

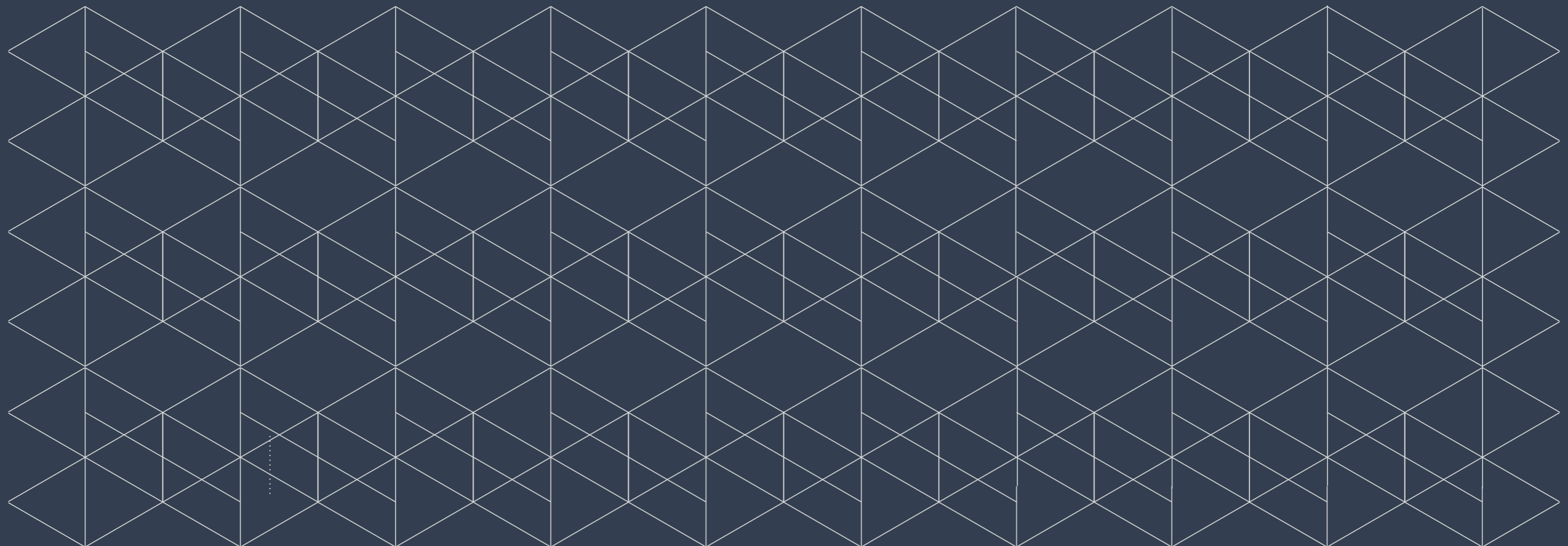
9 Northington Street, London WC1N 2ES

# Heritage Appraisal



The  
Heritage  
Practice

March 2024\_v1



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London, WC1N 2ES

# The Heritage Practice Heritage Appraisal

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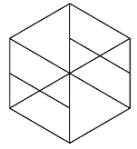
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## EXECUTIVE SUMMARY

This Heritage Appraisal has been written to support proposals for the conversion of no.9 Northington Street, London WC1N 2ES to residential use, along with associated internal and external alterations. The purpose of the report is to assess the significance of the building in relation to the overall site at no.9 John Street/no.9 Northington Street and to assess the impact of the proposals upon the host building and the character and appearance of the surrounding Bloomsbury Conservation Area.

1. No.9 Northington Street forms part of the Grade II listed building at no.9 John Street by virtue of its physical attachment and combined use at the time of listing in 1951.
2. Whilst no.9 John Street is a high status, First Rate terraced house dating from 1754-59, no.9 Northington Street is a much later addition to the streetscene, thought to have been constructed in around the 1850s. It is a broadly attractive but unremarkable building, with its style, materials and overall appearance consistent with both the mid-19th century period and its former commercial/industrial use. The properties were first physically linked at the end of the 19th century, however the current substantial link block dates from the 1970s and is of no special interest or significance.
3. No.9 John Street was statutorily listed in order to reflect and acknowledge the special architectural and historic interest of the main mid-18th century house and the listing description makes no reference to the Northington Street wing. The building would not satisfy any of the criteria for statutory listing in its own right and thus care must be taken to avoid applying listed building policy with the same stringency as it should be applied to works affecting the main mid-18th century house.
4. The proposals are to separate no.9 Northington Street from the frontage house at no.9 John Street and to convert it to four self-contained residential units.
5. Residential use is considered appropriate within the immediate and wider John Street area, where many of the large mid-18th and early 19th century houses are being returned to residential use and the former mews buildings on Kings Mews are also being remodelled and converted to residential. Northington Street itself is evolving, with several new build residential developments. Thus, the proposed change of use is considered acceptable in terms of the character and patterns of use within the area and will preserve the character and appearance of this part of the Bloomsbury Conservation Area.
6. Internally no.9 Northington Street is of no particular architectural merit or distinction. Its layout, plan form and fabric have no relationship to the mid Georgian terraced house on John Street and does not contribute to the special interest of the wider listed site.
7. The proposals for the interior of the building are considered compatible with its existing layout and character, which consists of a series of cellular spaces of broadly domestic scale and proportions. The proposed layout is rational and will avoid any physical intersection between new partitions and the large sash windows on the front and rear of the building. The attractive sweeping staircase will be retained.
8. The proposed changes to the interior of the link block will have no impact upon the special interest of the listed building as this area was significantly remodelled and extended during the 1970s and the fabric is therefore of no age or historic value.
9. External alterations to the building are limited and there will be no change to the main façade fronting Northington Street. Thus, the residential conversion will maintain the commercial character of the building and its contribution to the townscape along Northington Street.
10. The proposals are considered appropriate to the building, given its age, character and significance. The proposals would decouple the two sites and enhance the ability to better appreciate and recognize the historic form and character of the Georgian building at 9 John Street. The works will preserve the special architectural and historic interest of the wider site at no.9 John Street/no.9 Northington Street. The character and appearance of this part of the Bloomsbury Conservation Area will be preserved.
11. The proposals comply with the relevant statutory duties within the Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the national Planning Policy Framework 2023, the London Plan 2021 and the London Borough of Camden Local Plan 2017.



## 1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at no.9 Northington Street, London WC1N 2ES.

1.2 The building forms part of the Grade II listed building at no.9 John Street and is situated in the Bloomsbury Conservation Area.

1.3 The proposals are for the conversion of no.9 Northington Street from office to residential use and associated internal and external alterations.

1.4 In line with paragraphs 200 and 201 of the National Planning Policy Framework 2023, the purpose of this appraisal is to define the significance of the listed building and the features which form part of its special architectural and historic interest, as well as its contribution to the character and appearance of the surrounding Bloomsbury Conservation Area. This assessment has been made in line with the heritage values set out in Historic England's 'Conservation Principles' (2008).

1.5 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. It should be read in conjunction with the drawings and supporting information prepared by Studio Three.

1.6 The document will describe the proposed works to the listed building and their impact. They will then be assessed in relation to the relevant statutory, national, regional and local heritage policy framework.

1.7 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 24 years of experience, of which 15 years was in local authorities, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

1.8 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

## 2 Site and surroundings



Figures 1 & 2: A view of no.9 John Street looking east, with Northington Street in the background (top) and a view of no.9 Northington Street and the flank wall of the public house at no.10 John Street (bottom).

2.1 John Street is located in the heart of Bloomsbury and runs in a north-south alignment connecting Theobalds Road in the south, via Doughty Street to Guildford Street in the north. No.9 John Street forms part of a terrace of mid 18th century houses on the east side of the street.

2.2 The site consists of two distinct parts. The main listed building faces John Street and is a mid-terraced townhouse dating from 1754-59. This has four main storeys, set above a semi-basement. The building is constructed of yellow stock brick, with a painted finish to the front façade at basement level. Situated to the rear of no.9 John Street is no.9 Northington Street. This is a mid-Victorian three storey block with a semi-basement floor. It is connected to no.9 John Street via a four storey link block, first constructed at the end of the 19th century and then substantially remodelled and extended in the 1970s.

