 4.1.5 Despite this, the properties along St Georges Terrace are all visible as still standing, and with roofs, in a 1946 aerial photograph (Plate 4).

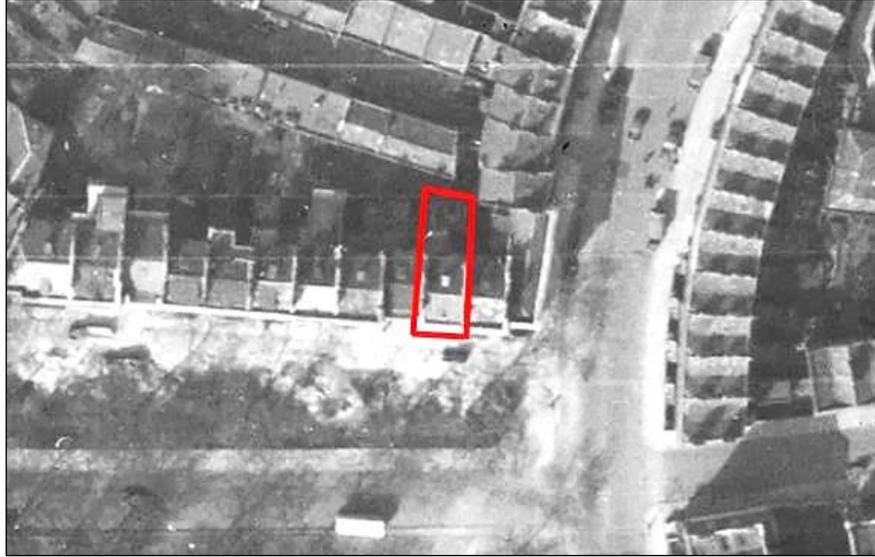


Plate 4: 1946 aerial photograph (Historic England, 2024a)

5. SITE VISIT

5.1 Introduction

- 5.1.1 A site visit was conducted by Paul Cooke (AB Heritage) on the 23rd of July 2024. The purpose of the visit was to provide an understanding of the current condition, and heritage significance of, 1 – 11 St George's Terrace, and most specifically Flat 1. It also considered any potential for impacts to the Primrose Hill Conservation Area.

5.2 1 – 11 St George's Terrace

- 5.2.1 Numbers 1 – 11 St George's Terrace, and attached railings, are a Grade II Listed Building. The façade is as per the List description (Historic England, 2024b; Plate 5):

Pale yellow stock brick with channelled stucco ground floors and quoins and dressings. 3 storeys and basements. Nos 3 & 9 slightly recessed and originally of 2 storeys. 1 window each. Ground floor tripartite sashes mostly with enriched cast-iron window guards. Each house has a prostyle Doric porch (Nos 5 & 6 paired) supporting a continuous stuccoed balustrade to tripartite 1st floor window with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature. 3rd floor windows tripartite architraved round-arched with keystones. Heavy bracketed and enriched stucco cornice.



Plate 5: St George's Terrace, view from west

- 5.2.2 There was no obvious trace of Second World War bomb damage to the façade but what was noted is that many of the steps up to the front doors were concrete, with only one set of entrance steps apparently original, in foot-worn stone, whilst a recessed bay at the west end of the terrace had none of the columns / pilasters as used to the other windows, so may be a rebuild. The façade appears in generally very good condition and is an attractive and well-preserved element of the local townscape.

5.3 Flat 1, 2 St George's Terrace: Exterior

- 5.3.1 No. 2 matches the detailing present along the entire terrace and forms the western half of a pair, mirroring the adjacent No. 1 (Plate 6).



Plate 6: No. 2 front elevation

- 5.3.2 The rear elevation is plain, with shallow brick arches to the windows; the western bay protrudes to a single room depth and has a metal access stairwell leading to the flat above (Figure 4; Plates 7 - 8).
- 5.3.3 The location of the proposed extension is between the recessed rear elevation and the protruding bay (Plate 8). Two modern timber doors open onto a patio formed of small stock terracotta floor tiles, with manholes, etc. Cast-iron wastewater down-pipes are present on this elevation.



Plate 7: Rear elevation of No.2



Plate 8: Location of proposed extension

- 5.3.4 The rear garden comprises raised brick planters with brick steps (Plate 9). The impression is that, despite the use of brick, this arrangement might post-date the construction of the terrace, being all in a red brick, and not resembling the gardens depicted on the 19th century town plan (Plate 2).

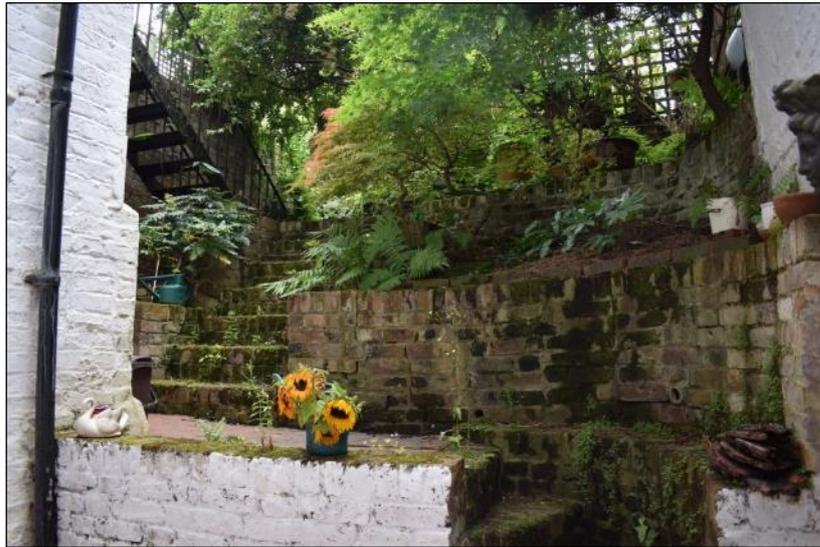


Plate 9: Rear garden

5.4 Flat 1, 2 St George's Terrace: Interior

General

- 5.4.1 No historic plans of the property were identified in the National or London Archives catalogues but an approved application for adjacent property No. 3 includes existing floorplans (application ref: 2006/3537/L). No. 3 still functions as a single townhouse residence and the internal layout, including walls, is largely recognisable from that of Flat 2 (compare Figures 2 – 3 with Figure 6, which shows No. 3). The most notable changes are the corridor and individual room entrance arrangements along the west side of both floors; differences between the two will be noted in the descriptions below.

Lower Ground Floor (Figure 2)

- 5.4.2 Moving from south to north, the lower ground floor (LGF) is accessed via a porch below the steps to the main upper ground floor (UGF) entrance. The porch opens into a reception room; in No. 3 this opens into an internal porch, then hall. The internal door to be removed is a paint-stripped traditional four-panel timber door (Plate 10). This door and adjacent wall nubs would be removed, and a bathroom created in the porch, which is plain.
- 5.4.3 A fireplace and chimney breast survives on the east reception wall, with brick base and timber lintel. A possible structural beam runs along the front of the north reception wall, supported by one wall nub, alongside the doors to the kitchen which have a moulded timber architrave; the nub and doors would be removed and doorway blocked. The doorway and wall nub are not replicated in No. 3 and are likely modern alterations.
- 5.4.4 Another doorway exits the reception room to an access corridor along the west side (Plate 11; Figure 2). The thickness of the walls either side of this doorway might suggest that this opening is original, in No. 3 this is simply open.



