

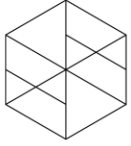
The Heritage Practice

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Heritage Appraisal Addendum Report
14 John Street, London WC1N 2EB

February 2025





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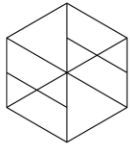
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1 Introduction

1.1 The following report has been produced by The Heritage Practice as an Addendum to the Heritage Appraisal prepared in July 2022 and should be read alongside it.

1.2 That appraisal accompanied applications for planning permission (2022/3278/P) and Listed Building Consent (2022/3790/L) for the conversion of no.14 John Street from office use to a single-family house. These were approved by the London Borough of Camden on 14 December 2023.

1.3 No.14 John Street is Grade II listed and situated in the Bloomsbury Conservation Area.

1.4 The current proposals are for the creation of a roof terrace to the rear of the property. This will be located on the existing flat roof of the projecting basement and ground floor addition. A new door will be installed from the opening in the rear façade at ground to 1st floor half landing level, with new steps leading up to the terrace. Railings and a privacy screen will be installed, along with a replacement roof lantern.

1.5 The original Heritage Appraisal included a full assessment of the history, development and significance of the listed building and its contribution to the character and appearance of the Bloomsbury Conservation Area.

1.6 This report will describe the proposals and will assess their impact upon the special interest of the listed building and the character and appearance of the Bloomsbury Conservation Area. It will also assess the proposals in line with the relevant statutory, national and local heritage policy framework.

2 Assessment of the proposals

2.1 The proposals are for the creation of a roof terrace on the existing flat roof of the rear projecting addition.

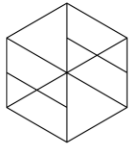
2.2 The demolition of the shallow 1980s closet wing to the rear elevation at 1st and 2nd floor level was permitted under the 2022 applications and this will be removed. In its place will be a new external door and a short flight of steps leading up to the roof terrace.

2.3 The principle of a roof terrace in this location is considered acceptable. A roof terrace to an existing flat roof area in a similar position was approved on the neighbouring property, no.15 John Street in 2016 (2015/6704/P and 2016/0300/L).

2.4 The proposed roof terrace is positioned at low level and tucked discreetly into the existing urban fabric. There are very limited private views of the rear façade of the terrace due to the absence of rear garden spaces in neighbouring properties from which the rear of the terrace can be easily appreciated. Public realm views are not possible due to the tightly packed nature of the surrounding townscape. Consequently, the proposed roof terrace would not be readily appreciable and its impact beyond the immediate area to the rear of the house would be very limited.

2.5 The proposed roof terrace would have no impact upon historic fabric as the flat roof of the basement/ground floor rear addition dates from extensive works to the rear of the building in the 1980s.

2.6 In order to access the roof terrace a new door will be installed into the opening from the ground to 1st floor half landing of the main staircase. This opening was formed when the shallow closet wing was added in the 1980s. The new door will be glazed and traditionally detailed so that it sits comfortably with the pattern of subdivided sash windows on the rear façade of the house.



2.7 A short flight of steps will be introduced, rising up to the level of the roof terrace. These will be tucked discreetly adjacent to the building.

2.8 There is currently a modern lantern rooflight to the external flat roof area, lighting the room beneath. This is modern fabric and of no intrinsic architectural or historic interest. This will be replaced by a new flat, walk on rooflight. This will be lower profile and therefore more discreet than the existing modern lantern style rooflight.

2.9 Traditional painted metal railings will be introduced around the existing lightwell to enclose the new roof terrace and to allow it to be used safely. These will be a simple feature that will have no harmful impact upon the setting of the listed building.

2.10 There is an existing metal privacy screen along the party boundary between nos.14 and 15 John Street, restricting overlooking from the existing permitted roof terrace of no.15. A new metal privacy screen will be installed along the party wall with no.13 to the south, and along the rear boundary of the site. This will match the finish, colour and height of that to no.15, providing a coherent appearance at the rear of the terrace.

2.11 The proposals will have no harmful effect upon the fabric or setting of the rear façade of the listed building. There is already a privacy screen on the boundary with no.15 John Street and the new railings will have a lightweight, traditional character which will minimise their visual impact.

2.12 The proposals will maintain the benefits of removing the 1980s closet wing, as permitted. The arched window at 1st to 2nd floor half landing level on the main rear façade will be reinstated as per the approvals and a traditional opening with an arched brick head will be reinstated at ground to 1st floor level.