2.3 John Street, and its continuation northwards as Doughty Street, are lined with a fine series of mid to late Georgian terraced townhouses. These are generally of four storeys, the uppermost of which is in some cases contained within a traditional mansard. The houses take the same flat fronted form, with a full basement storey and front lightwell surrounded by cast iron railings. The classical proportions of the buildings, with their aligned window bays and diminishing fenestration, combined with a limited palette of materials, including yellow London stock brick and natural slate, combine to create a high degree of consistency and uniformity to the townscape. The relatively wide carriageway and pavements, along with the profusion of street trees, provides a quiet and peaceful character to the street despite its central location, emphasised by views north towards the extensive greenery of Mecklenburgh Square. In some cases, such as at the junctions with Northington Street and Roger Street the corner plots have been redeveloped during the 19th and 20th centuries, providing an interesting contrast with the otherwise consistent Georgian townscape.

2.4 Northington Street runs east-west, stretching from Gray's Inn Road to Great James Street. This road is of very different character to the main Georgian thoroughfares. The application site is located in the eastern section of Northington Street and here the road is narrow, with the buildings located at the back of pavement and without front lightwells. This creates a strong sense of enclosure. The buildings display significant variety in terms of their height, scale and massing, rising from a small number of two storey buildings to a larger proportion of buildings of either four storeys or four storeys + a mansard.

2.5 In contrast to the architectural coherency of John Street, the buildings along Northington Street are hugely varied in their age, character, style and typology. At the junctions with John Street and Gray's Inn Road the flank walls of the 18th and 19th century terraces face the street and define its character, whilst the remainder of the road consists of a combination of former 19th century industrial buildings such as the application site and the building at no.3, commercial architecture from the 1930s such as at nos.4-6 and a concentration of modern redevelopments around the junction with Kings Mews and North Mews.

2.6 To the rear of the listed buildings on John Street are the associated historic buildings of Kings Mews which have been largely redeveloped during the early part of the 21st century for residential use, many of which have a contemporary flavour and which have increased the scale of the mews to two storeys + a setback roof element.

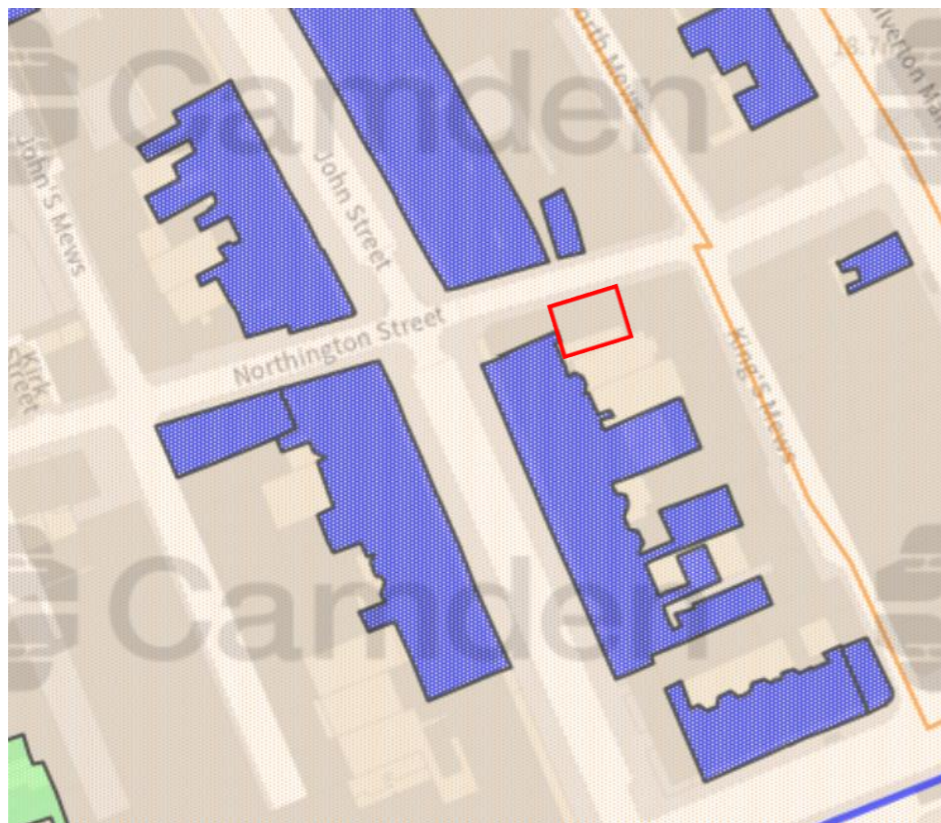


Figure 3: Map showing designated and non-designated heritage assets in the area surrounding the application site. Grade II listed buildings are marked in blue and the Bloomsbury Conservation Area is shaded in buff.

## Heritage Assets

### Statutorily listed buildings

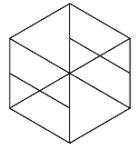
2.7 Nos.2-9 John Street (consecutive) were Grade II listed on 24 October 1951. The description indicates that the buildings were listed for group value and reads as follows:

*Terrace of 8 houses. 1754-59. Built by J Blagrave with W Barlow, J Bosworth, S Room and R Meel. No.6 rebuilt in Neo-Georgian style, restored 1989. Multi-coloured stock brick with evidence of tuck pointing and later patching. Plain brick bands to 1st and 2nd floors except No.6. 4 storeys and basements; No.6 with attic dormers. 3 windows each except No.6 with 4. Gauged red brick flat arches to recessed sashes, most with glazing bars. Parapets. No.2: Greek Doric wooden doorcase with mutule cornice; patterned fanlight and double panelled door. Cast-iron overthrow with lamp. INTERIOR noted to retain panelled ground floor and good marble fireplaces on ground and 1st floors. Modillion cornices. Staircase at front of house with cast-iron trellis pattern with continuous balustrade. Iron balustrade to stone stairs. No.3: round-arched doorway with architraved, stucco surround, small head on keystone and panelled door. INTERIOR: noted to retain staircase with curly wrought-iron balusters in panels under continuous timber handrails. No.4: Doric wooden doorcase with open pediment, archivolt with keystone, arched fanlight and panelled door. Original lead rainwater head with lion mask. Large bay to garden front. INTERIOR: noted to be partly remodelled although retaining stairs with turned balusters, shaped ends, column newels and scroll brackets to treads. No.5: wooden Ionic doorcase with modillion cornice and pediment, pulvinated frieze, panelled reveals and panelled door. Original lead rainwater head with lion mask and pipe. Refronted from mid 1st floor. Large bay to garden front.*

2.8 The area immediately surrounding the application site contains a wealth of listed buildings, most of which are terraced townhouses dating from the mid 18th through to the early 19th century. These include the following:

- Nos.10-20 (consecutive) John Street – Grade II
- Nos.22-28 (consecutive) John Street – Grade II
- Nos.29-36 (consecutive) John Street – Grade II
- No.8 Northington Street – Grade II

2.9 The listing description is not intended to provide an inventory of all the features of interest within the building or to define its architectural or historic significance. In this case, the wing at no.9 Northington Street forms part of the listed building due to the amalgamation of the two sites and the degree of physical attachment at the time of statutory listing in 1951. Interestingly the listing description makes no reference to the building at no.9 Northington Street despite clearly having been updated to take account of the rebuilding of no.6 John Street in 1989.



### The Bloomsbury Conservation Area

2.10 The application site is located in the Bloomsbury Conservation Area which was first designated in 1968. The conservation area is notable as an exemplary example of Georgian town planning with its layout of garden squares and inter-related streets and mews. Despite its size, it also displays a notable consistency in terms of its street pattern, spatial character and predominant building forms.

2.11 The Bloomsbury Conservation Area is very large and consequently is divided into 14 separate character areas. John Street is located within Sub Area 10: Great James Street/Bedford Row. This is situated to the north and west of Gray's Inn and includes the coherent groups of early 19th century terraces on John Street and Doughty Street along with enclaves of 18th century buildings on Bedford Road, Great James Street and Great Ormond Street.