Plate 10: Reception room, looking south



Plate 11: Reception room, with fireplace

- 5.4.5 The access corridor holds a concrete staircase with simple balusters and handrail, in the same position as the staircase at this level in No. 3. Timber floorboards continue from the reception room. The corridor provides access to the kitchen from the east, in the same location as No. 3, and to the north bedroom. The north bedroom has a modern timber casement window, which would be refurbished / replaced like for like, and traditional timber door to the patio (Plates 12 – 13). The doorway would be blocked with shelving.



Plate 12: LGF bedroom

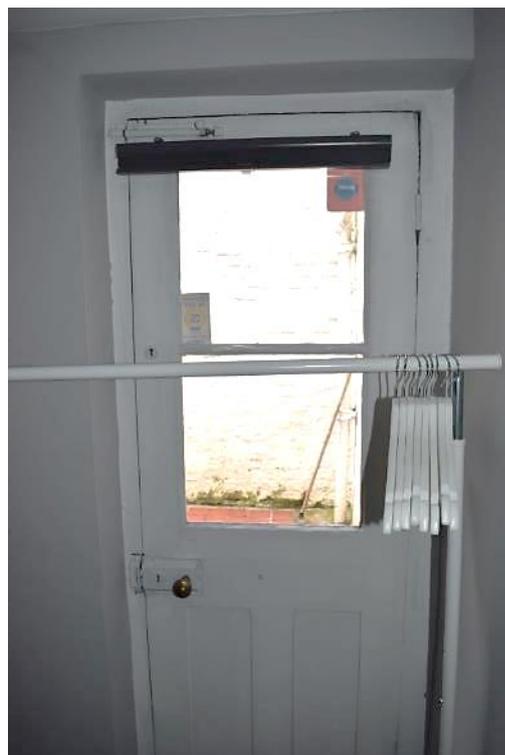


Plate 13: Door from LGF bedroom

5.4.6 The kitchen has an entirely modern finish, and modern timber doors to the patio. It appears the cooking range has been created from a former fireplace and chimney breast, with other kitchen units inserted in the voids either side. In No. 3 a chimneybreast is shown in this location. A structural beam is present running across the centre of the ceiling (Plate 14). The proposals show the wall with the cooking range as flat, while the doors would be removed and the opening adjusted to create an open portal, which is the existing situation in No. 3, likely leading to an earlier extension on that building.



Plate 14: LGF kitchen

Upper Ground Floor (Figure 3)

- 5.4.7 The upper ground floor (UGF) is accessed via a communal corridor from the main front door. This internal entrance would be remodelled as part of the proposals and comprises a paint-stripped, timber six-panel door with smoked glass fanlight above (Plate 15). Comparison with the situation of No. 3 suggests that the access to, and internal corridor to Flat 1, have been created out of what would previously have been a continuous corridor from the front door to the rear of the building (Figure 6).
- 5.4.8 Of note, above the staircase is the only piece of internal decorative moulded plaster coving seen during the site visit (Plate 15), an indicator of the level of detail which may have previously existed in the interior of the building.



Plate 15: UGF access corridor and door to Flat 1

- 5.4.9 The southern bedroom of the UGF has decorative pilasters between, and moulding boarding below, the windows in the south elevation. A blocked fireplace and chimneybreast are present on the east wall. The north wall, which would be demolished in the proposals, has a paint-stripped timber four-panel door and moulded architrave. The north-east corner of the wall has an unusual arrangement which may indicate past alterations (Plate 16).



Plate 16: North wall of south bedroom, UGF

5.4.10 The north bedroom has moulded decorative features in the form of a timber picture rail and plaster ceiling rose (Plate 17). Space for a bed, and a built-in cupboard arrangement may have been inserted in and around a former fireplace and chimneybreast (Plate 18). The arrangement of both bedrooms is largely like that in No. 3; in both cases the partition between what are bedrooms in Flat 1 appears to have been altered, while in No. 3 the chimney-breast in what is the north bedroom in Flat 1 appears to have been altered, possibly incorporated into storage based on the plan form (Figures 3 and 6).



Plate 17: Decorative features, north bedroom, UGF



Plate 18: North bedroom, UGF

5.4.11 The south-facing window to be removed from this room is a traditional timber and glass sash window (Plate 19).



Plate 19: Window to be removed in UGF bedroom

5.4.12 The UGF corridor is to be blocked beyond the existing entrance to the north bedroom. The corridor is plain, with a squat plain skirting board seen throughout the UGF (Plate 20).



Plate 20: Corridor, UGF

- 5.4.13 A modern bathroom is present at the north end of the UGF; the uPVC window would be removed and refurbished or replaced like-for-like (Plate 21).



Plate 21: UGF bathroom

5.5 Wider built environment

- 5.5.1 The site is within the Primrose Hill Conservation Area.
- 5.5.2 St George's Terrace forms a cul-de-sac, with fenced off garden space opposite the terrace to the south, and south of this across a road crossing is the open parkland of Primrose Hill (Plate 22).



Plate 22: Gardens on opposite side of St George's Terrace

- 5.5.3 St George's Terrace is a residential side road off the main thoroughfare of Regent's Park Road, which has a mix of retail premises at ground floor, and residences above, in large and often characterful 19th century terraces (Plate 23).



Plate 23: Regent's Park Road (entrance to St George's Terrace on left)

6. STATEMENT OF SIGNIFICANCE

6.1 Focus of Study

- 6.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 6.1.2 The proposals are for internal reconfiguration of an existing flat, the creation of a new rear extension, and the creation of a light-well to the lower ground floor level at the front elevation.
- 6.1.3 These proposals have the potential to impact on the heritage significance of the host building, the Grade II Listed 1 – 11 St George's Terrace, which will therefore be assessed below.
- 6.1.4 The proposals will be virtually imperceptible from the Primrose Hill Conservation Area and will be too small in scale to affect the character, appearance or legibility of the Conservation Area. As such, this will not be assessed further.

6.2 1 – 11 St George's Terrace

Description & General Condition

- 6.2.1 St George's Terrace, and attached railings, were Listed in 1997. It has been described in Section 5.2, with a detailed description of the affected area, Flat 1, within No. 2, described in Sections 5.3 and 5.4. There is nothing from the site visit to suggest that anything has changed since the List description was created, and it appears to be in good condition. No internal description is provided in the List entry. All properties appear to be functioning as residences, whether townhouses (such as No. 3), or split into apartments (such as No. 2).
- 6.2.2 Internally, Flat 1 had limited surviving historic features: traditional panelled timber doors; moulded decoration to the UGF front bedroom window; picture rail and ceiling rose to the UGF second bedroom; some moulded door architraves on both floors; chimney breasts and blocked fireplaces. In the main the finish was modern, and all skirting appeared modern. Features such as the moulded decoration to the front bedroom window and the surviving decorative plaster coving in the communal hall is suggestive of the level of detail which may have been lost from principal rooms.
- 6.2.3 Comparison of Flat 1 with No. 3 in terms of layout demonstrates that there is a recognisable, broadly consistent layout, with access corridor and staircases along one side of the property, with what would have been principal rooms served by fireplaces alongside. The partition of Flat 1 from the rest of the building means room use has undoubtedly altered from intended to provide necessary kitchen, bathroom and bedroom space, etc, which has removed most legibility as to intended function, albeit we can suggest the bedrooms might have been principal living rooms and the LGF almost certainly acted in more of a service function.

