

# HERITAGE STATEMENT

In respect of:

**RECTIFICATION WORKS**

At:

**48 MORNINGTON TERRACE, LONDON, NW1 7RT**

On behalf of:

**Ken Fulk**

Date:

**September 2023**



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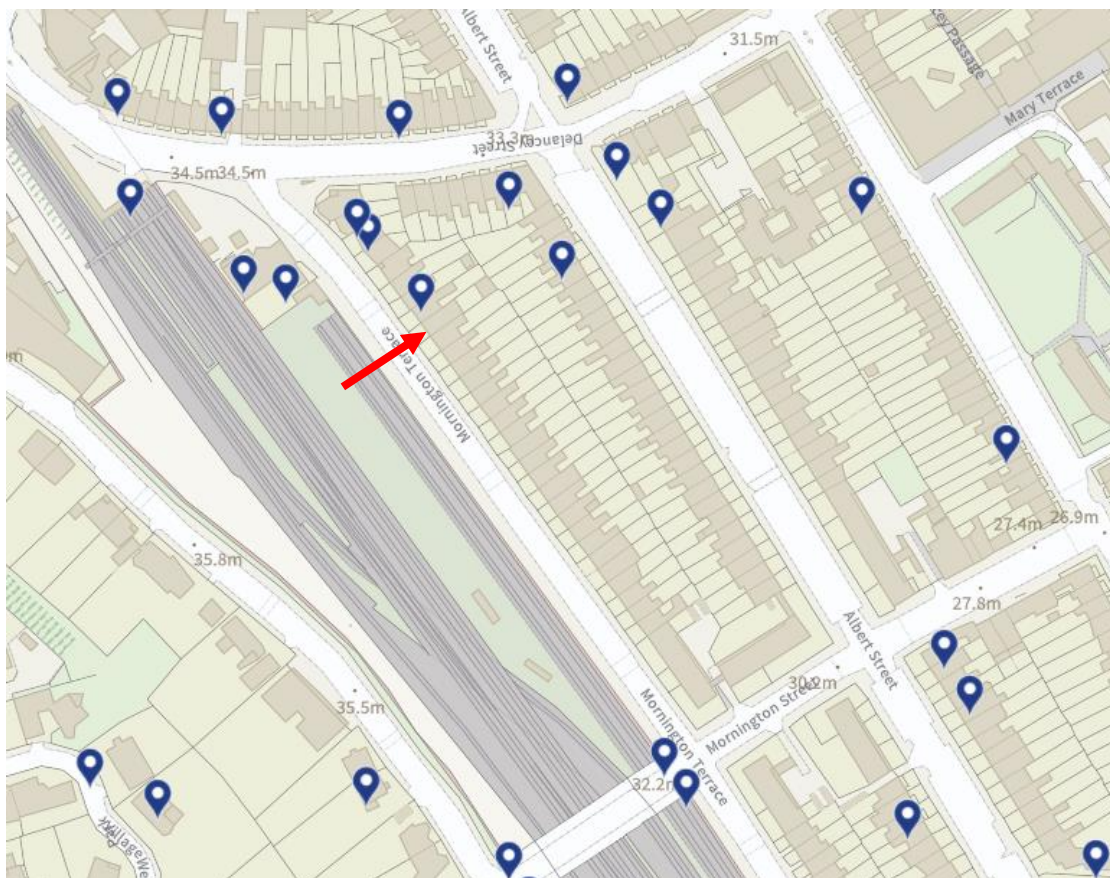
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## 1.0 Introduction

- 1.1 This heritage statement accompanies applications to rectify and regularise works undertaken by the previous owner of 48 Mornington Terrace, a Grade II listed building within the Camden Town Conservation Area.
- 1.2 Mornington Terrace is located west of Camden High Street and comprises a long residential terrace of 27 houses running approximately north-south, parallel to and east of the Euston railway lines. 48 Mornington Terrace is a mid-terraced townhouse located towards the northern end of the terrace.



*Fig.1 Location plan*

- 1.3 The report describes the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, July 2021) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The report was commissioned by the applicant, Ken Fulk, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 194 of the NPPF. A site visit was undertaken on 1 June 2023.

- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the area and site has been drawn from several sources including the *Camden Town Conservation Area Appraisal and Management Strategy*. A list of the sources used in the preparation of the report is presented on **p41**.
- 1.7 The current submission seeks permission for rectification works following refusal of an application for listed building consent (LBC) in 2020 for retrospective alterations to the property under reference 2020/5037/L. The description of the works was: *'Listed Building Application for works across all floors, comprising: removal and installation of replacement sash windows and drainage pipe (front elevation); alterations to internal walls and plan form generally; new/replacement shutters, flooring, ceiling, and fireplaces and surrounds; replacement staircase; alteration to front lower ground steps; rendering of vault; alterations to joinery generally; removal of rear wall and erection of fully glazed full width rear extension and glass roof to rear return (retrospective)'*.
- 1.8 The application for LBC was refused by the local planning authority on 13 April 2021 on the grounds of adverse impact on the listed building. A subsequent appeal to the Planning Inspectorate resulted in a 'split decision' in 2022, i.e., the appeal was part-allowed and part-dismissed.
- 1.9 The appeal was dismissed for the following items<sup>1</sup>:
- Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing
  - removal of front sash window and installation of an enlarged sash window
  - removal of original rear wall and introduction of a fully glazed full width rear extension and glass roof to rear return
  - installation of louvred shutters
  - rendering of vault to create bathroom
  - removal of original spine wall in basement
  - replacement staircase in basement
  - basement floor depth lowered throughout

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<sup>1</sup> Paragraph 1 of the Planning Inspectorate appeal decision reference APP/X5210/Y/21/3284736 dated 22 September 2022.

- reordering of front garden basement steps
- removal of marble chimney surrounds and hearths with new chimney surrounds to ground floor and first floor
- removal of double doors between principal rooms and installation of metal frame on the ground floor
- the installation of a bathroom and associated works, including external drainage pipe to the front elevation on the second floor, and
- the removal of the plaster ceiling and wall plaster on the third/attic floor and attachment of reclaimed floorboards attached to underside of roof structure.

1.10 The appeal was allowed (and therefore LBC granted) for the following items<sup>2</sup>:

- Removal and replacement of third-floor (attic) windows with double-glazed units
- installation of flooring at ground, first second and third floor levels, and
- installation of louvred shutters.

1.11 The new owner of the property intends to regularise the outstanding matters, i.e., the items that were dismissed at appeal. Accordingly, a pre-application enquiry was submitted to the Council in July 2023. The Principal Planning Officer, Ms Angela Ryan, responded via email on 14 August 2023 saying:

*‘Our Conservation Officer has assessed the drawings that were submitted and has confirmed that the proposals as shown in the attached drawings would satisfy the listed building breaches. Therefore should a further application for listed building consent be submitted for the works, it is likely that the proposal would be looked upon favourably, and would satisfy the requirements contained in appeal decision once the works are implemented/have been completed.’*

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<sup>2</sup> Paragraph 2 of the Planning Inspectorate appeal decision reference APP/X5210/Y/21/3284736 dated 22 September 2022.

## 2.0 Heritage Designations

- 2.1 48 Mornington Terrace was added to the *List of Buildings of Special Architectural or Historic Interest* at **Grade II on 14 May 1974** as part of the terrace comprising Nos. 26-52 Mornington Terrace (consecutively). The list entry for the terrace reads as follows:

*'Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.'*

- 2.2 The terrace is noted in the listing for its **group value** (denoted by 'GV').
- 2.3 Mornington Terrace is located within the **Camden Town Conservation Area**, which was first designated by the local authority in 1986 and extended in 1997. The conservation area covers the commercial and retail area around Camden High Street and the surrounding late 18<sup>th</sup> and early 19<sup>th</sup> century residential development. Mornington Terrace is within the residential area at the western edge of the conservation area.



### 3.0 Description

#### Front Facade of 48 Mornington Terrace

- 3.1 48 Mornington Terrace is a mid-terraced townhouse constructed in yellow stock brick with painted and channelled stucco at lower ground and ground floor levels. The property comprises a single dwelling over four storeys plus basement (AKA lower ground floor). It has a panelled door with fanlight, a delicate anthemion leaf cast iron balcony at first floor (continuous across the terrace) and six-over-six pane sash windows – two per floor and all double-glazed. The top (third) floor is within a mansard roof, covered in slate, and contains dormer windows. There are railings at the back of the pavement enclosing a small front garden. External steps provide independent access to the basement.



Fig.2 Front of 48 Mornington Terrace

#### Rear Facade of 48 Mornington Terrace

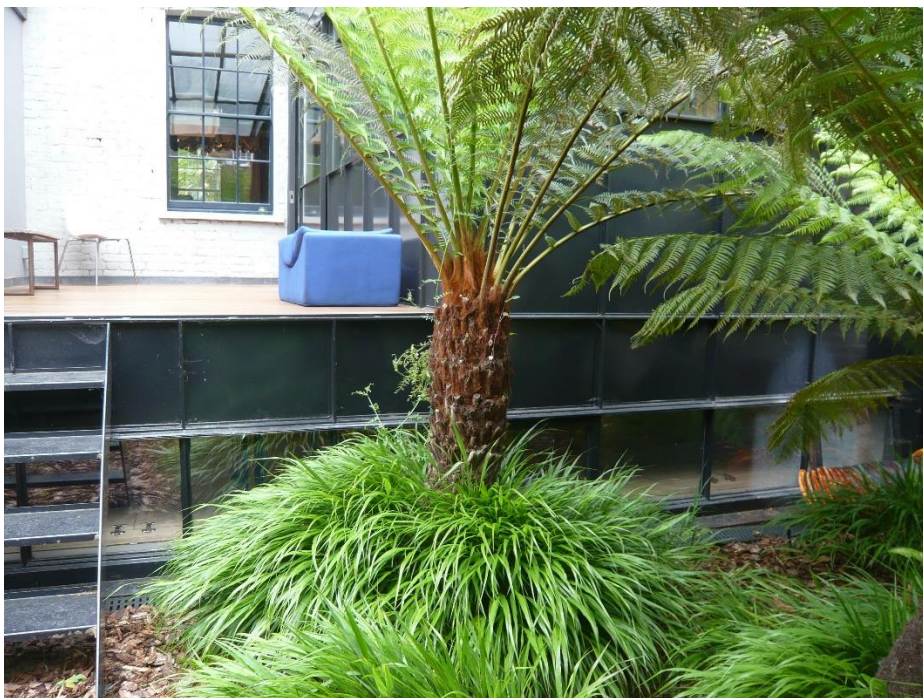
- 3.2 The rear facade of the house is plainer than the front, being constructed in stock brick with modest detailing. Windows comprise multi-pane sashes, all of which are modern double-glazed units except for the ground floor rear reception (kitchen), which is single-glazed, with fine glazing bars and appears to be original. A modern



extension has been constructed across the full width of the lower ground floor. The top quarter or so of the extension projects above the rear garden level where it emerges as a clerestory type strip of metal-framed glazing with a row of metal panels on top.