2.12 The Bloomsbury Conservation Area Appraisal and Management Plan (BCAAMP) was adopted on 18 April 2011. In relation to the overall character of Sub Area 10 the Appraisal notes that:

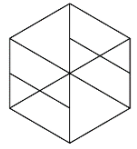
*The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure. (Para 5.175)*

2.13 Specifically in relation to John Street, the Appraisal outlines that:

*"The townhouses along John Street, Doughty Street and Guilford Street are of significance as they are almost complete Georgian streets, lined with terraces. John Street dates from the mid 18th century, whilst Doughty Street and Guilford Street span the late 18th century to the early 19th century. Although later in date, the townhouses are similar in plan form to those in Bedford Row, but are of a smaller scale and footprint. They are constructed from yellow stock brick, the earlier examples with red brick trim and the later examples with stucco detail. Various designs of doorcases, fanlights and balconies are evident....Buildings on John Street are generally of four storeys with basements, some are stuccoed at ground floor and some have mansard roofs with dormer windows. A number of townhouses are of particular architectural significance and are thus listed grade II\* (para 5.182)."*

2.14 The heterogeneity of Northington Street is also noted in the Appraisal at paragraph 5.186:

*"The minor cross streets. Northington Street and Roger Street are relatively narrow and varied in character with different building types, styles and ages. Unlike neighbouring streets they have discontinuous building frontages with gaps in the built form and several flank walls rather than principal facades facing the street. This gives a varied sense of enclosure. Building types include townhouses in small groups, mews buildings and later infill. As a result there is an interesting variety of architectural styles, providing a sense of liveliness. Whilst there is variation in heights, there is a general consistency in the use of yellow stock brick with render, red brick or stone detailing, although some buildings are completely faced in red brick."*



### 3 Relevant planning history

#### 2018

Planning permission (2018/4025/P) and Listed Building Consent (2018/4339/L) were refused on 31 October 2018 for 'Erection of single storey roof extension to Northington Street elevation and installation of glazed link at roof level in association with provision of additional office floorspace (B1)' and subsequently dismissed at appeal on 6 September 2019.

#### 1980

Planning permission (HB29353) and Listed Building Consent (HB2355) were granted on 23 January 1980 for "The erection of a staircase at the front of the building from pavement level down to the basement."

#### 1979

Listed Building Consent (HB2110) was granted on 29 May 1979 for "Internal alterations involving the replacement of floors, replacement of damaged moulded cornices and dado rails on ground and first floor, replacement of partitions including exact matching of ceiling cornices, dado rails, skirtings, architraves and panelled doors, the provision of a new external door to John Street and the provision of a new dado rail to first floor front office."

#### 1976

Planning permission (22237) was refused on 26 May 1976 for "Alterations including the addition of a new rear lift shaft, a new second floor link between 9 John Street and 9 Northington Street, the reconstruction of the existing first floor level and a mansard roof extension to 9 Northington Street at third floor level."

#### 1975

Planning permission (19602R) was granted on 9 May 1975 for "Restoration and refurbishment of 9 John Street WC1, with the addition of a new rear lift shaft and a lower ground floor extension and a new second floor link between 9 John Street and 9 Northington Street: the reconstruction of the existing first floor level and the addition of structure on the roof of 9 Northington Street to house a fire escape and the substitution of a door for a window at basement level within the front area."

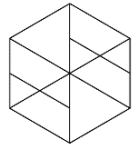
Listed Building Consent (HB939) was granted on 9 May 1975 for "The restoration and refurbishment of 9 John Street, WC1, With the addition of a new rear lift shaft and a lower ground floor extension and new second floor links between 9 John Street and 9 Northington Street, WC1, the reconstruction of the existing first floor link and the substitution of a door for a window at basement level within the front area."

#### 1974

Planning permission (18515) was granted on 22 August 1974 for 'Restoration and refurbishment of 9 John Street, WC1 with the addition of a new rear lift shaft and a lower ground floor extension and new second floor link between 9 John Street and 9 Northington Street, WC1 and the reconstruction of the existing first floor link.'

Listed Building Consent (HB781) was granted on 22 August 1974 for 'Restoration and refurbishment of 9 John Street, WC1 and the erection of a new lift shaft to rear elevation.'





**1957**

An application (TP81064/1957) for the change of use of the front building from residential to office was refused.

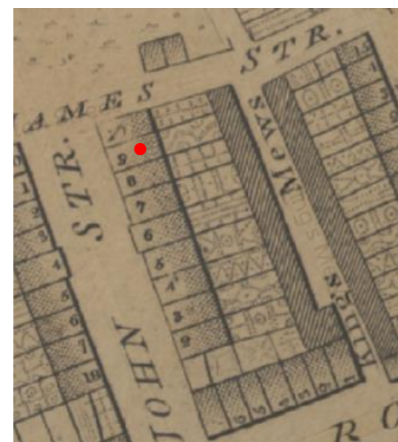
**1947**

Planning permission (TP38330/4912) was granted on 5 September 1947 for '*The execution of alterations to the ground floor at 9, John Street, Holborn, so as to form canteen accommodation, subject to the work being completed within twelve months from the first day of October, 1947, failing which this consent shall become null and void.*'

Planning permission (TP38330/8121) was granted on 5 December 1947 for '*The alterations comprising additional lavatory accommodation on the first floor of 9, John Street, Holborn, subject to the work being completed within twelve months from the first day of December, 1947, failing which this consent shall become null and void.*'



Figure 4: Roque's map of 1746.



Figures 5 & 6: Horwood's map of 1799 (left) and a detail of the site (right).

## 4 Historic development

4.1 Over the centuries this area had traditionally been open fields and agricultural land beyond the fringes of the medieval city. However, beginning in the mid 17th century this open space gradually became subsumed within the city's steady northwards expansion.

4.2 Roque's map of 1746 shows the area on which John Street now stands, laid out as market gardens to the north of The Kings Way, now part of Theobalds Road. Development stopped abruptly at Great Ormond Street, with the open space of Lambs Conduit Fields spreading north. The alignment of Northington Street appears on Rocque's map, cutting through the gardens to the north of Gray's Inn, with a block of building fronting Gray's Inn Road (known as Gray's Inn Lane at this point) and what appear to be a stable complex to the north.

4.3 John Street was named after John Blagrave, a carpenter to the local landowners, the Doughty family. He took a lease from Henry Doughty in 1754 on land running north from Theobalds Road to the present day Northington Street and undertook to build 15 houses. These included 35 properties, laid out in two palace fronted terraces opposite each other, which by 1756 had been designated John Street.<sup>1</sup> A further 15 houses forming the southern returns of each terrace into Theobalds (then Kings) Road were also constructed, with mews running behind the John Street properties. The first houses in John Street were being resided in by 1756 alongside another 12 by 1759.<sup>2</sup>

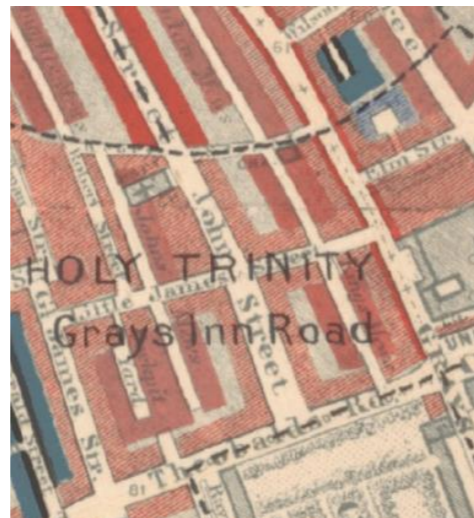
4.4 By the time of Horwood's map of 1799 the southern section of John Street is shown in detail, lined with houses as far north as Little James Street, now Northington Street. Besides for that there were a small number of houses in place on both sides of the road directly to the south of the junction with Guilford Street. The remaining houses in between were constructed during the first decades of the 19th century, to a similar height, scale and status at the earlier buildings to the south and differentiated only by their use of stucco cladding to the ground floor facades, 1st floor balconies and arched fanlights above the main entrance doors. Greenwood's map of 1828 shows the street as fully developed with houses lining its full length.

4.5 John Street was built and designed for the upper classes. However, its fortunes declined during the 19th century and many of the houses which were originally occupied by affluent Georgian families were converted to offices for charities and trade associations, for solicitors, accountants, quantity surveyors, and the occasional publisher.<sup>3</sup> This included no.3 which was the home of the Africa Inland Mission during the 20th century, Holborn's first public library was housed at no.10 from 1891 and no.11 which became the home of the Royal Oak Benefit Society after 1907. Booth's poverty map produced as part of his *Inquiry into Life and Labour in London (1886-1903)* shows the reduced status of the street, with its buildings marked as a mixture of pink, denoting 'Fairly comfortable. Good ordinary earnings' and red indicating 'Middle class. Well to do.'