Assessment of Significance

Architectural Interest

- 6.2.4 The architectural interest derives principally from the aesthetic interest of the principal (south) elevation. This elevation is heavily detailed including entrance porticos, tripartite windows, etc. It is a testament to architectural fashions of the 19th century and the intention to create attractive high-status new residences in this area during the 1850s. Survival of the entire terrace obviously ensures the full composition is understood and provides group interest.
- 6.2.5 Some bomb damage appears to have occurred to the terrace during the Second World War and it might be that some elements of the façade have been replaced, but staying true to the original designs.
- 6.2.6 The rear is entirely plain but is still of traditional local brick with good survival of sash windows and some possible period wastewater pipes. It is as per most plain 19th century building elevations in Greater London and of limited interest.
- 6.2.7 The architectural interest is the key contributor of heritage significance to the Listed terrace.
- 6.2.8 No. 2 contributes positively to the architectural interest by continuing the façade design as per the rest of the terrace. This includes any traditional windows, etc.
- 6.2.9 As it is, the interior of Flat 1, No. 2 St George's Terrace is considered to contribute a limited amount to the overall architectural interest, principally through traditional decorative elements.

Historic Interest

- 6.2.10 The main historic interest in 1 – 11 St George's Terrace derives from it forming a part of the rapid development that overtook this area in the mid-19th century, seeing new residential streets and buildings laid out to effectively form a new community.
- 6.2.11 The historic interest is a positive contributor of heritage interest.

Summary

- 6.2.12 1 – 11 St George's Terrace and attached railings are a heritage asset of Medium Significance.

7. IMPACT ASSESSMENT

7.1 Detailed Development Proposals

7.1.1 The client seeks to expand the floorplan of Flat 1 with a two-storey extension on the rear elevation, as well as a light-well to the front elevation. The designs also include for a range of internal alterations including some demolition and new partitions. Each element of the proposals is described below:

Lower Ground Floor (LGF)

- Door between entrance porch and living room to be removed, along with the wall nubs either side, to widen the opening.
- Insertion of a partition wall in the south-west corner of the current LGF living room, with door opening to match existing leading to porch. Bathroom created in new space including porch (existing door to front elevation retained).
- Doorway between kitchen and reception, and adjacent protruding wall nub, to be removed, and the opening blocked.
- Protruding chimneybreast 'nubs' in kitchen to be removed.
- Doors leading north from current kitchen to rear garden to be removed and walls 'adjusted' to create opening.
- Doorway leading east from north bedroom to garden blocked to provide feature shelving.
- Window in north wall of north bedroom refurbished like-for-like.

Upper Ground Floor (UGF)

- Existing entrance from communal corridor reconfigured; new door opening to match existing.
- Removal of existing partition wall and door between existing bedrooms in the UGF.
- Built-in bedside storage along east wall in north bedroom to be removed.
- New opening created in west wall of north bedroom.
- Sash window in north elevation removed to form opening with new, smaller window at the top of the opening.
- Insertion of a new partition blocking the corridor moving north towards the north end of the UGF.
- Window in north elevation to existing bathroom refurbished like-for-like.

External changes

- New two-storey extension created against the rear elevation, in glass, with glass sliding doors at both levels to garden. Steel link bridge connecting UGF with garden.
- New light well created at the LGF external space on the front elevation.
- External alcove at front of building to be internally rendered and painted.
- Existing terraced garden and steps arrangement to be reconfigured including new planters in rendered blockwork. Existing metal emergency steps to upper flats to be retained.

7.2 Assessment of Change

Direct Changes

- 7.2.1 A small amount of existing fabric will be removed from both floors. In the case of the LGF, the only real impact to legibility and the broader 'pool' of historic fabric would be the loss of the traditional door between porch and living room, and the loss of the flanking walls to what was likely a fireplace in the kitchen.
- 7.2.2 For the UGF, loss of historic fabric would come from removal of traditional doors forming the current entrance to the flat, and front bedroom; the demolition of the dividing walls between the bedroom, which would remove part of the picture rail; creation of a new entrance to this current rear bedroom, and the removal of a sash window and some brickwork from the same room.
- 7.2.3 The proposed rear extension may also result in the loss of original / traditional cast iron wastewater goods.
- 7.2.4 This fabric loss, particularly the traditional doors, window and picture rail, would adversely impact on the surviving traditional fabric and features in No. 2, and the legibility and character these provide, as well as the whole terrace to a slight extent, and would be a low adverse impact to the heritage significance of the Listed Building.
- 7.2.5 Tying into aspects of the fabric loss, the proposed changes will alter the existing floorplans to both floors. It is demonstrable through comparison with No. 3 that the existing floorplans have been altered from the predicted historic arrangement, and nearly all legibility as to how these spaces functioned has been lost. The reality of the present situation is that Flat 1 operates as a self-sufficient residence, and as such must function differently to these townhouses as originally intended. This aspect of the proposals is not, therefore, considered to adversely affect the overall heritage significance of the Listed Building.
- 7.2.6 The external alterations (both the proposed extension and the lightwell), will be glazed, allowing for appreciation of the original elevations behind them. As fully glazed elements, they will be legible modern additions. In the case of the rear elevation, this was not designed to be appreciated by the wider public and holds no detailing or character to be adversely affected by a glazed extension. Indeed, comparison of the floorplans of Nos. 2 and 3 suggest that No. 3 has been historically extended, while extensions to the upper storeys of the shorter houses in the terrace are also in existence. As for the lightwell, this is a light-touch alteration which

will not impact upon the ability of a visitor to appreciate the broader façade of the terrace. Neither aspect of these proposals is considered to result in adverse impacts to the heritage significance of the Listed Building.

- 7.2.7 Regarding the proposals for the garden, it is suggested that the current arrangement post-dates the original garden arrangement and building. The proposed changes are not assessed to impact on the heritage significance of the Listed Building.

7.3 Impact Assessment

- 7.3.1 The development proposals as they stand are predicted to result in a low adverse impact to the heritage significance of the Listed Building through loss of historic fabric, particularly traditional features.
- 7.3.2 In line with NPPF, this would be considered to result in Less Than Substantial Harm, and at the lowest end of the scale, considering the impacts would be limited to part of one building within the overall terrace.

8. RECOMMENDATIONS & CONCLUSIONS

8.1 Outline Recommendations

8.1.1 Retention and / or re-use of existing traditional features will mitigate against or remove the impact of their loss. For example:

- Where traditional doors will be removed and replaced 'like for like', re-use the existing doors to be removed. The same goes for any associated architraves.
- In the bedroom on the UGF, where a length of picture rail would be lost, but the built-in cupboards around the bed will be removed, move the picture rail to this wall.
- Retain the wall nubs marking the former fireplace in the current kitchen.
- Retain the door to be blocked in the LGF bedroom, to preserve a traditional feature.
- Look at options for retention or reuse for the sash window to be removed.
- If possible, retain and re-route cast iron wastewater goods.

8.1.2 Any new additions, such as the rear extension, should seek to avoid any unnecessary damage to historic fabric where it attaches to the existing building.

8.1.3 These traditional features are markers of age and legibility as to historic character and past use. Should options for retention or reuse be included in the proposals, then this would effectively remove any adverse impacts to the heritage significance of the Listed Building.