*Fig.3 Rear of 48 Mornington Terrace*



*Fig.4 Lower ground floor extension as seen from the rear garden*

- 3.3 A modern steel-framed extension has been erected to the west side of the ground floor at the rear of the house. It has a solid, metal panels at the base with metal-

framed glazing above. The roof is a shallow mono-pitch 'green' roof. Alongside the ground floor extension is a raised deck, with access to the garden via a short set of metal steps (see image above), with a metal-framed glazed roof covering that effectively encloses the kitchen window in the main wall of the house.



*Fig.5 Metal-framed extension at ground floor level*



*Fig.6 Decking covered with a glazed roof beyond the kitchen window*



- 3.4 At the end of the rear garden is a full-width single-storey metal-framed garden room building having a glazed frontage, solid sides and a 'green' roof.



*Fig.7 Garden room*



*Fig.8 View from one of the upper-storey rear windows*

- 3.5 There is a variety in treatments at the backs of the neighbouring properties, with a range of different closet wings and infill extensions. No.49 Mornington Terrace (immediately to the NW) is typical, having a two-storey (lower ground and ground



floor) closet wing to one side, constructed in brick with a flat roof set behind a parapet and having French doors with steps for access to the rear garden.



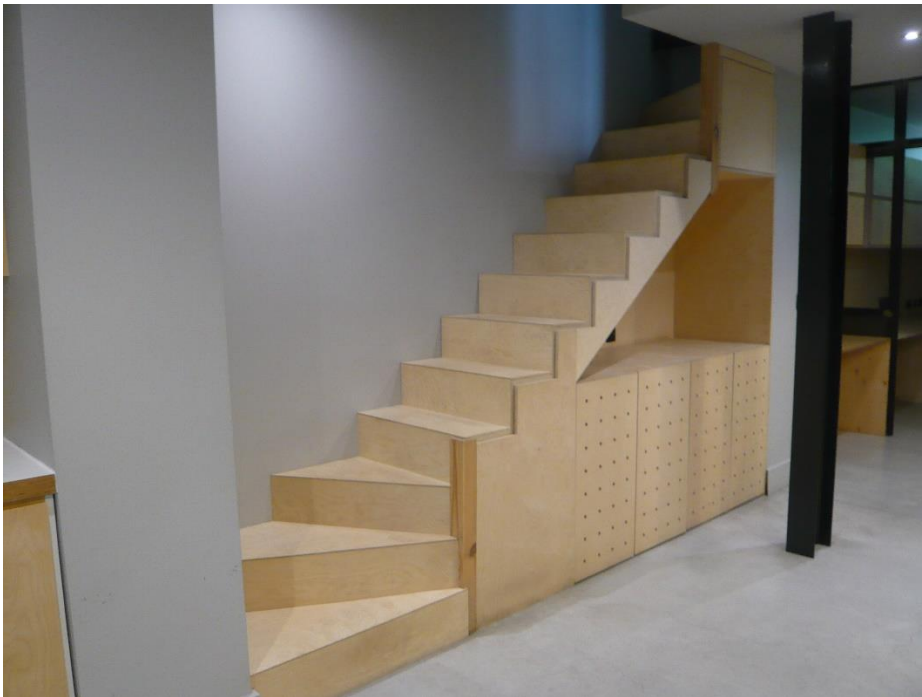
*Fig.9 Solid brick two-storey closet wing at the rear of No.49*

### Interior of 48 Mornington Terrace

- 3.6 The **lower ground floor** of the house is largely an open-plan space with the original spine wall (along with interconnecting double doors) between the front and rear rooms having been removed, with only nibs remaining adjacent to the party walls. Most of the external rear wall has also been removed. A full-width extension with metal-framed exterior has been created to the rear (as described above), removing the closet wing in the process. The floor level has been reduced throughout by c37cm and is finished in concrete. The front basement steps have been replaced and return steps added at the bottom to accommodate the lowered floor level. The internal staircase has been replaced with a plain timber staircase without a handrail. The front sash window has been replaced with a double-glazed unit and the cill level lowered, again in response to the lowered floor; plantation shutters have been added. Of the two storerooms (former coal stores) at the front, one remains unplastered and contains plant equipment while the other has been plastered out and converted to a shower room.



*Fig.10 Open-plan layout at lower ground floor – note the nib walls and ceiling beams on former wall lines*



*Fig.11 Modern lower ground staircase*



*Fig.12 Front window in lower ground floor front room with dropped cill and plantation shutters*



*Fig.13 Return treads to the modern external basement steps*

- 3.7 The layout of the **ground floor** of the house is of one room front and rear, accessed from the entrance hall, and with a wide opening between the two rooms (the double doors having been removed). The front room marble fireplace has been replaced with a more ornate fireplace; the marble fireplace in the rear room (current kitchen) has been removed and the chimney breast concealed behind kitchen units. The rear



closet wing has been replaced with a metal-framed and glazed structure with a covered deck area to one side (as described above). Plantation style shutters have been added to the front window.



*Fig.14 Front room at ground floor – replacement fireplace and double-glazed window with plantation shutters*



*Fig.15 View from the front ground floor room through the opening towards the kitchen at the rear*





*Fig.16 Kitchen units in front of the chimney breast*



*Fig.17 View through the kitchen window to the covered decking (note the fine glazing bars of the original window)*

- 3.8 There are two rooms at **first floor** both accessed directly from the landing and with interconnecting doors between. The marble fireplaces in the rooms have been replaced with ones having ornate surrounds. The front room retains decorative cornice and ceiling rose. The windows have been replaced throughout with double-glazed units (note, original shutters have been retained).



*Fig.18 Interconnecting doors between the front and rear rooms at first floor*

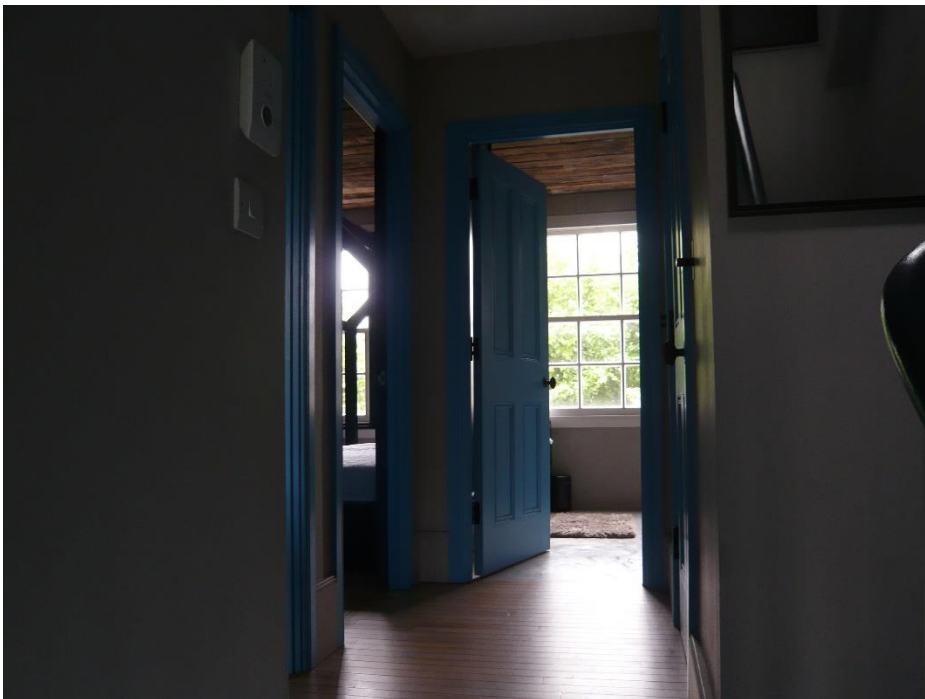


*Fig.19 Replacement fireplace within the front room on the first floor*



*Fig.20 View looking towards the front room on the first floor from the rear room (note the original ceiling rose and window shutters in the front room)*

- 3.9 The **second floor** is typically more cellular in nature, with two rooms at the front and one at the rear, all accessed from the landing. The smaller of the two front rooms is a bathroom. The lath and plaster ceilings have been removed throughout and the ceilings have been clad in timber boarding. The windows have been replaced with double-glazed units and plantation shutters have been added.



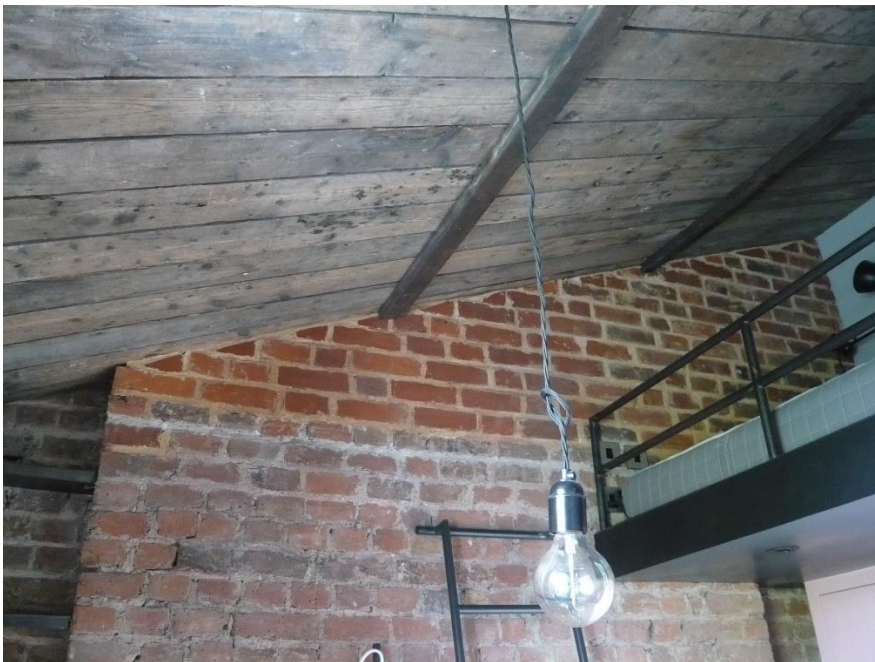
*Fig.21 Second floor landing*





*Fig.22 Boarded ceiling within the rear second floor bedroom*

- 3.10 The layout of the **third floor** roughly mirrors the second. The lath and plaster ceilings and joists have been removed and new ceilings formed in timber boarding and opened right up to the apex of the roof. The plaster has been removed from the eastern party walls of the two bedrooms to leave exposed brickwork. The outline of the small fireplaces can be seen. The windows have been replaced throughout with double-glazed units and plantation shutters have been added.