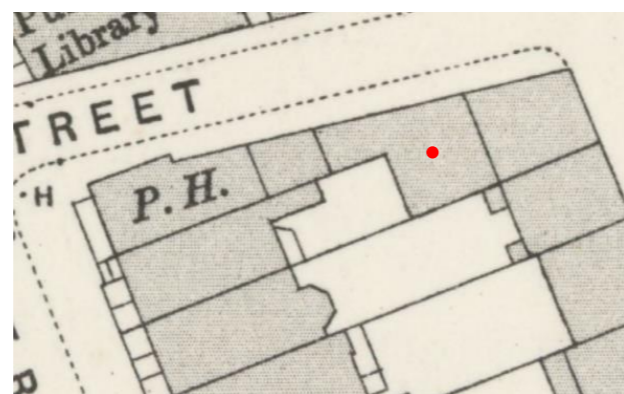
<sup>1</sup> Richard Garnier, 'Speculative Housing in 1750s London', *The Georgian Group Journal*, Vol. XII, (2002), pp.163-214.

<sup>2</sup> *ibid*

<sup>3</sup> Camden History Society, *Streets East of Bloomsbury*, p.48



Figures 7 & 8: Greenwood's map of 1828 (left) and Booth's Poverty Map of 1889 (right).



Figures 9 & 10: An extract from the 1874-75 Ordnance Survey map (left) and from the 1894 Ordnance survey map (right).

4.6 Whilst the long Georgian terraces of John Street remained little altered in physical terms during the later 19th century and early 20th century, a small number of the corner sites were redeveloped, for example the yellow and red stock brick public house adjacent to the application site on the corner of Northington Street and the eight storey Grade II listed office block at no.23 John Street dating from 1937.

4.7 The 20th century saw the replacement of the former early 19th century Baptist Chapel at nos.21a John Street in the 1950s with the rather monolithic bulk of Bedford House. More positively the later part of the 20th and early 21st century has seen the conversion and high quality refurbishment of a number of the original houses back to residential use, and in some cases to single dwelling houses, enhancing the original character of the street.

#### Development of the site

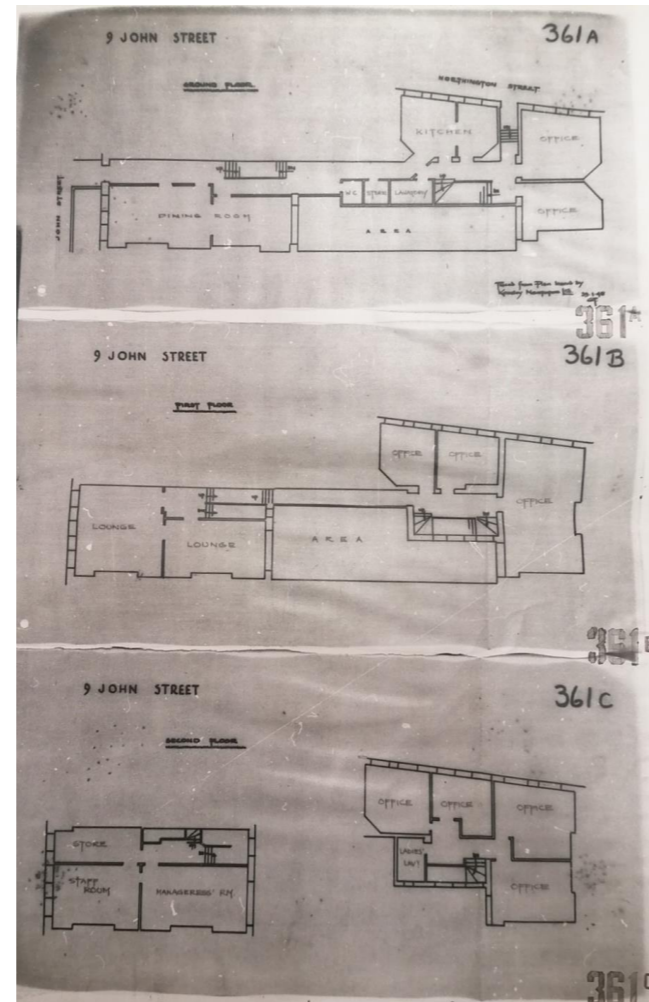
4.8 The house was originally constructed with a landscaped garden to the rear, as shown on Horwood's map of 1799. There was an open frontage to Northington Street, defined by the garden to the rear of no.10 John Street. Horwood's map shows this with an unusual subdivision into three smaller spaces, each delineated by fences.

4.9 The 1874-75 Ordnance Survey map give us the next detailed picture of the site, showing that the rear garden of no.10 and the end section of no.9 had been built over. This map denotes no.10 as a Public House and one of the structures to the rear of it was an extension for off-sales, along with a two storey workshop and the warehouse style building at no.9 Northington Street which survives today. The map shows that no.9 Northington Street had a broad 'L' shaped plan, with a staggered building line to the south. It was likely built for either industrial or perhaps showroom purposes and may have been associated with the concertina and harmonium factory, Lachenal's, which stood opposite at no.8 Northington Street.<sup>4</sup>

4.10 The main house at no.9 John Street had two narrow rear projections at this time, a deeper one to the north and a shallow wing to the south, with no physical connection between the main house and the Northington Street building

4.11 The 1894 Ordnance Survey map shows the same footprint to the main listed building as in 1874-75 and a similar relationship with the Northington Street wing, with no physical connection. The southern building line to no.9 Northington Street had become more regular and even by this point.

<sup>4</sup> At one time it was a tennis racquet repair workshop owned by John Duffield.



4.12 During the 19th century Little James Street (Northington Street) had become increasingly occupied by factories and offices.<sup>5</sup> The 1901 Goad map shows no.9 in office use and the frontage building at no.9 John Street as a combination of office and residential. There is now shown to be a physical connection between the buildings, with the northern rear projection to the no.9 John Street having been extended further to the east in brickwork and incorporating a 'wooden covered gang way', marked in yellow on the map. Therefore, the two buildings appear to have been joined sometime between 1894 and 1901. An image survives from c.1974 and shows this structure prior to its rebuilding in the late 1970s, with a solid brickwork link at ground floor level punctuated by window openings, and a narrower corridor at 1<sup>st</sup> floor level with a fully glazed south elevation.

4.13 At some point in time no.9 John Street began to be used as a newspaper office. A sheet of plans survives in Camden archives that show three floors of the building (ground, 1<sup>st</sup> and 2<sup>nd</sup>) in 1948 when it was in use by the Daily Graphic. This was a pictorial paper, similar to the Illustrated London News, and which eventually became part of the Daily Mail. This plan shows the ground and 1<sup>st</sup> floor link structure in detail, with a WC, store and laundry at ground floor level and a staircase at the eastern end of the link, and at 1<sup>st</sup> floor level simply a narrow corridor. This correlates with the 1974 image of the link.



Figures 11 & 12: A view of the rear façade of nos.7-9 John Street with the link through to no.9 Northington Street on the right © London Metropolitan Archives (City of London) and floor plans of no.9 John Street and no.9 Northington Street in 1948 [© Camden Local Studies and Archive Centre B/HO/00001/MP/15/362]

Figure 13: The 1901 Goad map.