8.2 Conclusion

8.2.1 AB Heritage was commissioned by Mr Ervis Pajo to produce a Heritage Statement regarding proposed alterations to Flat 1, No. 2 St George's Terrace, Camden, NW1 8XH. Numbers 1 – 11 St George's Terrace, and attached railings, are a Grade II Listed Building.

8.2.2 Numbers 1 – 11 St George's Terrace is a residential terrace constructed c. 1852, which this report assesses to be a heritage asset of medium significance, principally deriving from the architectural interest of the detailed façade.

8.2.3 The proposal site, Flat 1, has been created from the bottom two floors of No. 2. This has resulted in some alterations to the predicted historic layout. The flat does retain a limited number of traditional features and detailing, including doors, picture rail, sash windows, etc.

8.2.4 The proposals would see external changes in the provision of a light well to the lower part of the front elevation, and a two-storey glazed extension to the rear. There would also be internal alterations to reconfigure the room use and circulation. This would include some loss of historic fabric through demolition of walls, removal of some traditional doors, a sash window, part of a picture rail, etc.

8.2.5 This historic fabric loss has the potential to result in Less Than Substantial Harm to the heritage significance of the Listed Building, in NPPF terms, at the lowest end of the scale.

8.2.6 This could be reduced / removed through retention and / or reuse of key traditional elements.

9. REFERENCES

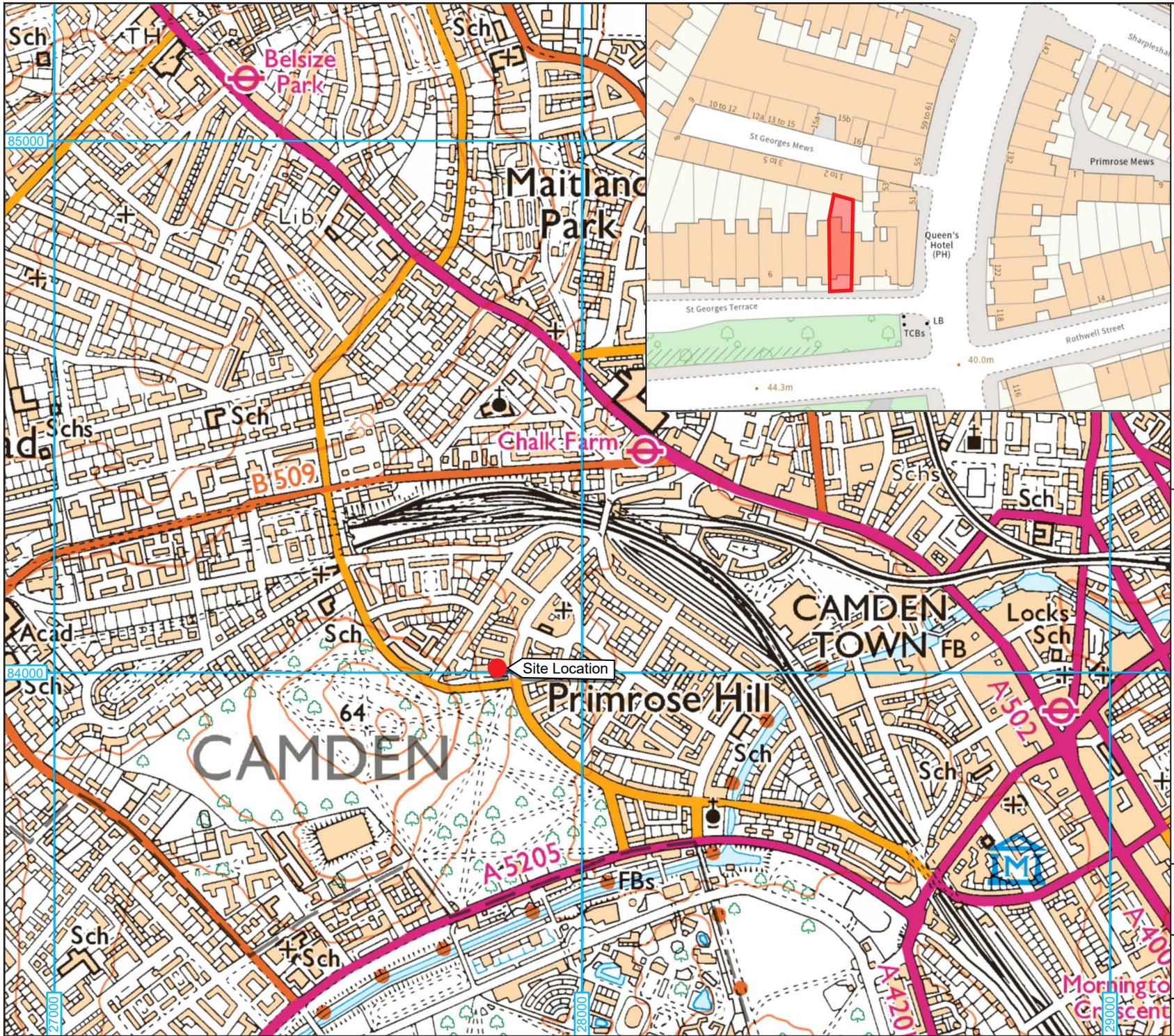
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http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf



KEY

- Site Location
- Site Boundary (inset)