*Fig.23 Rear bedroom at third floor with plaster removed from the party wall and sloping timber-clad ceiling*



*Fig.24 Replacement window and modern plantation shutters within the rear bedroom on the third floor*

## 4.0 History

- 4.1 The council's *Camden Town Conservation Area Appraisal and Management Strategy* (October 2007) provides an overview of the historic development of the area surrounding Mornington Terrace.
- 4.2 Camden High Street was created on an ancient north-south route and became the focus for development of the area some 200 years ago. A speculative development of grid-pattern streets was formed, comprising terraced housing within garden plots. Mornington Terrace and neighbouring Arlington Street, Albert Street and Delancy Street were developed following increased demand for housing with the coming of the railway in the 1830s. Historic mapping illustrates how Mornington Terrace when built had housing on both sides of the road, but the west side was later removed to accommodate a widened railway cutting.

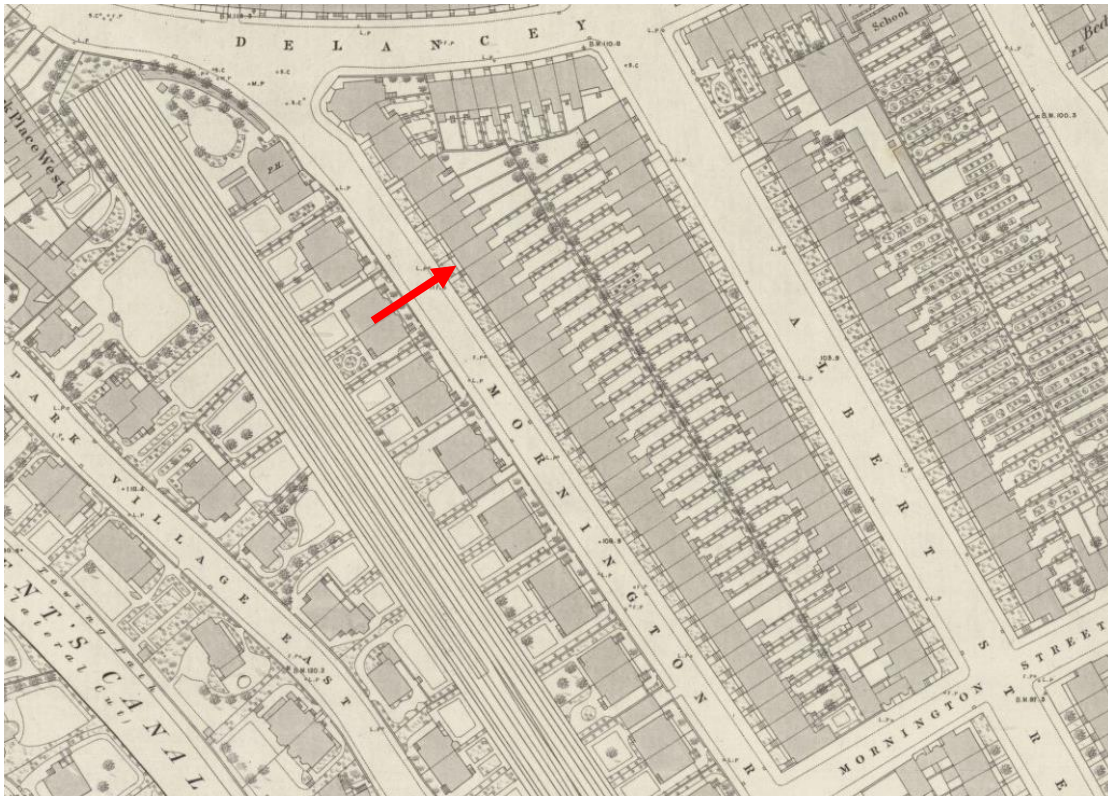
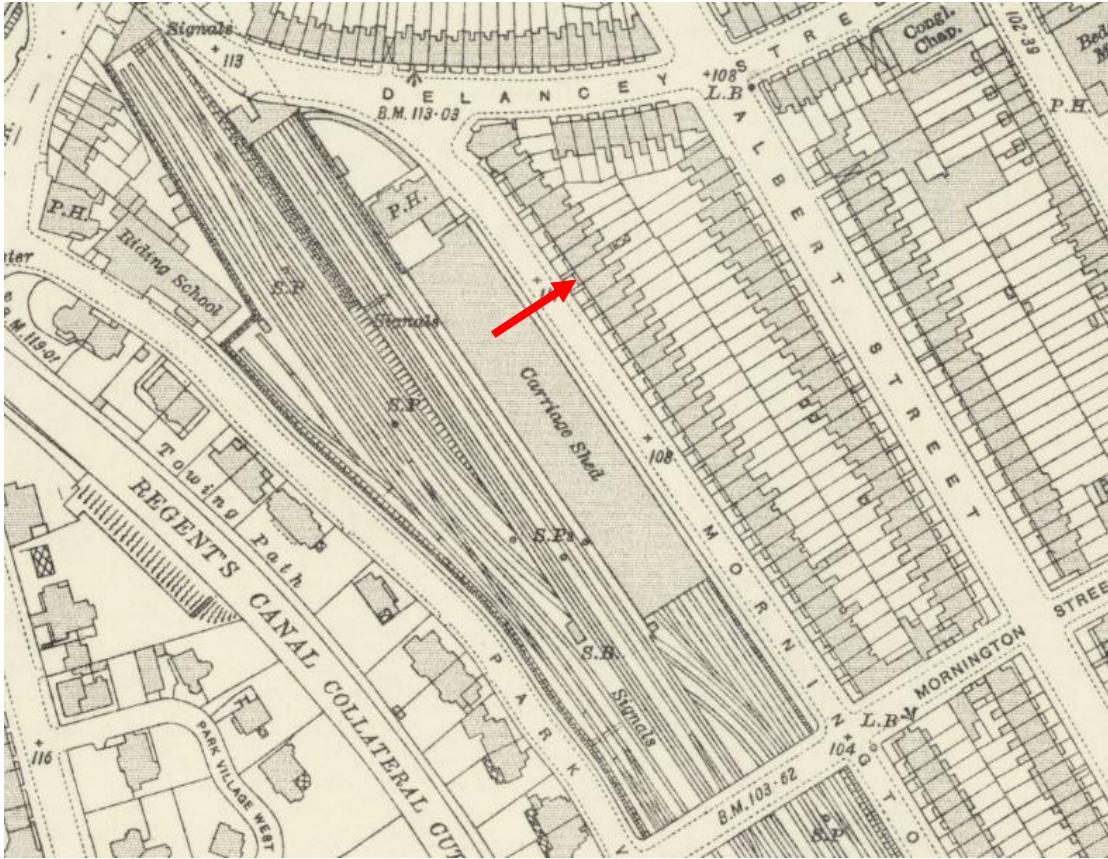


Fig.25 Extract from the Town Plan of 1873 showing housing on both sides of Mornington Terrace, the west side later removed for the widened railway cutting





*Fig.26 Extract from the Ordnance Survey map of 1916 showing the western terrace replaced by a railway carriage shed; note No.48 has been extended further to the rear of the closet wing with what might have been a greenhouse (denoted by hatching)*

- 4.3 The houses in Mornington Terrace were developed in a standard format, having two rooms per floor: a kitchen and scullery in the basement, two parlours on the ground floor, two drawing rooms on the first floor and bedrooms on the second and third floors. The bedrooms within the third floor/attics tended to be reserved for children or servants. The first-floor drawing rooms communicated by folding doors in the middle, while the parlours would either have been connected in the same way or were treated as separate rooms. Modest rectangular-plan closet wings were built to the rear of the stair hall either at the outset or added later, to accommodate WCs and ancillary service rooms. A typical layout for the ground and first floors of early-mid 19<sup>th</sup> century terraced houses is presented below.



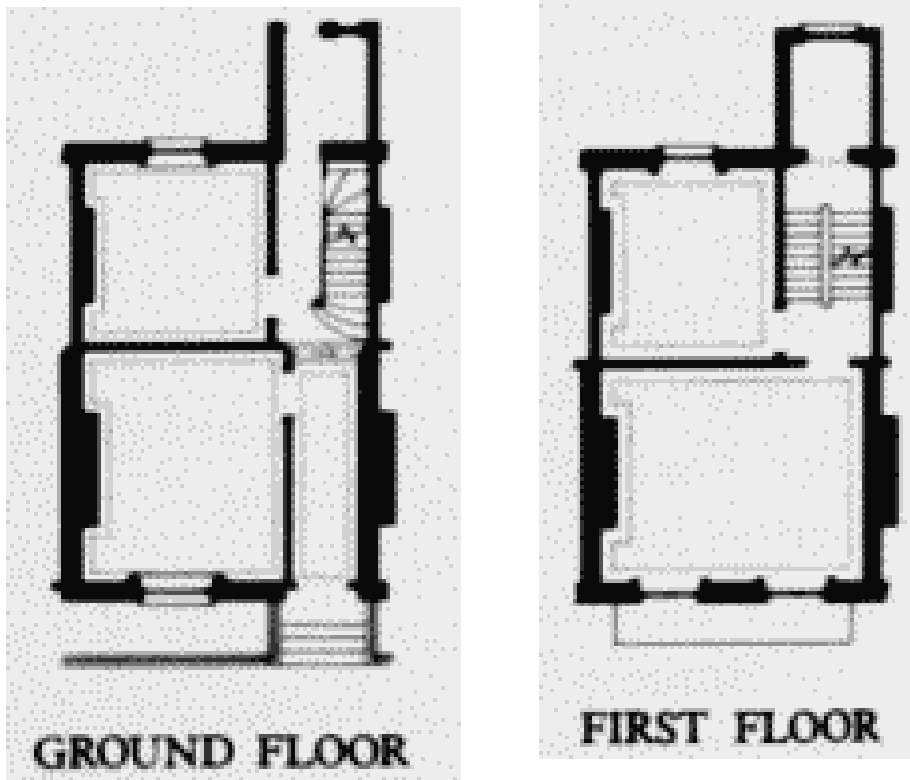


Fig.27 Typical plans for a 19<sup>th</sup> century terraced house from the Survey of London

- 4.4 There has been a series of applications relating to the house from 2013 onwards. Of note, permission was obtained in 2014 for a **lower ground floor extension** to the rear of the house (under planning application 2013/6592/P and listed building consent 2013/6742/L). The extension was to be a fully glazed flat-roofed infill extension set back from the end of the closet wing (see below). The extension that has been constructed was clearly not done so in accordance with the permitted scheme.