<sup>5</sup> [https://www.ucl.ac.uk/bloomsbury-project/streets/little\\_james\\_street.htm](https://www.ucl.ac.uk/bloomsbury-project/streets/little_james_street.htm)

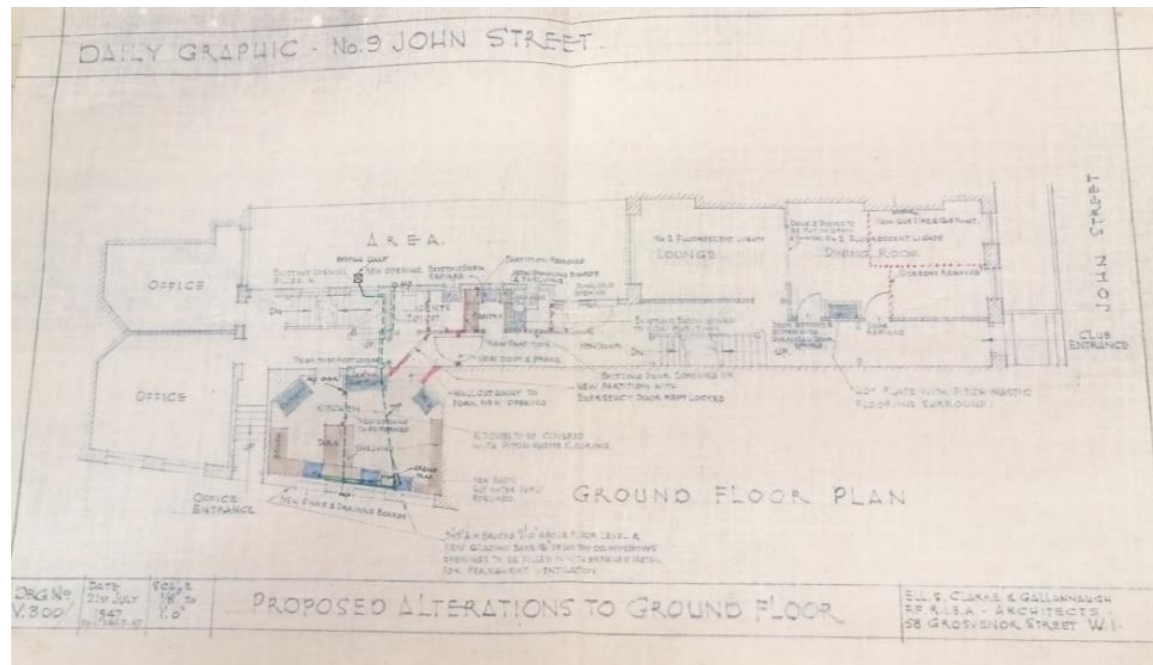


Figure 14: Plan of No. 9 John Street with extension to Northington Street in 1948 [© Camden Local Studies and Archive Centre B/HO/00001/MP/15/362]

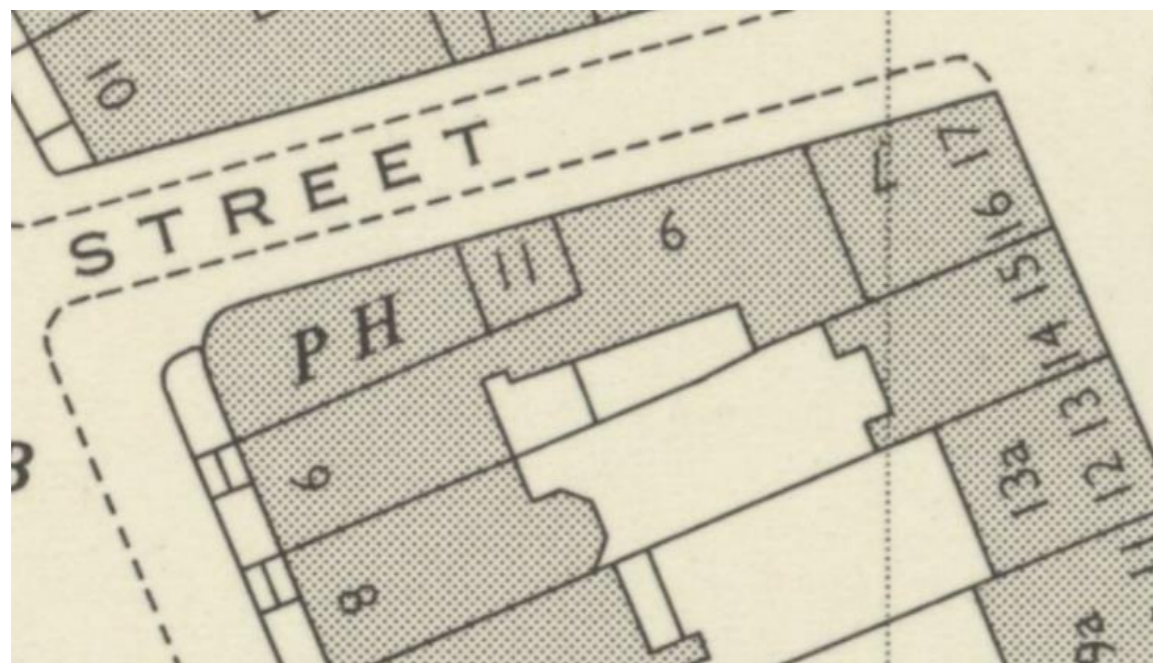


Figure 15: The 1951-53 Ordnance Survey map showing the site and the connection between no.9 John Street and the Northington Street wing.

4.14 A drainage plan from 1947 shows proposed works to the ground floor of no.9 John Street and no.9 Northington Street. These were to be undertaken by Trollope & Colls Ltd and consisted of the installation of a kitchen, pantry and gents toilet as part of the creation of a 'club' for Daily Graphic staff.

4.15 No.9 John Street was statutorily listed on 24 October 1951 and included the Northington Street wing. However, the listing description makes no mention of this part of the site, and it is only considered to be listed by virtue of the physical connection with the main mid-18<sup>th</sup> century house and the combined use of the buildings in 1951.



Figure 16: The front façade of the terrace at nos. 1-10 John Street in 1959. [© Camden Local Studies and Archive Centre 50/0044]

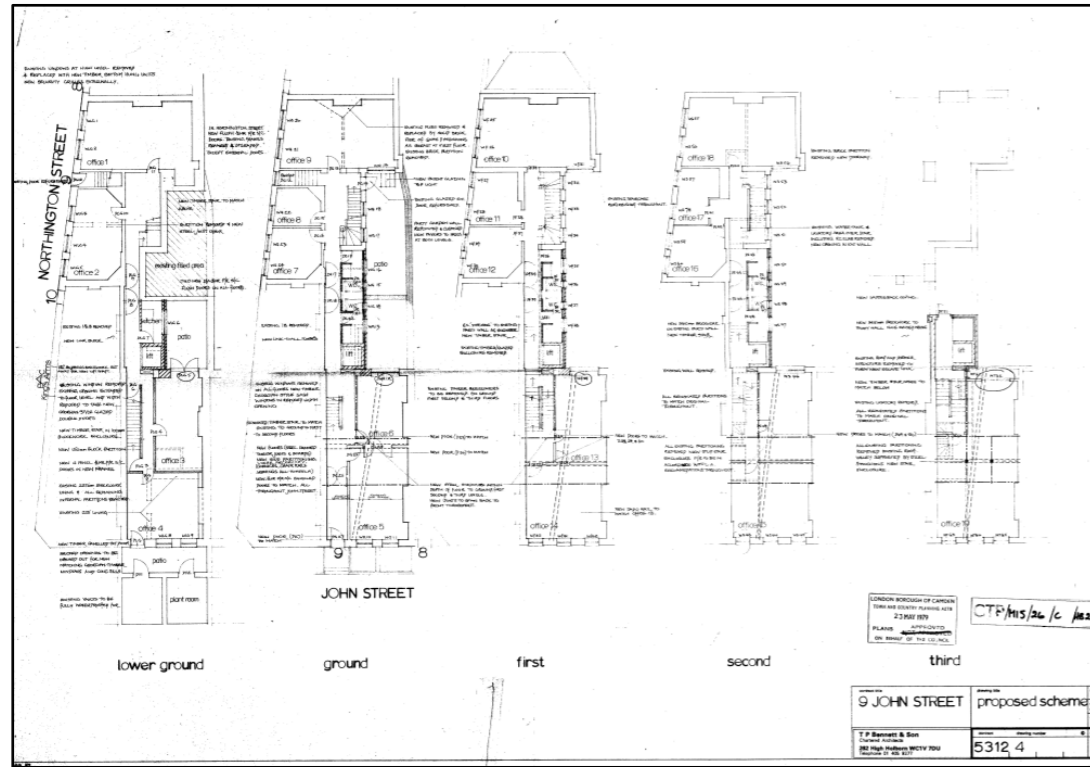


Figure 17: Approved plans for the buildings from 1979, showing the full rebuilding of the link block from the ground floor upwards. These plans correlate with the link block 'as built' on site. Earlier permissions from 1974 and 1975 allowed for the retention of the ground floor of the link block and extensions at 1<sup>st</sup> and 2<sup>nd</sup> floor level.