2.13 The sympathetically designed door leading out to the roof terrace will enhance the character of the rear façade when compared with

the existing condition of the building, whereby the opening is wholly obscured by the shallow 1980s brickwork closet wing. In any case, the new door will be partially concealed due to the higher level of the roof terrace, ensuring that it is a very minor feature within the overall architectural composition of the building.

Assessment of the proposals against the relevant policy framework

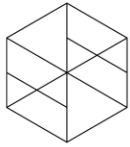
The Planning (Listed Buildings and Conservation Areas) Act 1990

2.14 The main issues for consideration in relation to this application are the effect of the proposals on no.14 John Street as a listed building and the impact of external changes to the building on the character and appearance of the Bloomsbury Conservation Area.

2.15 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72.

2.16 This report has shown that the proposals will have no harmful impact upon the fabric, significance or setting of the listed building. Thus, its special architectural and historic interest will be preserved in line with the s.16 duty.

2.17 The benefits of removing the 1980s closet wing will still be delivered, through the reinstatement of traditional openings to the half landing levels of the main staircase. The proposed new door will be of a sensitive design that reflects the pattern and character of the subdivided sash windows on the rear façade of the house. New interventions, such as the railings and privacy screen are appropriately designed and will sit comfortably with similar elements to the adjacent house at no.15 John Street. The works will only affect modern fabric and areas that were heavily remodelled in the mid-1980s. They are situated to the rear of the property, of which there are no public realm views, and where the rear façade is well



screened due to the densely packed urban environment. Consequently, the character and appearance of the Bloomsbury Conservation Area will be preserved in line with the s.72 statutory duty.

The National Planning Policy Framework 2024

2.18 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. 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.

2.19 The Heritage Appraisal (July 2022) prepared by The Heritage Practice provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. This Addendum report has analysed the effect of the current proposals on the defined significance of the listed building and confirmed that no harm will be caused to it, or the surrounding conservation area. They are in keeping with the character and context to the rear of the building and wider terrace and will not be readily visible or appreciable. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

2.20 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that development proposals should be sympathetic and that heritage assets should be conserved. The current proposals have been sympathetically designed and overall, the affected heritage assets (the listed building and the surrounding Bloomsbury Conservation Area) will be conserved.

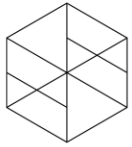
The London Borough of Camden Local Plan 2017

2.21 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

2.22 The proposed works to the listed building are focused to the rear of the building and will have no impact upon its high significance front façade. They are situated at low level and in a discreet position, of which there are very limited private realm views. The works are situated in an area that was heavily altered during the 1980s and have been sympathetically designed to deliver an enhancement to the character of the rear facade of the building following the removal of the incongruous 1980s closet wing.

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

2.23 The proposals accord with the guidance contained within the Council's Appraisal and Management Strategy. They will preserve the character and appearance of the Bloomsbury Conservation Area (para 5.28) and be of high-quality design and execution (para 5.29).



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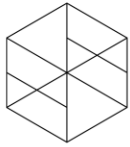
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3 Conclusion

3.1 This Heritage Appraisal Addendum accompanies applications for the creation of a roof terrace to the rear of the building and associated works.

3.2 The proposed works will conserve the significance of the listed building and will cause no harm to its special interest or setting. They will preserve the character and appearance of the Bloomsbury Conservation Area. They will be delivered as part of the sensitive conversion of the building to a single-family house and its extensive repair and refurbishment, which will conserve and enhance its significance.

3.3 The proposals are in line with the s.16 statutory duty within the Planning (Listed Buildings and Conservation Areas) Act 1990. They comply with the provisions of the National Planning Policy Framework 2024, the London Planning Policy Framework 2024, the London Plan 2021 and the London Borough of Camden Local Plan 2017.



Appendix A – Relevant historic environment policy

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 2024

A3 The revised National Planning Policy Framework 2024 (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 207

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 208

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 210

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.*

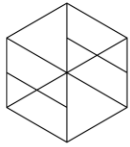
Paragraph 212

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.

The London Borough of Camden Local Plan 2017

A5 The following sections of policy are relevant to this application.

Policy D1 – Design

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

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;
- 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.

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:

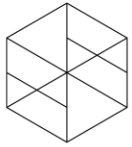
- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause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

Bloomsbury Conservation Area Statement

A6 The Conservation Area Statement has a number of relevant paragraphs relating to new development within the Bloomsbury Conservation Area.

Para 5.28

Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its



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setting or views into or out of the area.

Para 5.29

High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.