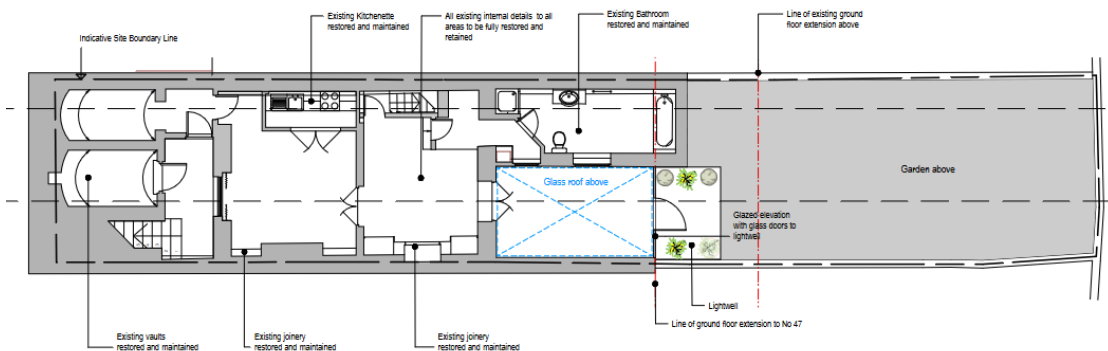


Fig.28 Approved lower ground floor layout from 2014

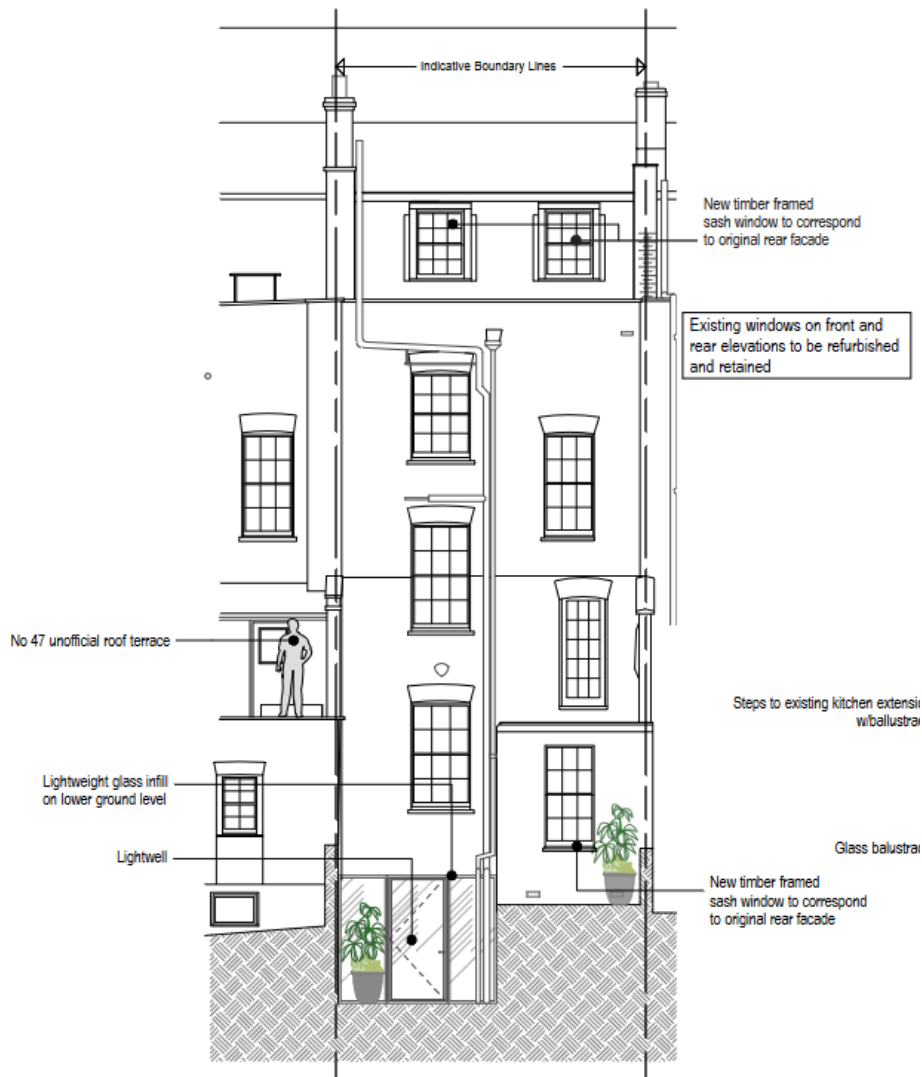


Fig.29 Approved rear elevation in 2014



Fig.30 Images of the former closet-wing at the rear – note the sympathetic modern picture windows

## 5.0 Discussion

- 5.1 48 Mornington Terrace conforms to the pattern book tendency of late Georgian and Regency terraced housing that followed the specifications laid out in the Building Act of 1774 with the aim of preventing poor quality construction and reduce the risk of fire. The Act categorised, or 'rated', houses according to value and floor area: the houses in Mornington Terrace conform to a 'third-rate house' of four floors plus basement (see illustrations below) which would have been occupied by 'professional men' such as lawyers, doctors and clerks.

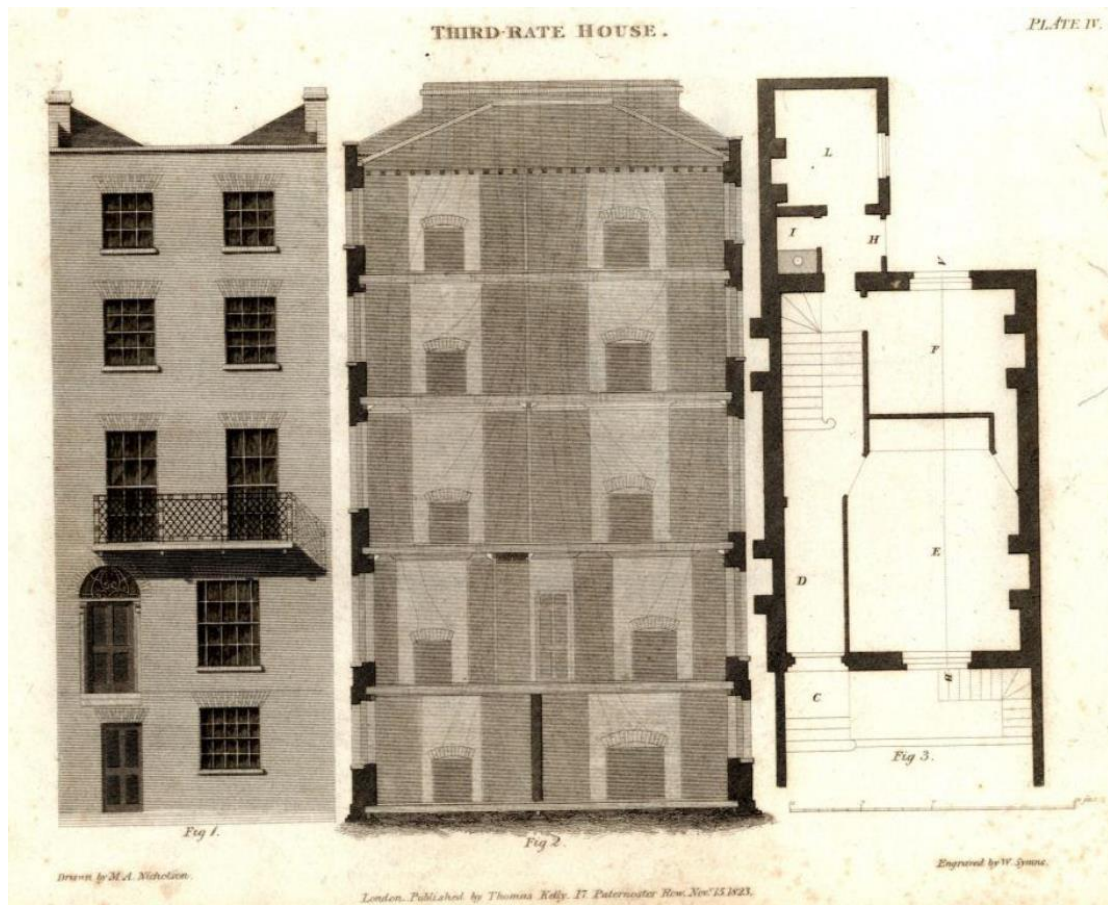
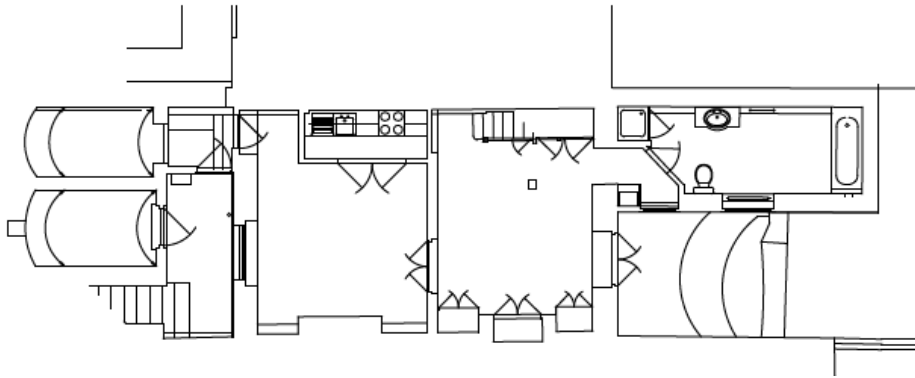


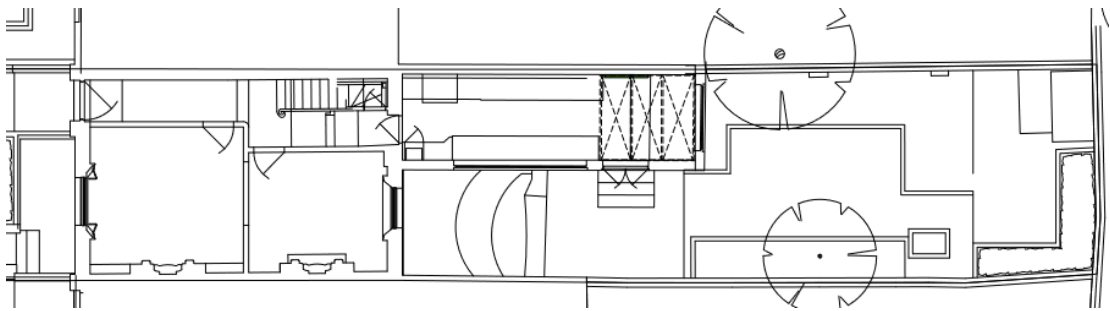
Fig.31 Illustration of a 'third-rate house' from Peter Nicholson's 'The New and Improved Practical Builder and Workman's Companion', 1823

- 5.2 In terms of the exterior, guidance to the speculative builders tended to concentrate on the disposition and detailing of the front facades, whereas the rear facades, not intended to be seen, were handled with somewhat greater freedom.
- 5.3 Water closets connected to the public sewer were not mandatory until the 1840s after major public health concerns due to outbreaks of cholera, leading to the construction of rear closet wings from that period onwards.