4.16 Planning permission and listed building consent were granted in 1974, 1975 and 1979 for internal works to no.9 John Street and no.9 Northington Street, alongside permission for a basement infill (not implemented), the reconstruction of the ground floor element of the link and an upwards extension of it at 1<sup>st</sup> and 2<sup>nd</sup> floor level, as well as a new lift shaft to the rear of no.9. Whilst the footprint of the Northington Street wing and link structure remained the same, there was a significant increase in its bulk, height, and massing as well as the introduction of modern brickwork and windows. This can be appreciated on aerial views of the site where the lighter brickwork of the link and the flat-topped hipped roof structure of the lift shaft are a prominent feature. The original profile of the darkened yellow stock brickwork garden party wall, which visually contained the earlier link (see Figure 11) and that of the main flank elevation of no.9 can be seen.



Figure 18: An aerial view of the site looking south showing the link block rising above the original darkened yellow stock brick of the northern flank of the site.



Figures 19 & 20: The front façade of no.9 John Street and a view of the altered rear façade of no.9 John Street from the roof of no.9 Northington Street. The highly prominent lift shaft can be seen, rising above the roofscape of the main building.

## 5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

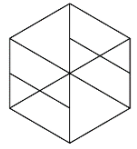
5.2 A heritage asset is defined as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” In this case the heritage assets are the statutorily listed no.9 John Street/9 Northington Street, and the Bloomsbury Conservation Area.

5.3 Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so
- how those values relate to its fabric
- their relative importance
- whether associated objects contribute to them
- the contribution made by the setting and context of the place
- how the place compares with others sharing similar values.”

5.4 In assessing the significance of no.9 John Street/9 Northington Street it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.



### No.9 John Street

5.5 No.9 John Street forms part of a group of eight mid 18th century terraced houses, constructed of multi stock brickwork with red brick flat window heads. Each house is three window bays wide, except for no.6 which is of four bays and has attic accommodation and a full basement floor. The front door is reached by two steps from pavement level with an intermediate landing, adjacent to a front lightwell enclosed by painted iron railings.

5.6 The houses within the terrace were designed to broadly match each other, although there are some differences in the width of each plot. Again, the only exception to this is no.6 which has been rebuilt with additional height and stone embellishment. The entrance to each house is via a timber panelled door set beneath an arched fanlight and classical porch, in the case of no.9 this takes the form of a pediment supported by Doric columns. Adjacent to this are a pair of six over six timber sashes which light the front room at ground floor level. The upper floors are a well-ordered composition of three aligned window bays with fenestration that diminishes in height as it rises over the facade creating a traditional sense of hierarchy and proportion. Decoration and articulation are restricted to projecting brick bands above the ground and 1st floor windows. The facade is terminated by a simple brick parapet which conceals the roof structure from ground level, with only the tall brick chimneys and pots on the party boundaries with the adjacent properties visible on the skyline.

5.7 Overall, the terrace has a coherent and uniform appearance as a result of its consistent height, scale and brickwork finish, besides for the disruption to its visual continuity caused by no.6. There is a sense of verticality to each facade as a result of the aligned window bays and the repetition of the entrance porches, however there is little intentional vertical distinction between each house. The horizontality of the long terrace is reinforced by the aligned windows at each floor level, the accent of red brickwork to the window heads and the iron railings at ground floor level which form a strong feature in views along the terrace from pavement level.

5.8 The terrace has a strong architectural, historic and visual relationship with the other groups of Grade II listed 18th and early 19th century terraces opposite the application site and to the north.

5.9 The rear facade of no.9 John Street has been significantly altered, most likely during the early to mid 20th century. Its yellow stock brickwork differs from both the front of the building and the neighbouring property at no.8 which retains its multi stock finish and red brick window heads. The fenestration has also been altered and there is now a paired arrangement of timber sash windows at each floor level, set beneath a painted flat lintel. The original slate clad roofscape appears to have largely survived, with its 'M' profile. This forms an attic storey to the front but is expressed to the rear as a mansard slope with a dormer and paired sash windows.

5.10 No.9 John Street and no.9 Northington Street were first physically linked at the very end of the 19th century and this original structure was remodelled and substantially increased in size during the 1970s. The new link structure is of lighter yellow brickwork that fails to fully complement the surrounding historic buildings. The fenestration that has been inserted into the southern facade of the link block consists of a series of metal framed central pivot windows which are unattractive and unsympathetic. In order to incorporate a lift to the uppermost floor of no.9 John Street and to provide access to the roof of no.9 Northington Street, the lift shaft and access tower project above the parapet line of the listed building and form a visually dominant and incongruous feature. Significantly, the 1970s link block obscures half of the original rear facade of the Georgian house over its full height.





Figures 21 & 22: A view of the southern façade of the link block looking east and a similar view looking west towards the rear façade of no.9 John Street.

5.11 The area to the rear of no.9 John Street which would once have formed its garden began to be encroached upon at the end of the 19th century, when the house was linked through to no.9 Northington Street, forming a narrow courtyard. This is hard landscaped, with brickwork buttressing to the tall party boundary wall with no.8, forming a strong sense of enclosure to the space. At the eastern end of the rear yard there is a section of basement infill, above which is a courtyard seating area at ground floor level.

5.12 Whilst the front facade of no.9 John Street is of high architectural value and makes a substantial contribution to the wider terrace and streetscene along John Street, the rear elevation is only of limited significance. It has been subject to a high degree of alteration, losing fabric and its original fenestration pattern. Furthermore, the impact of the link block has fundamentally compromised the appearance and setting of the rear parts of the building. The open courtyard space to the rear is dark and inhospitable and is visually dominated by the sheer brickwork of the link block, with its high solid to void ratio and small poorly proportioned modern windows.

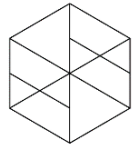
#### No.9 Northington Street

5.13 The building at no.9 Northington Street likely dates from the 1850s/60s and is of three storeys with a semi-basement. It has an 'L' shaped footprint and a flat roof set behind a shallow parapet wall. Its front elevation is a simple composition of yellow brickwork with glazed terracotta tiles running from pavement level up to the ground floor window cills. The elevation is six window bays wide and broadly symmetrical, although the main entrance door is offset to the east. The windows consist of two over two timber sashes, set beneath painted flat lintels, with the pairs of windows at each end of the façade set slightly closer together than the middle pair. Each floor to ceiling height is broadly similar with little sense of diminishing fenestration, a typical feature of industrial and commercial buildings of this period. Overall, the façade is simple and balanced with a generally pleasing sense of proportion and rhythm.

5.14 The rear elevation of no.9 Northington Street is also constructed of yellow stock brick and has a series of large timber 6 over 6 sash windows set beneath the same painted timber flat lintels as the front elevation. These are paired on its west facing elevation in a similar manner to those on the rear façade of no.9 John Street. Elsewhere, the alignment of the windows with the main staircase creates a degree of visual interest to the rear façade.

5.15 No.9 Northington Street is a broadly attractive but unremarkable building from the middle part of the 19th century. Its style, materials and overall appearance are consistent with the period and its former commercial/industrial use.

5.16 The interior of the building essentially consists of two large rooms in an 'L' shape, lit by windows in the Northington Street façade, with a central corridor running through the link block with no.9 John Street. One of the rooms is subdivided at 1<sup>st</sup> floor level to create two smaller spaces. In general terms, the interior of the building is plain and functional, with suspended ceilings and modern office lighting. It has consistent floor to ceiling heights, reflective of its original commercial/industrial use. There are no obvious historic features, with modern fire doors and modern coving. As such, it has no intrinsic architectural or historic interest and no demonstrable relationship with the interior of the main mid 18<sup>th</sup> century house, in terms of plan form, spatial quality or hierarchy. Its only feature of note is the main staircase, with a sweeping timber handrail and decorative balusters. This is lit by a series of three sash window which align with the stair as it rises through the building, creating an attractive, light filled space.



5.17 No.9 John Street was statutorily listed in order to reflect and acknowledge the special and historic interest of the main mid 18th century house. That no.9 Northington Street forms part of that listing is a simple quirk of history, given the amalgamation of the sites and the degree of physical attachment that had taken place in the years immediately prior to the statutory listing in 1951. The listing description makes no reference to the Northington Street wing despite clearly having been updated to include details of the restoration of no.6 John Street in 1989. The building would not satisfy any of the criteria for statutory listing in its own right and thus care must be taken to avoid applying listed building policy with the same stringency as it should be applied to works affecting the main mid-18th century house.