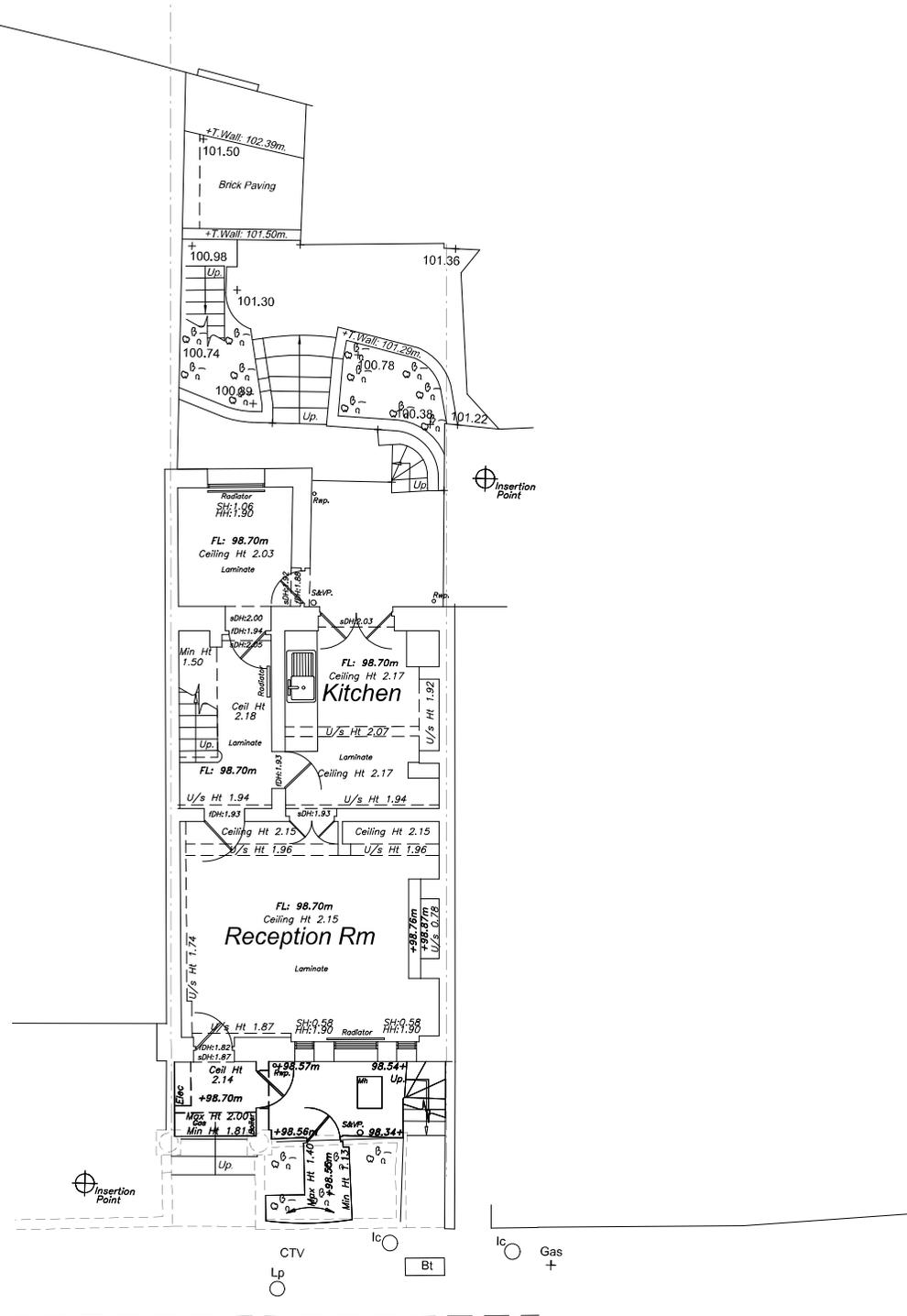
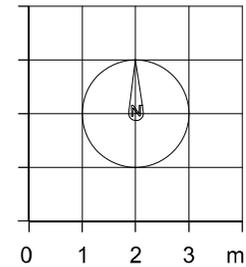


Figure 1: Site Location

Project: Flat 1, No 2 St George's Terrace, Primrose Hill

Date: 15/08/24

Job No: 63342



Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title

Existing Lower Ground Floor Plan

Client
Mr Ervis Pajo

Scale

1:100@A3

Date
June 2024

Drg. No.

0624_98_100

Notes

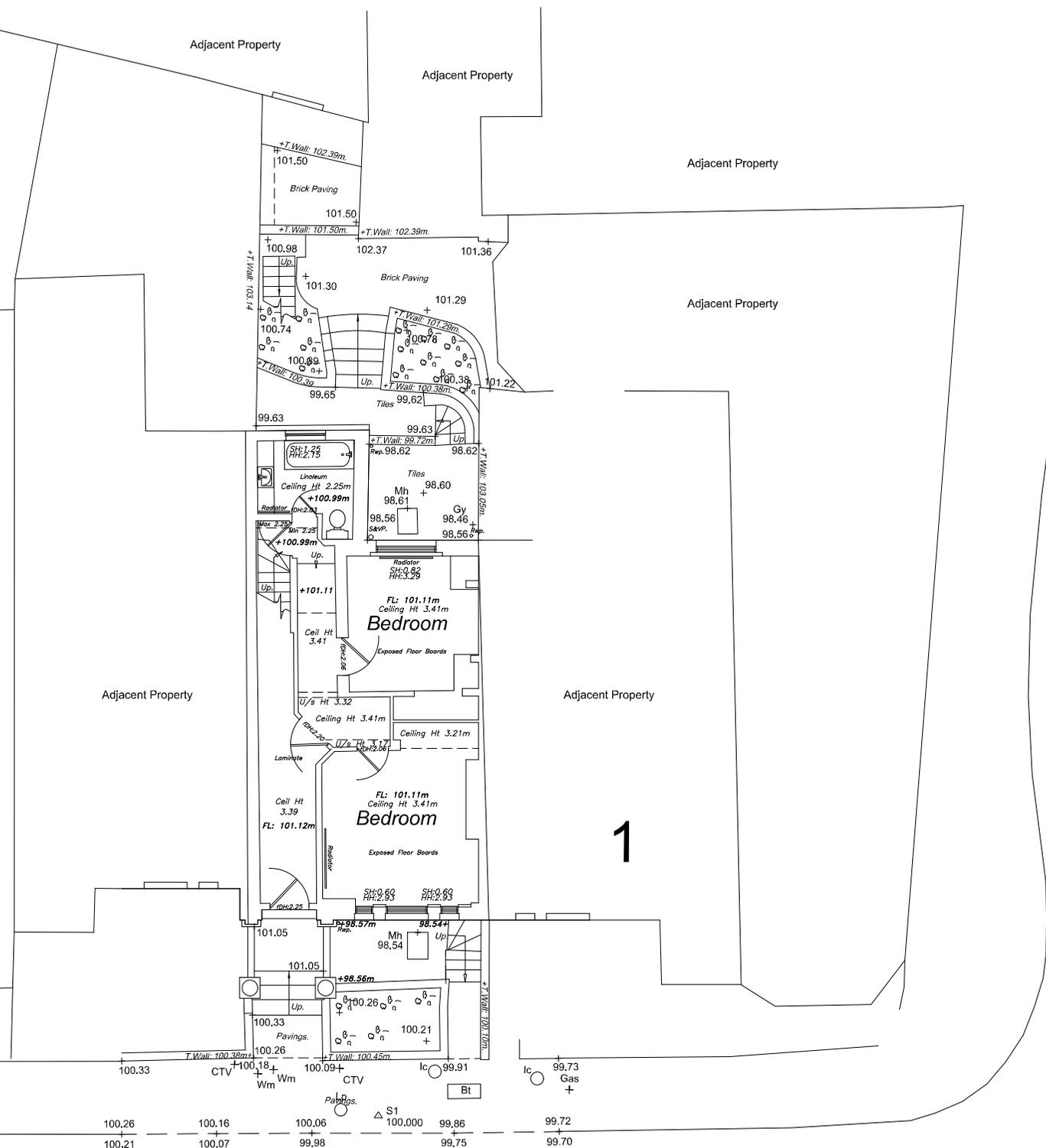
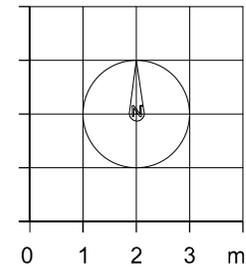
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Existing Lower Ground Floor Plan



Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title

Existing Ground Floor Plan

Client
Mr Ervis Pajo

Scale
1:100@A3

Date
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Drg. No.
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Existing Ground Floor Plan