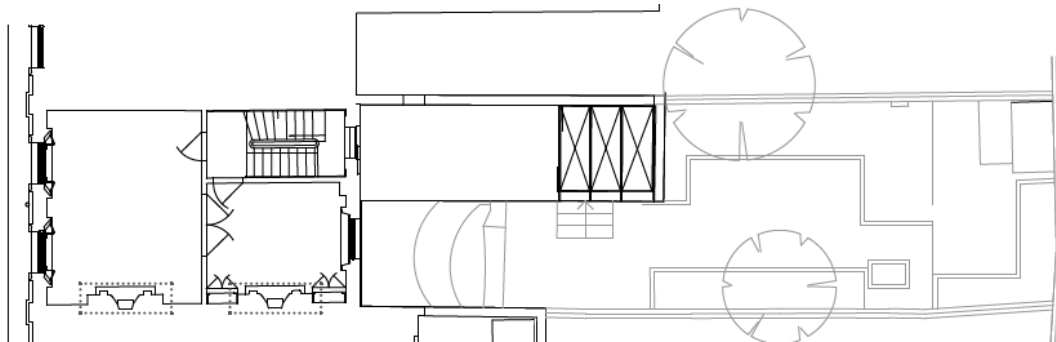
- 5.4 The current arrangement at the backs of the houses in Mornington Terrace varies quite considerably, with many properties having had closet wings added, replaced or enlarged (although it is interesting to note the presence of closet wings universally at the back of the terrace on the 1873 Town Plan – see section 4.0 above). Some lower ground extensions have also been created at the back of the terrace since first built. The historic images of the rear closet wing at No.48 illustrate it was two-storey (it had a lower ground and ground floor) and had been altered with the insertion of unsympathetic fenestration.
- 5.5 As a general rule, the **lower ground floors** of the terraced houses would have accommodated the kitchen and scullery, each with a fireplace. Coal stores with vaulted ceilings would have been located towards the front. A corridor would have existed from front to back along the side wall opposite the wall with fireplaces.
- 5.6 The layouts at **ground floor level** are typically of two reception rooms - one at the front and one at the rear – each with a fireplace forming the focus of the room. This would adhere to the standard layout described by Isaac Ware in *The Four Books of Andrea Palladio's Architecture* of 1738, of a 'fore-parlour' and 'back parlour'. The houses might have had interconnecting doorways between the front and rear rooms.
- 5.7 The **first floors** are also typically of two rooms, one front and back, probably originally dining room and drawing room, as described by Ware. Both rooms would have been accessed from the landing and had interconnecting double doors between. The front room would have been the most important room in the house, with a corresponding high quality of architectural detailing. Each would have had a fireplace.
- 5.8 The layout of the **second floors** of the houses would have been arranged with two bedrooms at the front and one to the rear. The **third floor** would have largely repeated the second floor, albeit with perhaps more subdivision and ceilings of reduced height. The bedrooms on both floors would have included modest fireplaces.
- 5.9 The layout of 48 Mornington Terrace prior to the recent works to the house are illustrated on the 'Existing' plans within application 2020/5037/L. The plans (see below) and the subsequent appeal statement in 2022 provide a good picture of the building as it existed previously and help guide the scheme for rectification and regularisation.



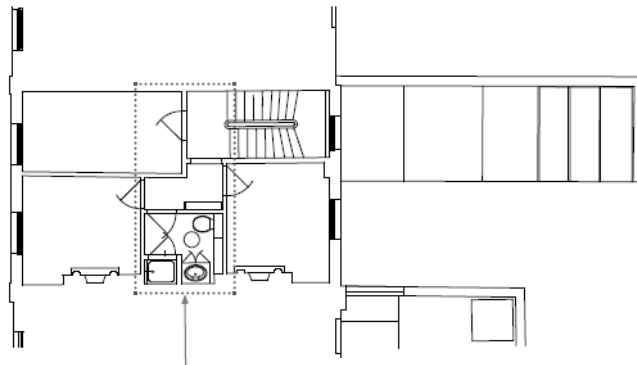
*Fig.32 Lower ground floor prior to the recent works (closet wing as per the submitted Photographs document)*



*Fig.33 Ground floor prior to the recent works*



*Fig.34 First floor prior to the recent works*



*Fig.35 Second floor prior to the recent works*

## 6.0 Assessment of Significance

### Mornington Terrace

- 6.1 Mornington Terrace is of significance as a well-preserved example of a c.1830 terrace of townhouses built for the middle classes. Despite some later alterations, it is of uniform pattern-book design arranged within the overall confines of a planned layout.
- 6.2 The fronts of the houses display good architectural detailing such as channelled stucco, multi-pane sliding sash windows and delicate anthemion cast iron balconies.
- 6.3 The rear elevation of the terrace is not clearly visible beyond its immediate, largely private setting. In common with the front elevation, it would have been built with uniformity of overall design, repetition and rhythm, but with more modest detailing and materials. The back of the terrace has been subjected to a range of inconsistent alterations and additions over time which have obscured its original character resulting in a variation in the scale and design of the closet wings, a mix of window types and patterns and various additions. Two-storey brick built closet wings are commonly found. Where infill has occurred this is generally visually lightweight, e.g., with glass walls and roofs, which contrasts with the brick built closet wings and thereby maintains the rhythm of solid to void.

### 48 Mornington Terrace

- 6.4 48 Mornington Terrace forms a constituent element of the listed terrace and thus contributes to the group value of the properties and the wider street scene. Significant alterations have been made to the house, which have diminished its heritage significance, nonetheless the building remains of special architectural and historic interest as set out below:

### Architectural Interest

- The house is a good example of a c.1830 century terraced townhouse;
- Whilst having been subject to significant alteration, the plan form and proportions of the rooms survive largely intact and are typical of the period;
- The building materials (i.e., stucco render for the basement and ground floor and London stock brick for the upper floors), as well as the surviving



architectural detailing (e.g., the multi-pane timber sash windows and anthemion motif cast iron balcony) are reflective of the period.

### Historic Interest

- The building type, architectural treatment and prominent position provide an indication of the status of the original occupant;
- The character of the house and the street, are typical of speculative development undertaken in during the early-mid 19<sup>th</sup> century;
- The plan form of the house provides an illustration of past ways of living;
- There is a descending hierarchy in detail and proportions from first floor (the *piano nobile*) to the upper floors mirroring the historic functional importance of the rooms.

### Group Value

- The house forms part of a terrace of 27 similar three-storey plus attic early-mid 19<sup>th</sup> century townhouses whose repetition, detailing and uniformity of their frontages are defining characteristics;
- The variety in treatment at the rear of the properties illustrates the changes in ownership and evolution of the properties over time.

### Contribution Made by Setting

- The cast iron railings and external basement steps to the front contribute to the significance of the house;
- The house shares a relationship with other historic terraces of a similar age and style within the locality.

### Camden Town Conservation Area

- 6.5 The adopted conservation area appraisal describes the conservation area as predominantly residential with a large number of terraced properties dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries. Although there is variation within the streets in terms of the architectural style and scale of properties, there is uniformity from the grid pattern of streets and consistent high-quality architecture.



### **Contribution of 48 Mornington Terrace to the Conservation Area**

- 6.6 48 Mornington Terrace contributes positively to the row of houses within which it sits, the planned layout and interrelationship of the component parts of which help to inform and underpin the special interest, character and appearance of the conservation area.
- 6.7 The rear elevations of the terrace are not particularly prominent from within the conservation area, being seen limited views from North Terrace and Alexander Place. Rear elevations with closet wings are common at the rear but there is also a variety of additions with differing forms and materials.

## 7.0 Proposals

- 7.1 The proposed plans are presented in **Appendix 1** and are described below (using the same numbering as per the email from the case officer, Ms Angela Ryan, dated 10 July 2023):

### **Lower Ground Floor**

1. Timber sash window at lower ground floor on the front elevation to be reinstated to its original proportions (higher cill level restored), single-glazed with slender glazing bars to match the original ground floor rear window
2. Original Spine wall to be reinstated with a double door opening towards the northern end for access through the lower ground floor
3. Original rear wall to be reinstated, with French doors inserted in the previous location and to the same size and proportion to the ones that were removed (see Photographs document)
4. Internal stair at lower ground level to be replaced with one similar to that which was removed, i.e., a closed-string, painted timber staircase having square-section stick balusters and a plain newel post
5. Floor depth to be reinstated, with a timber sprung floor installed
6. Full-width rear extension to be removed and replaced with a two-storey brick-built closet wing extension and a recessed lower ground infill extension with doors onto the rear garden (as per the 2013 applications 2013/6592/P and 2013/6742/L but having a slate-covered mono-pitch roof in lieu of the approved flat glass roof)
7. Front garden steps to be replaced and the levels reinstated to the previous levels

### **Ground Floor**

8. Timber sash window on the front elevation to be replaced with a single-glazed window with slender glazing bars to match the original ground floor rear window

9. Marble chimney pieces and hearths need to be reinstated with fireplaces similar to the ones that were removed, i.e., mid-19<sup>th</sup> century design white marble surrounds and slate hearths (see Photographs document)

10. Double doors and associated architraves to be reinstated between the principal rooms

11. Removal of plantation style shutters and reinstatement of shutters to a similar design, materials and detail to the ones that were removed

12. Rear extension to be removed and replaced with a two-storey brick-built closet wing extension as per the 2013 applications 2013/6592/P and 2013/6742/L with slight modification – French doors and steps at the east end for access to the garden; flat roof (set behind parapet) to incorporate a flat skylight

### **First Floor**

13. Chimney pieces and hearths to be reinstated (as above)

14. Timber sash window to be reinstated (as above)

### **Second Floor**

15. Timber ceilings to be removed and replaced with plasterboard and painted ceilings

16. Timber sash windows to be reinstated (as above)

### **Third Floor**

17. Timber ceilings to be removed and replaced with flat plasterboard and painted ceilings; party walls in the bedrooms, where the plaster has been removed, to be reinstated with a lime plaster finish

(NB, the previous Item 18 ‘replacement of the third floor windows’ was consented by the appeal in 2022)

**Front Elevation**

19. Plastic drainage pipe from the second-floor bathroom to be replaced with a painted cast iron one

## 8.0 Policy Context

### Primary Legislation

- 8.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to 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.
- 8.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

### Development Plan

- 8.3 The statutory duties are reflected in the following policies of the *Camden Local Plan 2017*:

*Policy D2 – Heritage.*

- 8.4 The *London Plan 2021* is the spatial development strategy for Greater London and was published by the Greater London Authority in March 2021. The relevant policy within the plan is:

*Policy HC1 – Heritage Conservation and Growth.*

### National Planning Policy

- 8.5 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised July 2021). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 8.6 Paragraph 199 of the NPPF advises that 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.