#### Values and significance

5.18 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

#### Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. In this case the main house on John Street provides us with some insight into the lives of the upper classes during the 18<sup>th</sup> century and reflects social hierarchies of the period. No.9 Northington Street was constructed nearly a century after the main house and originally had no physical or functional connection or relationship with it. Therefore, it provides us with no additional evidential value in terms of the significance of no.9 John Street. In its own right, no.9 Northington Street has some very limited evidential value as a reflection of commerce and business in the mid 19<sup>th</sup> century and the cheek by jowl nature of residential and non-residential uses in central London during this period.

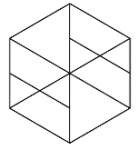
#### Historical value

Paragraph 39 of the Conservation Principles document outlines that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*

The main house has formed part of the historic local scene in this part of Bloomsbury and has been a feature of the townscape for around 270 years. It has historical value in terms of illustrating the transformation of the area from open fields to an upper class inner suburb by the end of the Georgian period. It still retains much of its original setting along John Street in terms of the surrounding terraces of mid to late Georgian houses.

The conversion of the main house to office use at some point during the 19<sup>th</sup> century is consistent with trends elsewhere along John Street and Doughty Street.

The building has no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.



The Northington Street wing is a much later addition to the site and was partially built over the former garden to no.9 John Street, eroding its original context and setting. No.9 John Street and the Northington Street wing were first linked at the end of the 19<sup>th</sup> century and have remained so ever since. However, the buildings have no original physical, functional or architectural relationship and no.9 Northington Street is not of sufficient age or historic interest to be statutorily listed in its own right.

#### **Aesthetic value**

Aesthetic value is defined as “...the ways in which people draw sensory and intellectual stimulation from a place.”

No.9 John Street is an attractive, high status mid 18<sup>th</sup> century terraced house. It is constructed of typical materials of the period and reflects Georgian principles of scale and proportion. The building has significant townscape value due to its group setting, its shared height and building line, as well as the repetition of architectural features.

No.9 Northington Street is an unremarkable mid 19<sup>th</sup> century commercial building. It is also constructed of yellow London stock brickwork with traditional timber sash windows, which complement the Georgian terraces along John Street, as well as having an attractive band of glazed tiles at its base. Its regular and rhythmic façade, alongside its scale, contributes to its townscape value along Northington Street. Internally the building is of no particular architectural merit or distinction and does not contribute to the special interest of the wider listed site.

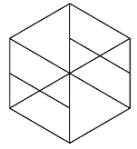
#### **Communal value**

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be ‘social’, defined at paragraph 56 as “...places that people perceive as a source of identity, distinctiveness, social interaction and coherence.”

The building has communal value in so far as it has been part of the local scene for around 270 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish no.9 John Street from many other similar buildings of the same age and character and it is its contribution to group value that is most important. No.9 Northington Street is a later addition to the townscape as a commercial/warehouse building. Any communal value from the site is local in its focus and the building does not have any particular regional or national symbolism or value.

#### **Conclusion**

5.19 In this case the key significance of the listed building derives from its historic and architectural contribution to the planned development of this part of Bloomsbury and reflects a rapid transformation from open fields to an inner suburb. The front facade of no.9 John Street has a high degree of architectural value and makes a clear aesthetic contribution to the character of the wider Bloomsbury Conservation Area. The terrace has significant group value, townscape interest and historic merit, due to the coherent and unified facade at nos.2-9 John Street and its strong relationship with the other groups of 18<sup>th</sup> and early 19<sup>th</sup> century terraces along John Street and Doughty Street. However, to the rear the appearance and setting of the listed building has been significantly degraded and compromised, primarily by the link block with no.9 Northington Street. The Northington Street wing itself is a modest mid-Victorian building with little architectural pretension. Its simple facades and complementary materials mean that it makes a positive contribution to the wider character and appearance of the conservation area however it forms only an area of low significance within the overall context of the listed site.



## 6 Assessment of the Proposals

6.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Bloomsbury Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

### Change of Use

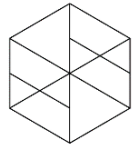
6.2 The proposals are for the conversion of no.9 Northington Street from office use to four self-contained residential units. The building's last use was as an office, but it is now vacant. The original purpose and occupier of the building is not clear although it is likely to have been built for commercial use, or potentially as a showroom. By 1901 the building was in use as offices, alongside part of the main Georgian townhouse at no.9 John Street.

6.3 The proposed residential use is consistent with the wider surrounding context to the site. Many of the original houses on John Street have been returned to residential use, including as single family dwellings. Whilst in the past Northington Street was characterised by more commercial uses, this is now also changing, with new build residential developments, such as those at nos. 2, 5 and 7 Northington Street. To the east, the former mews buildings along Kings Mews have been extensively altered and rebuilt for residential use. Thus, the proposals for the site are considered acceptable in terms of the character and patterns of use within the immediate area and will preserve the character and appearance of this part of the Bloomsbury Conservation Area.

6.4 As outlined elsewhere in this Appraisal, no.9 Northington Street would not satisfy the criteria for statutory listing on its own merits and Listed Building Consent is only required for the internal works to the building by virtue of its historic physical attachment to no.9 John Street and the use of the buildings together as offices during the late 19th and 20th centuries. The interior of the building is of no particular architectural or historic value or interest. Its original function, plan form, spatial quality and fabric have no relationship to the mid Georgian terraced house on John Street, and the interior of the building forms an element of low significance within the context of the overall site.

6.5 The proposed residential use of the building is considered compatible with the layout and fabric of no.9 Northington Street. Although it was originally constructed for commercial use, it contains a series of cellular spaces of broadly domestic scale and proportions.

6.6 The internal works will require the reconfiguration of the spaces at each floor level in order to incorporate the layout of the four new residential apartments. This will involve the removal of the plain partition to the front room at 1st floor level and incorporation of new walls elsewhere to provide the required number of bedrooms and associated bathrooms. The proposed layout is rational and avoids any physical intersection between new partitions and the large sash windows on the front and rear of the building. Plans from the mid 20th century and from the remodelling works of the 1970s show that the spaces within the building and within the link block have been altered at various points in history, to suit the changing needs of the building over time. The proposed alterations to facilitate the conversion of the building to residential use are the latest phase in the evolution of the building and will allow for its ongoing beneficial use.



6.7 Two new secondary staircases will be installed to connect the ground and basement floors and provide two maisonettes. However, the main staircase, lit by its staggered arrangement of three large sash windows will be retained from ground to 2nd floor level. This will preserve the primary circulation route through the building, and an attractive historic feature. The lowest section will be removed from ground to basement level in order to unlock the plan form and make efficient use of space within the basement. This is very much a plainer, secondary component of the staircase, without the sweeping character and intricate detailing of the upper flight and is therefore of lower significance.

6.8 Various changes to the layout of the link block are also proposed. This was significantly remodelled during the late 1970s, with extensions at 1st and 2nd floor level. Therefore, its fabric is of no age or historic value, and it does not form part of the special interest of the listed building.

6.9 A small number of external changes are proposed to the building, but these are concentrated within the rear courtyard and at ground and basement level. In order to draw light into one of the new bedrooms, a new set of doors are proposed in the west basement elevation facing into the small lightwell. This is currently contained beneath a solid concrete panel with glass blocks. This will be replaced with a walk on grille. A panel of glazing will be incorporated beneath the ground floor sash windows, also allowing more light into this basement bedroom.

6.10 To the southern basement elevation the existing modern window in the 1970s link block will be replaced with a pair of French doors. These will be of a traditional design which complement the existing character of the building. They will provide access to an existing courtyard area at basement level. Fencing will be installed above the low brickwork wall within the basement courtyard and at the western end of the ground floor courtyard to ensure privacy. Due to the concealed nature of the courtyard spaces and the lack of general visibility of these areas, the proposals will have no harmful impact upon no.9 Northington Street or the setting of the main listed building to John Street.

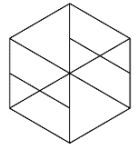
6.11 The proposed external changes will have no impact upon the front façade of the building and will be discreetly positioned to the rear and at low level. This will ensure that the conversion works have a very 'light touch' impact on the exterior of the building and will retain its original commercial/warehouse character. Overall, its positive contribution to the streetscene along Northington Street and to the character and appearance of this part of the Bloomsbury Conservation Area will be preserved.