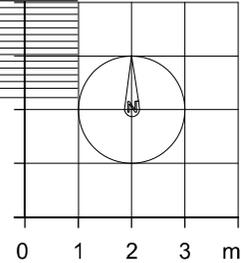
ARCHITECTS



Datum: 95.00m.
Elevation 1.
Existing Front Elevation



Datum: 95.00m.
Elevation 3.
Existing Rear Elevation



Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title

Existing Front and Rear Elevation

Client
Mr Ervis Pajo

Scale
1:100@A3

Date
June 2024

Drg. No.
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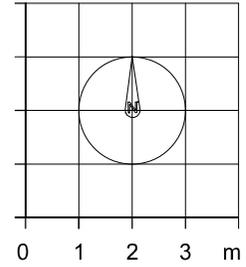
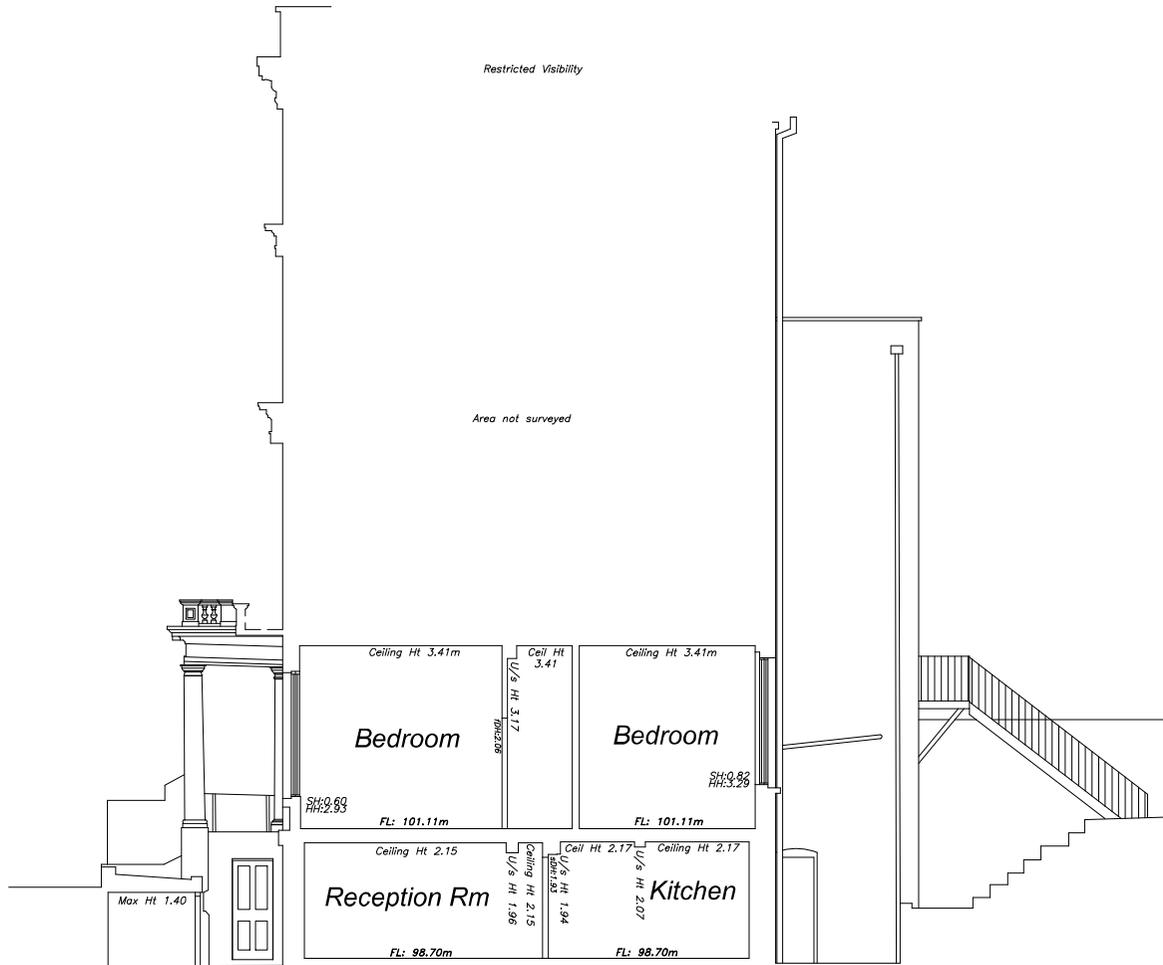
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Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title
Existing Side Section

Client
Mr Ervis Pajo

Scale
1:100@A3

Date
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Drg. No.
0624_98_203

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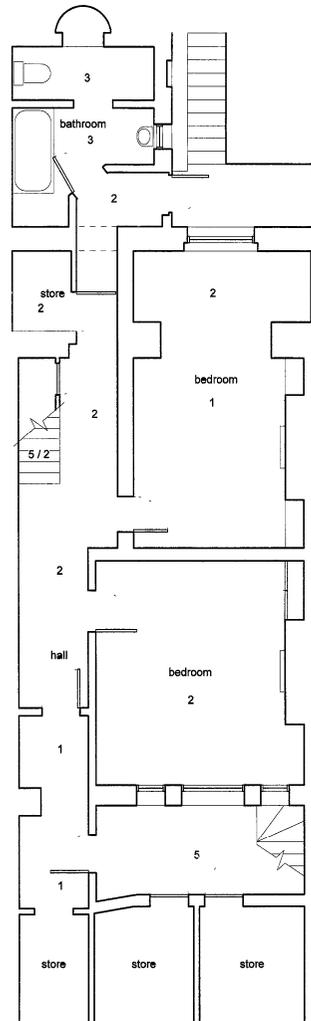
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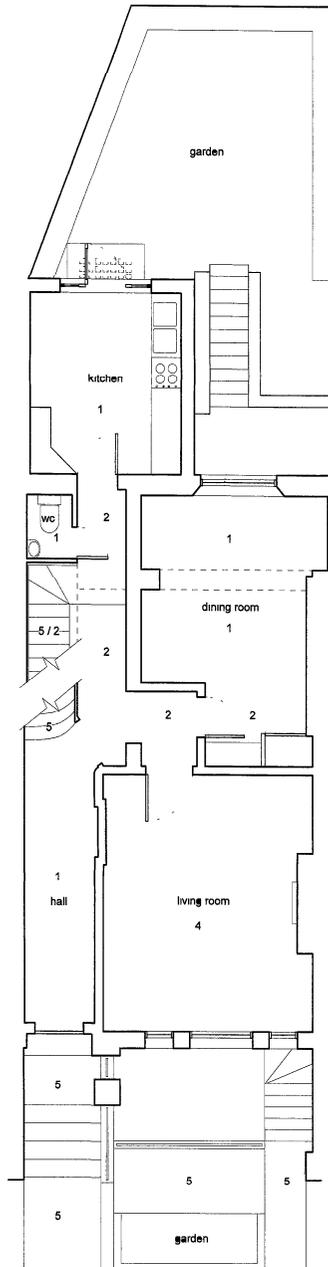
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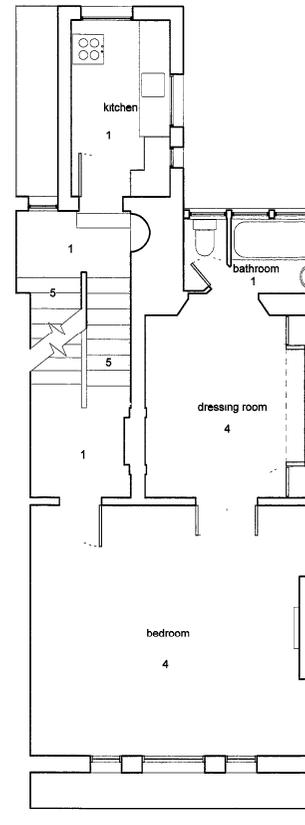
Lower ground floor