- 8.7 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 8.8 Paragraph 202 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 8.9 Paragraph 206 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

### Supplementary Planning Policy

- 8.10 The *Camden Town Conservation Area Appraisal and Management Plan* was adopted by Camden Borough Council in October 2007. The document explains the contribution made by architectural features, including such things as original sash windows, and the expectation for these to be retained, protected and repaired. The management strategy on p40 of the document encourages new development of high-quality design and execution.

### National Guidance

- 8.11 It is advisable that proposals for repair, restoration and alteration should follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owner's needs is therefore essential*'.

- 8.12 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 8.13 HEAN2 advises that issues to consider in respect of new additions to heritage assets are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.



## 9.0 Heritage Impact Assessment

- 9.1 The impacts of the proposed works on the heritage significance of the property are described below.

### Lower Ground Floor

1. Timber sash window at lower ground floor on the front elevation to be reinstated to its original proportions (higher cill level restored), single-glazed with slender glazing bars to match the original ground floor rear window

**Impact:** The proposal would remove the harmful double-glazed window and restore the original proportions, pattern and detailing of the window that was removed thus reinstating the architectural composition of the front façade and the unity of the group of houses within the terrace.

2. Original Spine wall to be reinstated with a double door opening towards the northern end for access through the lower ground floor

**Impact:** The proposal would restore the original cellular plan form and proportions of the lower ground floor. The double door opening would enable access from the external door to the central room and staircase while maintaining sufficient wall to recreate the sense of enclosure to the rooms.

3. Original rear wall to be reinstated, with French doors inserted in the previous location of the same size and proportion to the ones that were removed (see Photographs document)

**Impact:** The proposal would restore the plan form and enable legibility of the external wall of the house. The French doors would provide access to the infill area (and onwards to the garden) while maintaining sufficient wall to recreate the enclosure. The doors would mirror the pre-existing ones and would be of materials, design and proportions appropriate to the house.

4. Internal stair at lower ground level to be replaced with a staircase similar to the one that was removed, i.e., a closed-string, painted timber staircase having square-section stick balusters and a plain newel post

**Impact:** The proposal would restore a staircase of typical design, materials and detail for a lower ground staircase in a property of its type. It would be of traditional design and plain detailing appropriate to its location within the former basement area of the house.

5. Floor depth to be reinstated, with a timber sprung floor installed

**Impact:** The proposal would restore the lower floor-to-ceiling height that is typical of the basement rooms and therefore the historic hierarchy of the house. The sprung timber floor would restore the traditional floor finish and improve the breathability of the floor and wall fabric.

6. Full-width rear extension to be removed and replaced with a two-storey brick-built closet wing extension and a recessed lower ground infill extension with doors onto the rear garden (as per the approved 2013 applications 2013/6592/P and 2013/6742/L albeit with a slate-covered mono-pitch roof in lieu of the approved flat glass roof to the infill extension)

**Impact:** The proposal would remove the unsympathetic full-width extension and replace it with an addition like the one consented in 2014. The replacement would reference the historic plan form and fabric at the rear of the house, providing legibility of a closet wing and recessed infill, and would better respect the rhythm of solid and void at the rear of the terrace. The mono-pitch slate roof of the infill would have a traditional and subservient appearance to the host building.

7. Front garden steps to be replaced and the levels reinstated to the previous levels

**Impact:** The proposal would restore the original levels as part of the plans to reinstate the lower ground floor level thereby recreating the historic hierarchy of the basement area.

## **Ground Floor**

8. Timber sash window on the front elevation to be replaced with a single-glazed window with slender glazing bars to match the original ground floor rear window

**Impact:** The proposal would remove the harmful double-glazed window and restore the original proportions, pattern and detailing of the window that was removed thus reinstating the architectural composition of the front façade and the unity of the group of houses within the terrace.

9. Marble chimney pieces and hearths need to be reinstated with fireplaces similar to the ones that were removed, i.e., mid-19<sup>th</sup> century design white marble surrounds and slate hearths (see Photographs document)

**Impact:** The proposal would restore the fireplaces with ones having surrounds and hearths appropriate to the ground floor rooms of the early Victorian house.

10. Double doors and associated architraves to be reinstated between the principal rooms

**Impact:** The proposal would restore joinery to the double-door opening between the ground floor rooms thereby reinstating the plan form and traditional form of separation.

11. Removal of plantation style shutters and reinstatement with shutters of a similar design, materials and detail to the ones that were removed

**Impact:** The proposal would remove the incongruous plantation shutters and reintroduce shutters of traditional design and detail akin to the shutters that had been removed.

12. Rear extension to be removed and replaced with a brick-built closet wing extension as per the 2013 applications 2013/6592/P and 2013/6742/L with slight modification – French doors and steps at the east end for access to the garden and a flat skylight to be incorporated within the flat roof (set behind parapet)

**Impact:** The proposal would remove the harmful extension and replace it with one that would reference the historic plan form and fabric at the rear of the house, providing legibility of a closet wing and better respecting the rhythm of solid and void at the rear of the terrace akin to the one consented in 2014. The proposed French doors and steps would provide direct access from the ground floor to the rear garden and previously approved garden office; they would mirror the situation at the adjacent No.49 (to the north) and would not appear out of keeping with the architecture at the rear of the house and terrace. The proposal would represent an improvement over the pre-existing closet wing (reference the photographs of the closet wing that was removed as shown in Fig.30 above).

## **First Floor**

13. Chimney pieces and hearths to be reinstated (as above)

**Impact:** The proposals would restore the fireplaces with ones having surrounds and hearths appropriate to the first-floor rooms of the early Victorian house.

14. Timber sash window to be reinstated (as above)

**Impact:** The proposal would remove the harmful double-glazed window and restore the original proportions, pattern and detailing of the windows that were removed thus reinstating the architectural composition of the house and the unity of the group of houses within the terrace.

## **Second Floor**

15. Timber ceiling to be removed and replaced with a plasterboard and painted ceiling

**Impact:** The proposal would remove the incongruous timber boarded ceilings and restore the plastered ceiling finishes to the rooms.

16. Timber sash windows to be reinstated (as above)

**Impact:** The proposal would remove the harmful double-glazed window and restore the original proportions, pattern and detailing of the windows that were removed thus reinstating the architectural composition of the house and the unity of the group of houses within the terrace.

## **Third Floor**

17. Timber ceiling to be removed and replaced with a flat plasterboard and painted ceiling; party walls in the bedrooms, where the plaster has been removed, to be reinstated with a lime plaster finish

**Impact:** The proposal would remove the incongruous timber boarded ceilings and restore the plastered ceiling finishes to the rooms. It would also restore the lower floor-to-ceiling heights typical of the third-floor bedrooms and thus the historic proportions and hierarchy of the house. The re-plastering of the exposed brickwork with a lime plaster would restore the finish of the walls using appropriate materials.

## **Front Elevation**

19. Plastic drainage pipe from the second-floor bathroom to be replaced with a painted cast iron one

**Impact:** The proposal would see the replacement of the unsympathetic plastic pipe from the front elevation with one of traditional materials and finish. The pipe would be discreetly positioned and would not harm the architectural composition of the front façade or contribution to the group value of the terrace.

## 10.0 Conclusion

- 10.1 48 Mornington Terrace is a mid-19<sup>th</sup> century Grade II listed terraced townhouse, the significance of which mainly derives from the architectural composition of its front facade, its plan form, internal features and the contribution it makes to group value and the character and appearance of the Camden Town Conservation Area.
- 10.2 Alterations and extension were undertaken to the house by the previous owner. The current owner wishes to regularise the works that were undertaken and restore the character and plan form of the house.
- 10.3 The proposals have been guided by the significance of the heritage asset, the advice from officers at the local planning authority and best practice guidance from Historic England.
- 10.4 The pre-application submission in July 2023 received a favourable response from officers, with support for the proposed works.
- 10.5 Overall, the proposals would restore the special architectural interest of the Grade II listed building and its contribution to the terrace and the character and appearance of the conservation area.
- 10.6 The proposals would therefore **satisfy the policy requirements of D2 of the Camden Local Plan and HC1 of the London Plan**, which seek to protect the historic environment.
- 10.7 Moreover, the proposals would sustain the significance of the listed building and conservation area and ensure their conservation in line with the requirements of the NPPF.

## Sources Used in the Report

### Publications

*Conservation Principles, Policies and Guidance*, English Heritage, April 2008.

*Statements of Heritage Significance: Historic England Advice Note 12*, Historic England, October 2019.

*Designation Listing Selection Guide - Domestic 2: Town Houses*, Historic England, December 2017.

*Camden Town Conservation Area Appraisal and Management Strategy*, Camden Borough Council, October 2007.

Byrne, A., *London's Georgian Houses* (The Georgian Press, London, 1986).

Nicholson, P., *The New and Improved Practical Builder and Workman's Companion* (Thomas Kelly, London, 1823).