#### Assessment of the proposals against the relevant policy framework

##### Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

6.12 The main issues for consideration in relation to this application are the effect of the proposals on no.9 John Street/no.9 Northington Street as a listed building and upon the character and appearance of the Bloomsbury Conservation Area.

6.13 No.9 Northington Street forms part of the statutorily listed building at no.9 John Street by virtue of its physical attachment and the use of the two buildings together at the time of listing. However, no.9 Northington Street is a modest and unassuming mid 19th century building whose interior is of no demonstrable special interest.



6.14 The proposed change of use to residential is consistent with the original domestic character of the large houses on John Street and with the evolving character of Northington Street and Kings Mews.

6.15 The proposed internal changes to the building are compatible with its fabric, plan form and spatial quality and the new partitions avoid any harmful intersection with features such as its large sash windows. The attractive historic staircase will be retained from ground to 2nd floor level, maintaining its visual relationship with the staggered sash window arrangement on the southern façade of the building. The proposed internal works to the link block will cause no harm to the special interest of the listed building due to the modern fabric and low significance of this section of the site.

6.16 The external works to the building are limited, and are concentrated at the rear of the building, within the basement and ground floor courtyard areas. They are sympathetic in their design and will have no harmful impact upon the external appearance of the building.

6.17 Overall, the proposed conversion of the building will preserve the special architectural and historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area.

#### **The National Planning Policy Framework 2023**

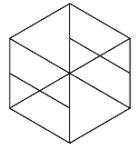
6.18 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness and should enhance the significance of heritage assets by putting them to viable uses consistent with their conservation. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

6.19 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the contribution which no.9 Northington Street makes to its special architectural and historic interest. The proposals will avoid any harm to this defined significance or value, through the sensitive conversion of the building to residential use. This reflects the changing character of the local context, as historic domestic buildings revert to residential use and new domestic uses and residential development appears. This will ensure the ongoing beneficial use of the building and the long-term preservation of its fabric.

6.20 Paragraph 212 of the NPPF encourages opportunities for new development, such as this, “within the setting of heritage assets, to enhance or better reveal their significance”. It goes in say that “proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.” This scheme would decouple no.9 Northington Street from No.9 John Street. This would better reveal its significance of mid 18th century terraced house. This proposal would therefore enhance its setting and better reveal its envelope and historic form of the former townhouse.

#### **The London Plan 2021**

6.21 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that heritage assets should be conserved. The proposals will secure a sympathetic and sustainable new use for this part of the listed building, which is compatible with its fabric, plan form and character, as well as original and evolving patterns of use within the surrounding area. Overall, the affected heritage assets – the Grade II listed building and the Bloomsbury Conservation Area - will be conserved.



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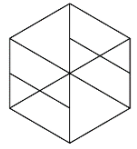
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#### The London Borough of Camden Local Plan 2017

6.22 The proposed works are considered to comply with the relevant sections of Policies D1 – Design and D2 – Heritage.

6.23 The proposals will respect local context and character, through the retention and sympathetic conversion of this mid 19th century commercial building. Internally the works will require some inevitable subdivision of the spaces to create the new apartment layouts. However, the interior of the building currently has a plain, office character and is lacking in architectural features. Key elements such as the main staircase will be retained and will form the heart of the conversion. External changes are limited and will ensure that the original character of the building and its contribution to the streetscape along Northington Street are preserved. In particular, the works comply with Policy D2 (j), with the proposed new use causing no harm to the special interest of the listed building.

6.24 Overall the special architectural and historic interest of the listed building will be preserved, taking account of the low significance of the Northington Street wing within the overall context of the listed site. Both in terms of the proposed use, and the limited physical changes to the building, the character and appearance of this part of the Bloomsbury Conservation Area will be preserved.



## 7 Conclusion

7.1 This application seeks planning permission and listed building consent for the conversion of no.9 Northington Street from office use to four self contained apartments.

7.2 The interior of no.9 Northington Street lacks intrinsic interest and value and makes little contribution to the overall significance of the site or the reasons why no.9 John Street is statutorily listed. Its conversion to residential use represents a logical and sympathetic use of the internal spaces of the building and will retain key features such as the main staircase. The link block itself is a product of the late 1970s and works within these areas will have no impact upon the special interest of the listed building.

7.3 The proposed residential use of the building will cause no harm to its intrinsic character, with its spaces well suited to conversion. The proposed works would enhance the setting and special interest of no.9 John Street though its decoupling with no.9 Northington Street, allowing the ability to recognise and better appreciate its original form as a terrace townhouse. John Street Alongside the limited external changes to the appearance of the building and their discreet position, the proposals will cause no harm to the character and appearance of the Bloomsbury Conservation Area.

7.4 The proposed works are considered to satisfy the s.16 and s.72 statutory requirements. They comply with the provisions of the National Planning Policy Framework 2021, the London Plan 2021 and the policies of the London Borough of Camden Local Plan 2017.



## Appendix A

### Relevant Policy Context

#### National Planning Policy & Legislation

##### The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 requires that:

*"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

A2 Section 72 requires that:

*"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

##### The National Planning Policy Framework 2023

A3 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

###### Paragraph 200

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 should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

###### Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

###### Paragraph 212

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

###### Paragraph 203

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness, or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.

###### Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

#### The London Plan 2021

A4 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

*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.*

#### Local Planning Policy

A5 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

**Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

*The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

**Policy D2 – Heritage** has relevant parts and is clear that:

*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**

*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**

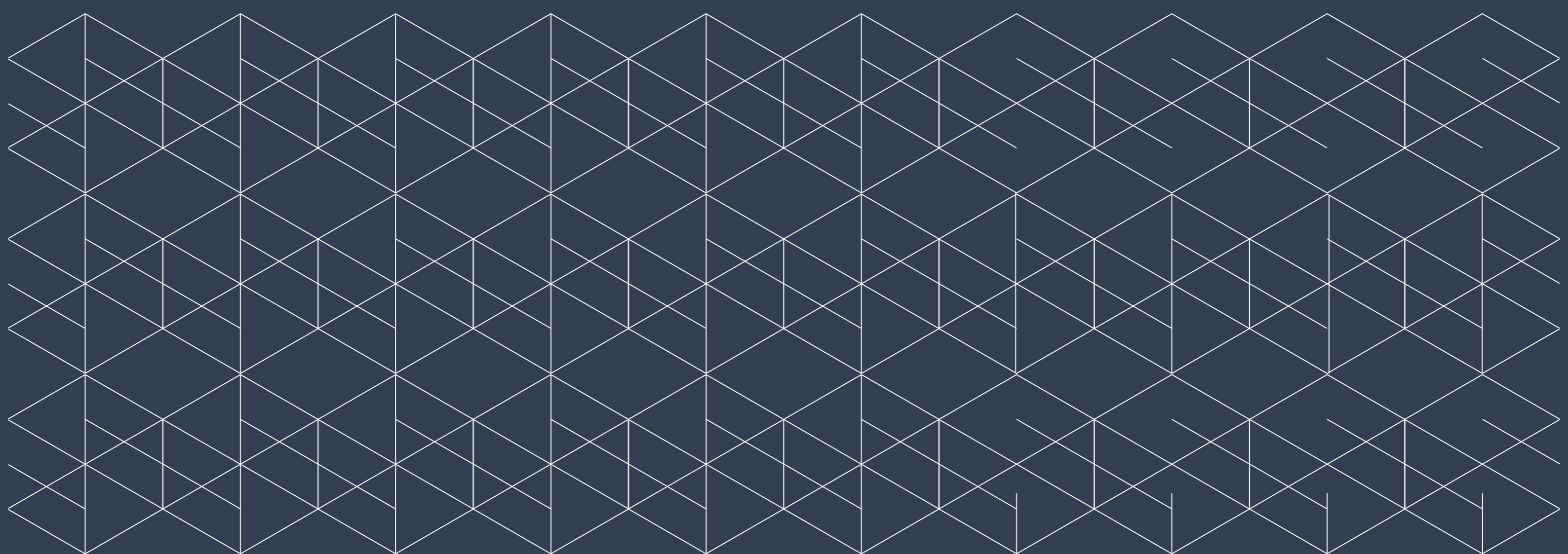
*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and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

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

#### **Listed Buildings**

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*



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