Ground floor



First floor



Second floor



Third floor



Key to materials

- 1 - vinyl flooring
- 2 - carpet
- 3 - painted cement screed
- 4 - hardwood flooring
- 5 - stone
- 6 - painted softwood floorboards

A	Materials indicated	issued at 1.50@A1	01.09.06
-	First issue		28.07.05
Rev	Notes		Revision date

Project
3 St Georges Terrace
London NW1 8XH

Drawing title
Existing plans
Planning

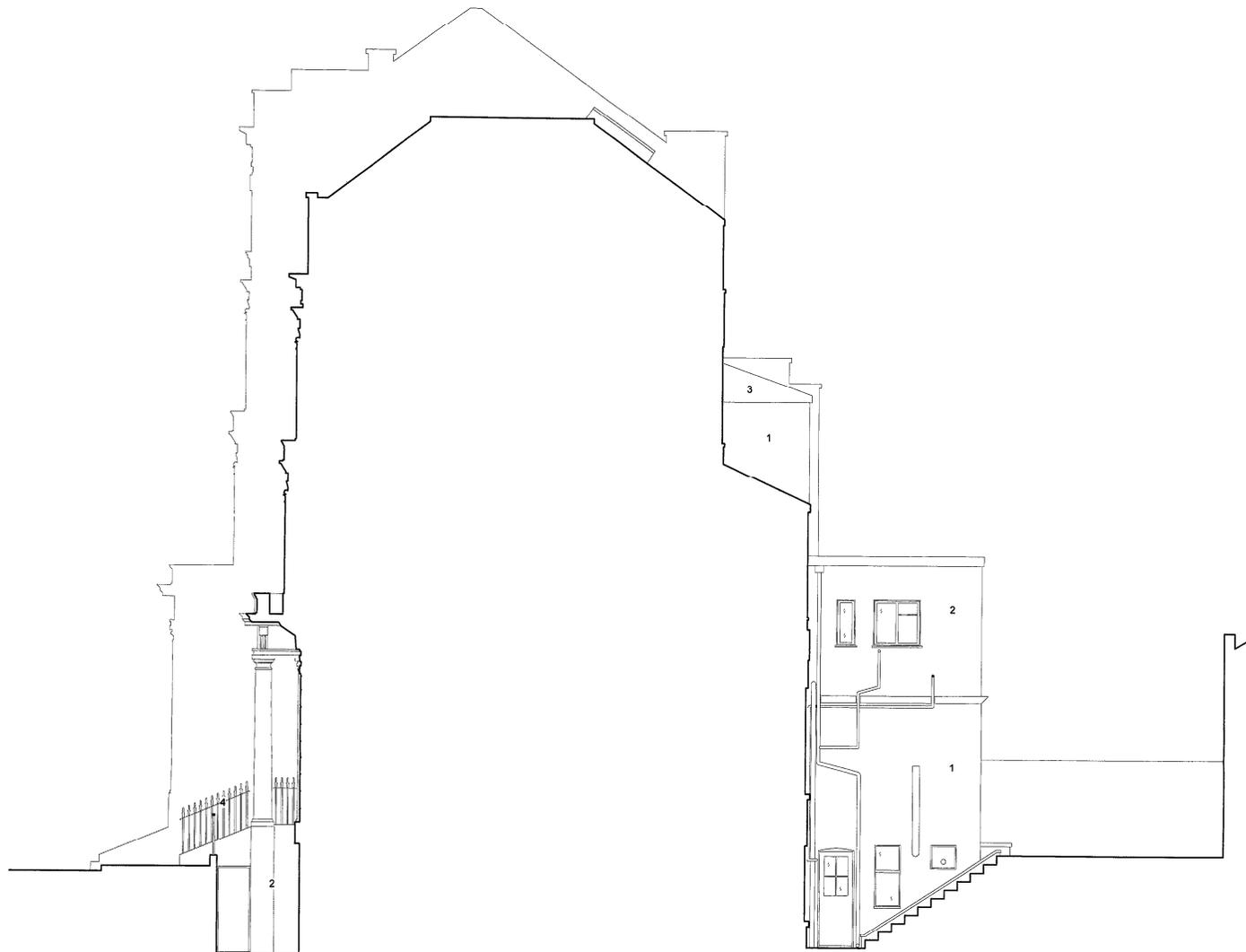


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Drawing number	Revision
C2187/091	A

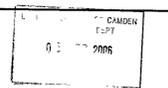


- Key to materials**
- 1 brick
 - 2 painted plaster/render
 - 3 lead/zinc
 - 4 painted metal

A	Issued at 1:50@A1	01 09 06
-	First issue	28 07 06
Rev	Notes	Revision date

Project
3 St Georges Terrace
 London NW1 8XH

Drawing title
Existing section
Planning



Date	Drawn by	Scale
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Drawing number	Revision
C2187/093	A

Key to materials.

- 1 brick
- 2 painted plaster/render
- 3 - lead/zinc
- 4 - slate
- 5 painted metal



Front Elevation



Back Elevation

Rev	Notes	Revision date
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-	First issue	28 07 06

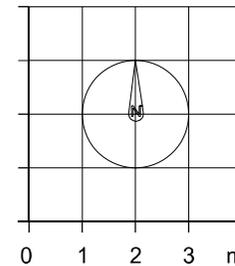
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3 St Georges Terrace
 London NW1 8XH

Drawing title
Existing elevations
 Planning

Date	Drawn by	Scale
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Drawing number	Revision
C2187/094	A



Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title

Proposed Ground Floor Plan

Client
Mr Ervis Pajo

Scale
1:100@A3

Date
June 2024

Drg. No.
0624_00_002

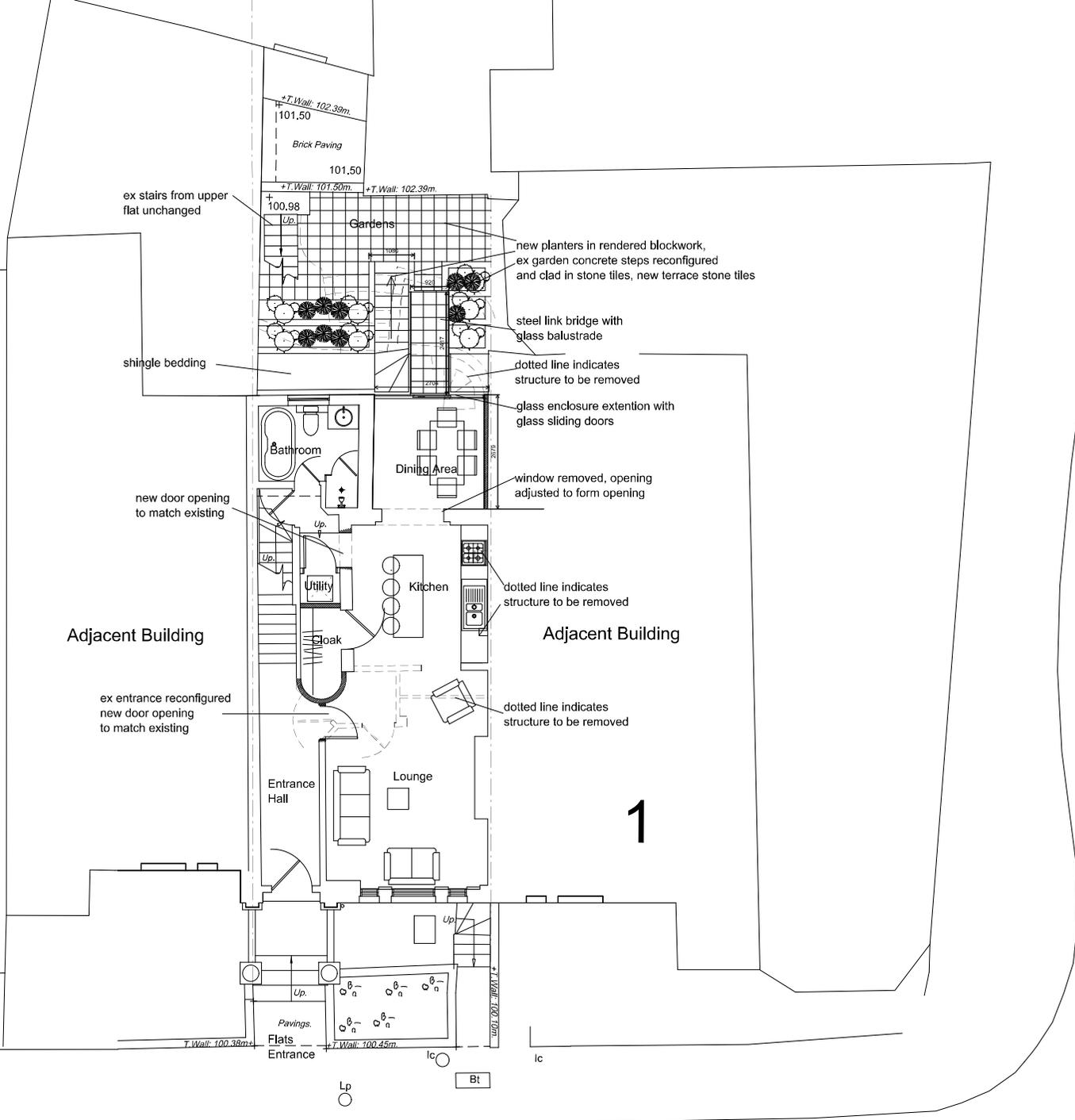
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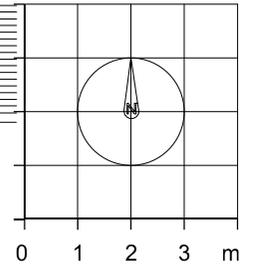
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Existing Ground Floor	42.4m ²
Existing Total	92.9m ²
Front Alcoves	1.97m ²
Proposed Lower Ground Ext	7.2m ²
Proposed Ground Ext	7.2m ²
Total Lower ground	57.7m ²
Total Ground Floor	49.6m ²
Combined Total	107.3m ²



Datum: 95.00m.
Elevation 1.
Proposed Front Elevation



Datum: 95.00m.
Elevation 3.
Proposed Rear Elevation



Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title

Proposed Front and Rear Elevation

Client
Mr Ervis Pajo

Scale
1:100@A3

Date
June 2024

Drg. No.
0624_00_101

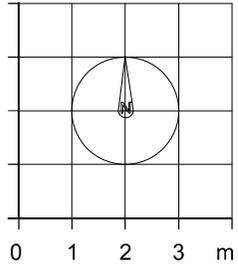
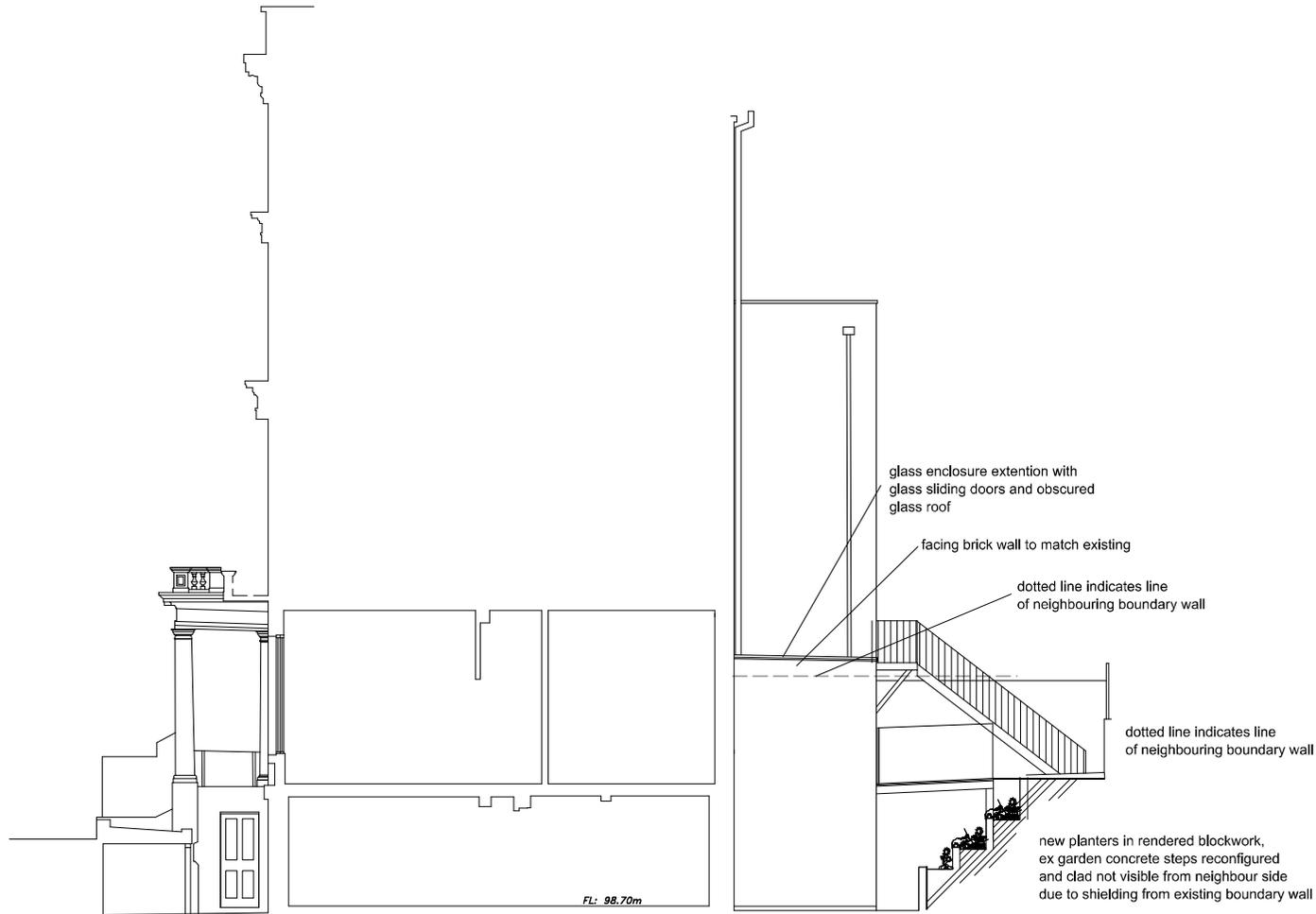
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Revision

Project Title
Flat 1, 2 St Georges Terrace
NW1 8XH

Drawing Title

Proposed Side Elevation

Client
Mr Ervis Pajo

Scale
1:100@A3

Date
June 2024

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Datum: 95.00m.

Section 1.

Proposed Side Elevation



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