### Websites

Survey of London: Camden Town

'Camden Town', in *Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H Godfrey and W McB. Marcham (London, 1952), pp. 134-139 via *British History Online*

<http://www.british-history.ac.uk/survey-london/vol24/pt4/pp134-139>

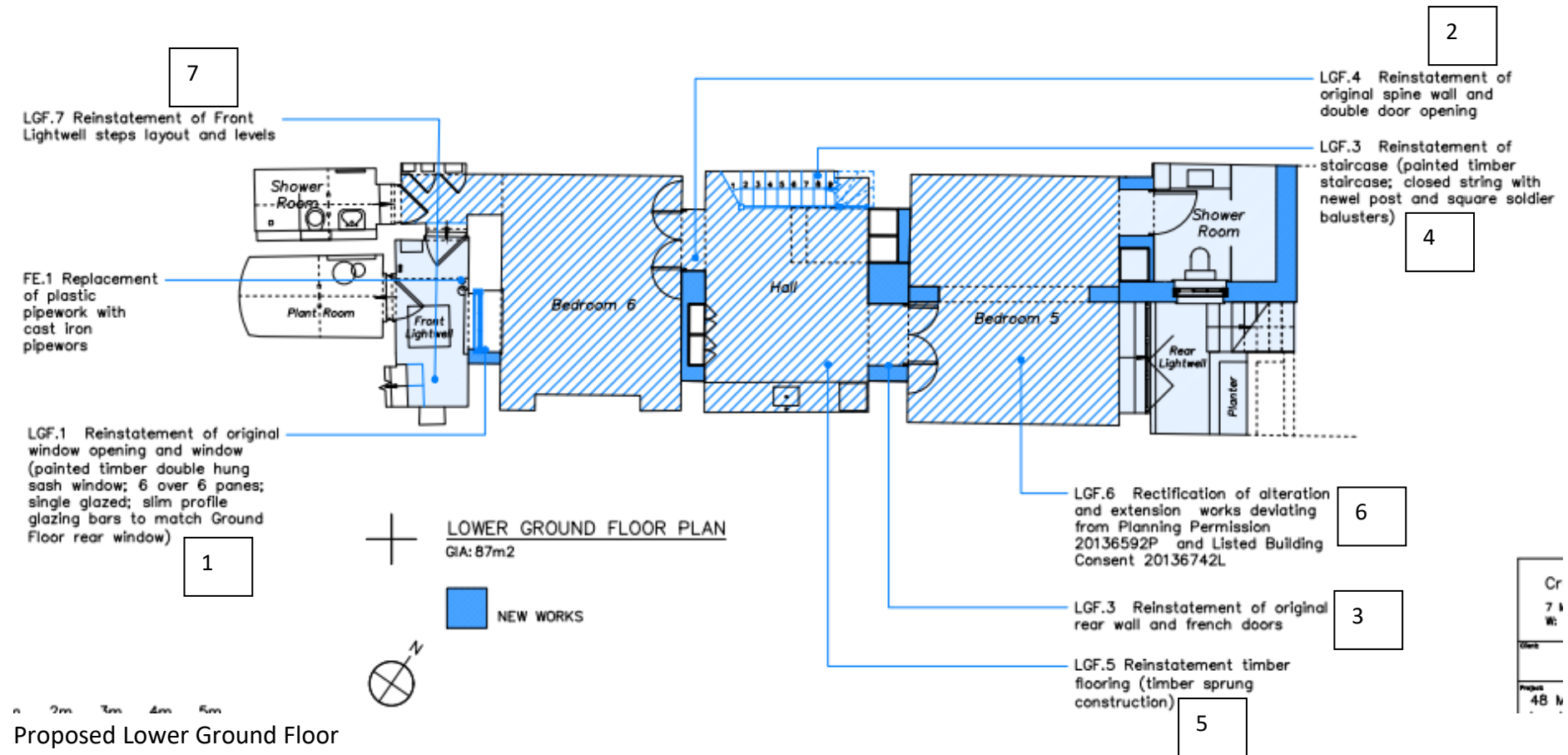
Date accessed: 17 August 2023.

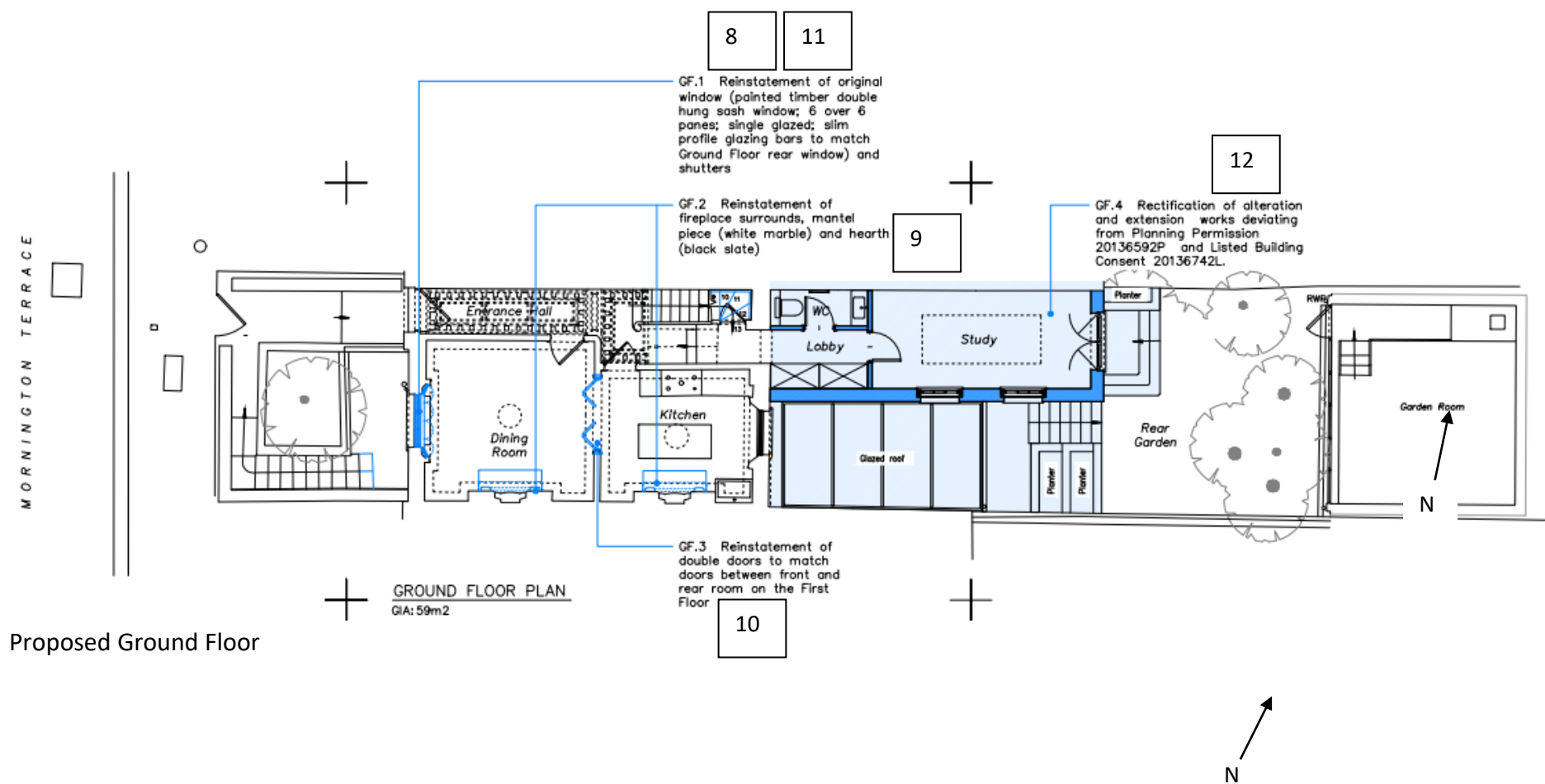
### Mapping

Town Plan of 1873.

Ordnance Survey map of 1916.

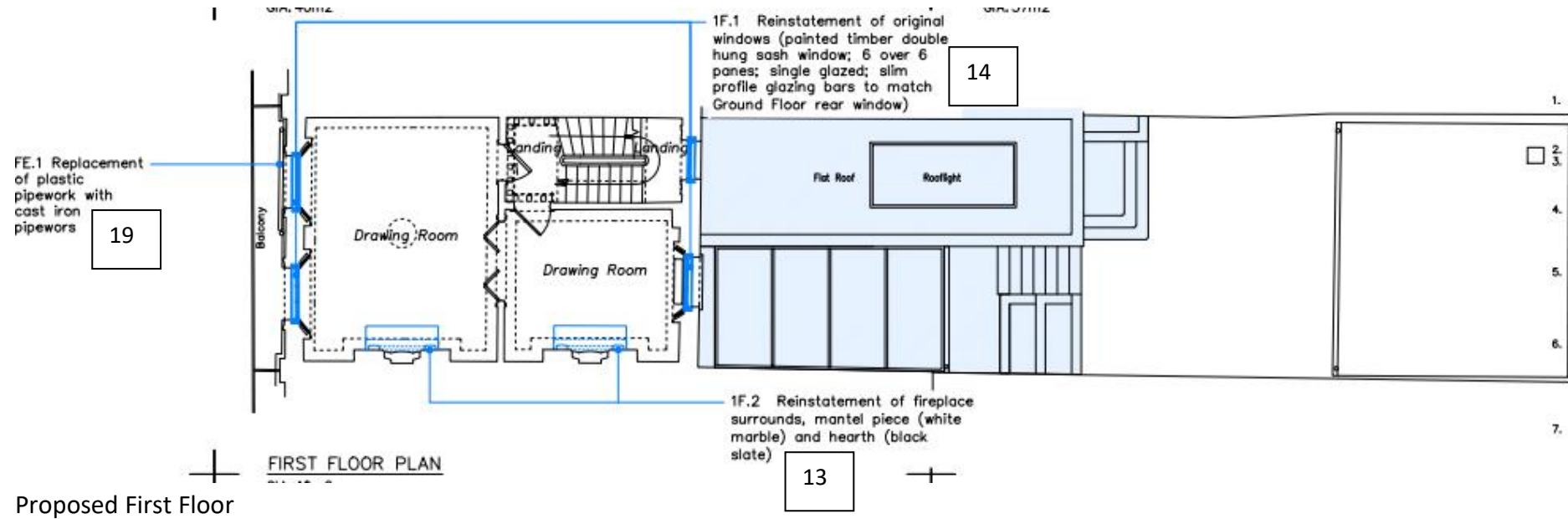
## APPENDIX 1: ANNOTATED PROPOSED FLOOR PLANS



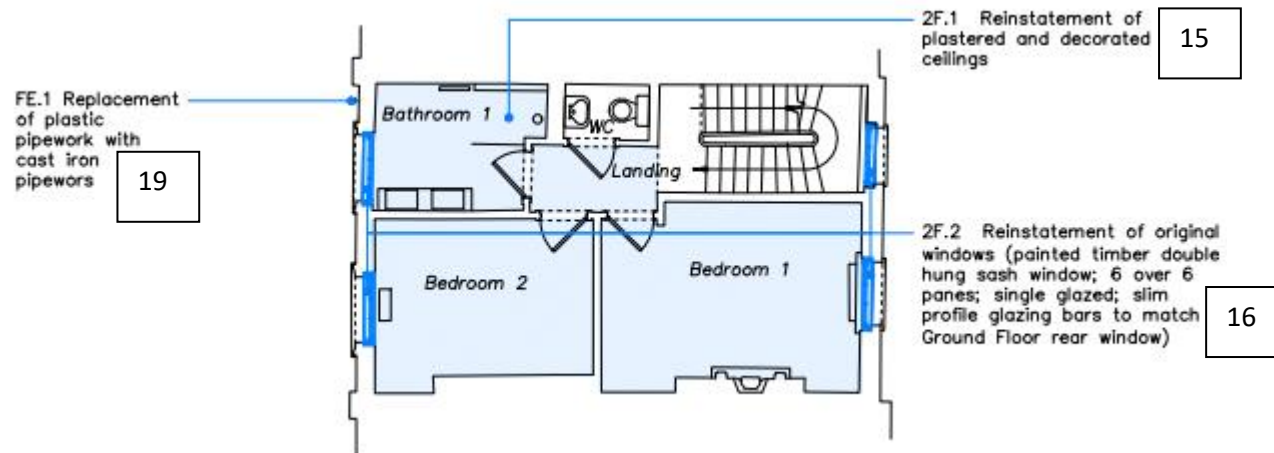




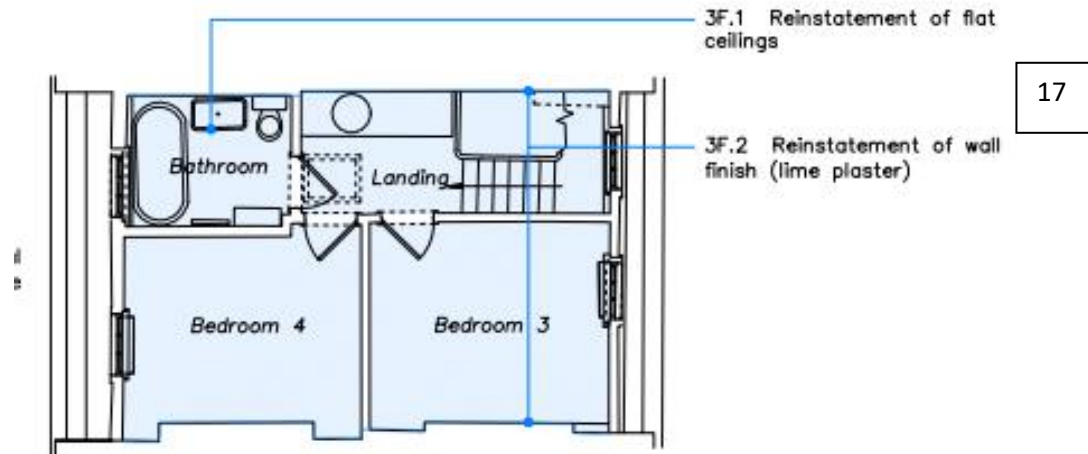
# Heritage Statement – 48 Mornington Terrace, NW1 7RT



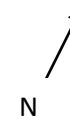
Heritage Statement – 48 Mornington Terrace, NW1 7RT



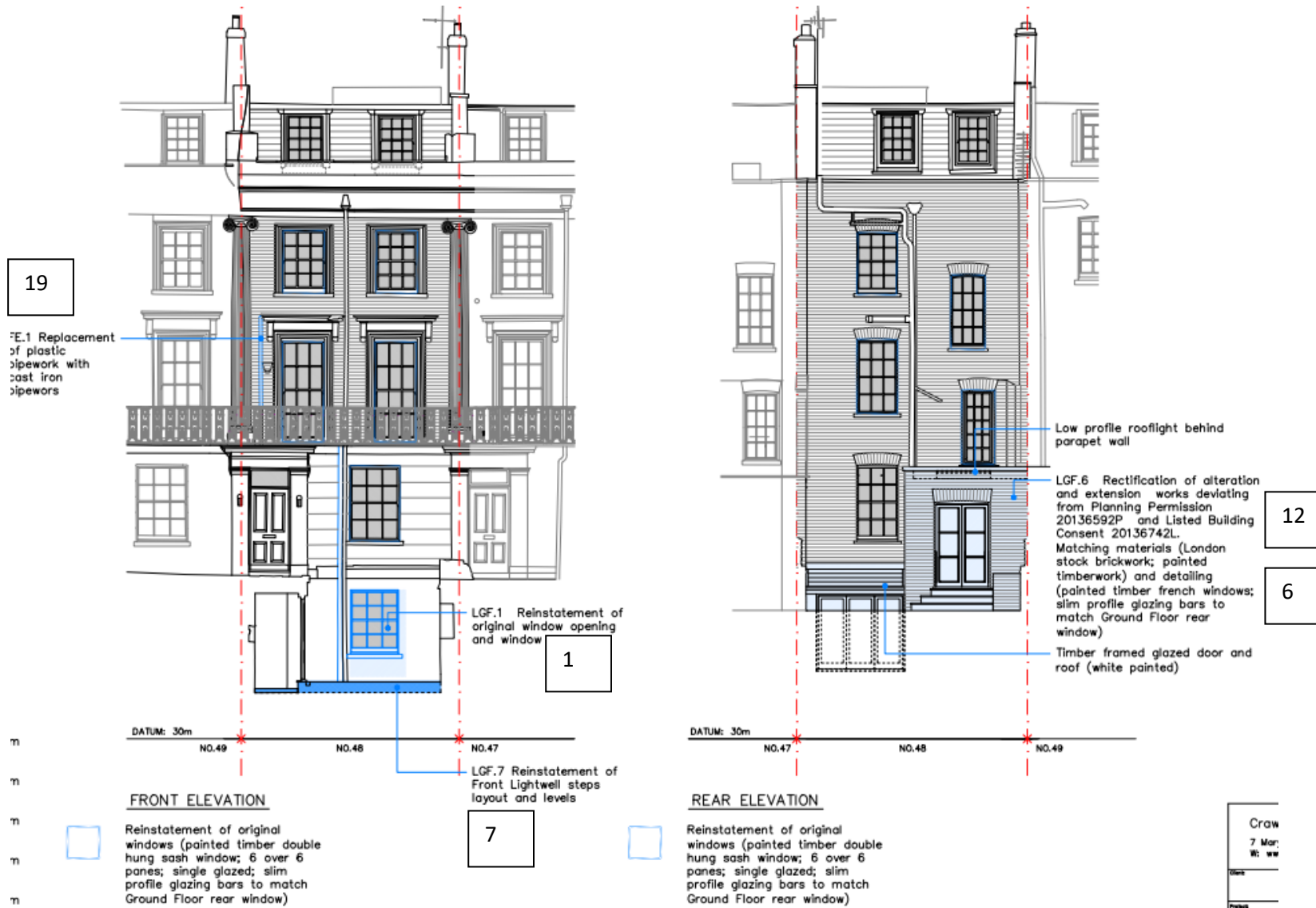
Proposed Second Floor



Proposed Third Floor

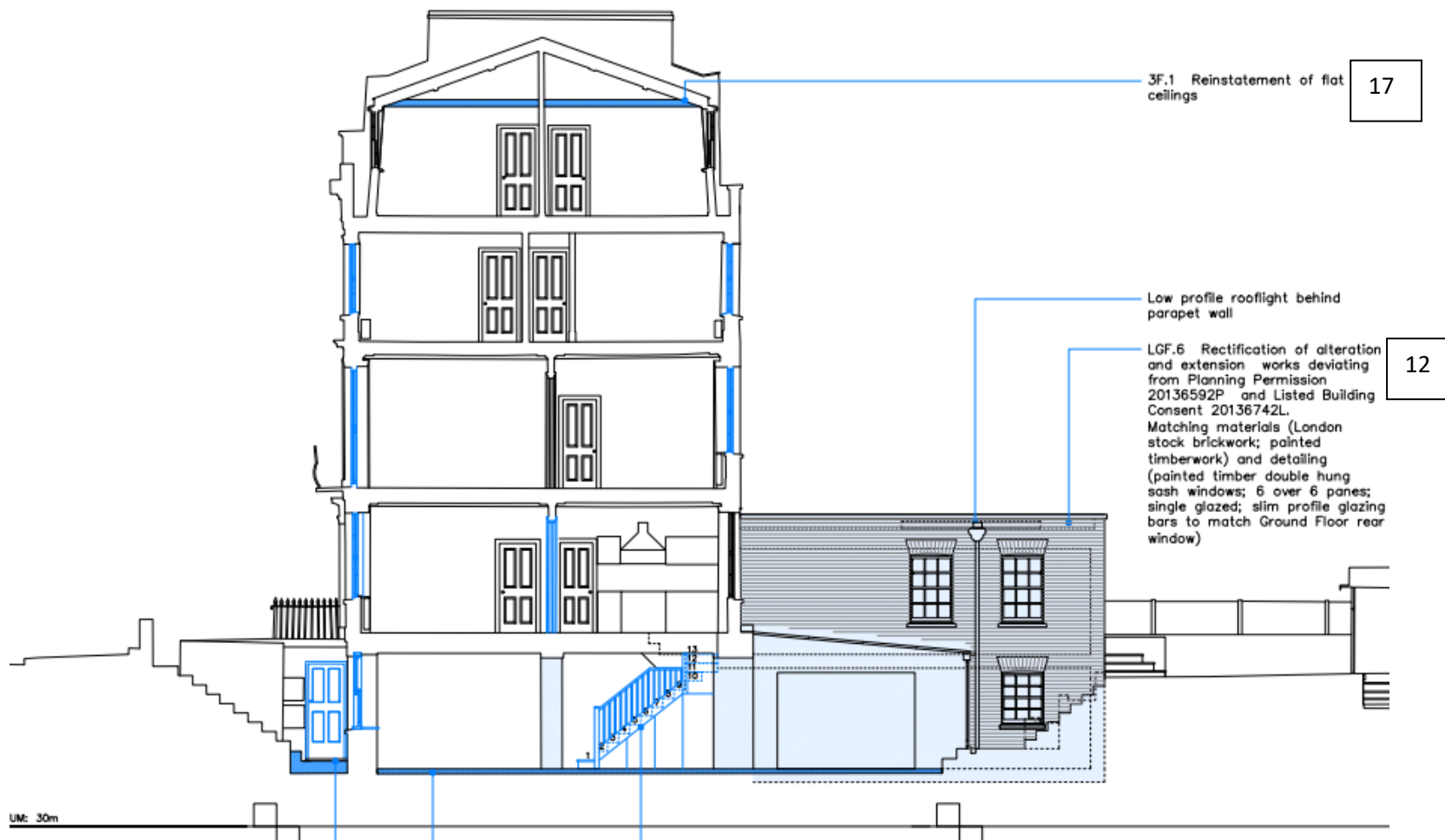


# Heritage Statement – 48 Mornington Terrace, NW1 7RT



Proposed Front and Rear Elevations

# Heritage Statement – 48 Mornington Terrace, NW1 7RT



Proposed Section