

DESIGN & ACCESS AND
HERITAGE STATEMENT

NOS. 8 AND 9 GREAT
JAMES STREET, CAMDEN

January 2015





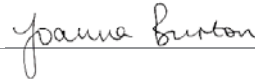
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I.0 INTRODUCTION

1.01 Beacon Planning has been appointed by the owners of No.9 Great James Street, Camden to assist in seeking planning and listed building consent for modifications to the doorcase, resurfacing the steps, reinstating the dividing railings and repairing the existing railings on the front elevation of the property. The current door surround is much plainer than the surviving ones to many of the houses along the street and lacks the canopy with carved console brackets of these more ornate original examples. The same is true of the front entrance to the adjacent No.8 Great James Street, which is also included in this application.

1.02 Both No.8 and No.9 are Grade II* listed as two of 14 terraced houses built between 1720 and 1724. They are located in the south-eastern section of the Bloomsbury Conservation Area. The houses are therefore clearly important designated heritage assets as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. This should be proportionate to the significance and scale of the works proposed. That is the purpose of this document.

1.03 This statement has been prepared following archival and secondary research as well as site visits. It is not intended to be an archaeological assessment or structural/condition survey of the buildings.

2.0 STATUTORY CONSTRAINTS

2.01 Nos. 8 & 9 Great James Street and attached railings were listed in Grade II* on 24 October 1951. The list description reads as follows:

TQ3081NE GREAT JAMES STREET 798-1/101/658 (East side) 24/10/51 Nos.3-16 (Consecutive) and attached railings

*GV II**

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some later refacing in multi-coloured stock brick. No.3 refaced in yellow stock brick. EXTERIOR: 4 storeys and basements. 3 windows each. Segmental red brick arches and dressings to flush frame windows, some with glazing bars and some with reeded frames with roundels. Parapets. Wooden, architraved doorcases. Nos 3 and 4 with half pilasters, plain pediments, patterned fanlights and panelled doors. Nos 5, 7 and 10-16 with enriched carved brackets carrying hood with panelled soffits, most with patterned radial fanlights and panelled doors. No.6 with engaged columns (Tower of Winds), frieze with festooned urns, dentil pedimented cornice, round arched doorway with fanlight and panelled door. Nos 8 and 9 with pilasters, dentil cornices, patterned radial fanlights and panelled doors. Between the houses, lead rainwater heads with lion masks and lead pipes. At 2nd floor level of No.16, a very worn stone cartouche inscribed "Great James Street 1721". INTERIORS: most houses with good panelling; open staircases with turned balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings to areas, with urn or torch flambe finials. No.14 was listed on 14/05/74.

2.02 Nos. 26 to 37 and 39 and 40, on the opposite side of the road are also Grade II* listed and part of the same development as is the Grade II listed No.38 which was refaced in the C20.

2.03 The rest of the properties (with the exception of the unlisted Nos.17-19) are Grade II Listed as largely contemporary early C18 houses but which have been refaced or otherwise altered. Nevertheless, the street has a generally homogenous feel and is of very high townscape quality.

2.04 The application site is located within sub-area 10 of the Bloomsbury Conservation Area, first designated in 1968. The area was appraised fairly recently and the Bloomsbury Conservation Area Appraisal and Management Strategy was adopted on 18 April 2011.

2.05 Section 3.0 of the Appraisal summarises the special interest of the Area and notes a number of characteristics that are important to its character and appearance.

2.06 The Conservation Area is assessed in greater detail via a series of sub-areas, of which sub-area 10 appraises the area around Great James Street and Bedford Row. This notes that the area has a clear street hierarchy structured on a grid layout, with Great James Street being one of the less grand streets. The townhouses are built in long terraces with mews, and it is stated that this fine grain remains an important characteristic, and that the terraces create a strong sense of enclosure.

2.07 The general built form of this area is stated to be three or four storey classically proportioned townhouses, with railings to the front and basements. Each house is typically three windows wide, establishing a rhythm of window and door openings along each terrace. Typical features include wooden door cases, timber panelled doors, fanlights, flat roofed porches and small porticos. There is strong uniformity in the use of materials which creates a sense of homogeneity despite the subtle variation in styles and detailing. The uses across the area are mixed, with the main and secondary streets primarily office use, but with an increasing trend to revert back to the former residential use.

2.08 Great James Street is identified as a secondary street and accordingly less grand in nature than other adjacent streets (e.g. John Street). The strong sense of enclosure created by the width of roadway, four storey building heights, and the continuous frontages is noted. The townhouses in Great James Street are remarked upon as being particularly well preserved, with the only notable alteration being the loss of the glazing bars from some of the sash windows. The common material is given as brown-red brick with red brick dressings, and common features include decorative iron boundary railings, carved wooden doorcases with brackets supporting leaded hoods and fanlights.

2.09 The application site is located within an Archaeological Priority Area.

3.0 HISTORY OF THE SITE AND SURROUNDINGS

3.01 During the medieval period the Bloomsbury area was mainly agricultural and pastoral land, with some development linking the City with the Royal Court at Westminster. The land was dominated by a number of manors, including Tames owned by the Blemund family from which the area is believed to take its name. Two other manors were located along High Holborn and operated as ‘hospitiums’ for lawyers – these are now of course Gray’s Inn and Lincoln’s Inn.

3.02 During the Civil War, Parliament constructed fortifications along what is now the line of Theobald’s Road. It was not until the Restoration that development in this area began in earnest, clearly inspired by the magnificence of Inigo Jones’s Covent Garden begun in 1630. This was London’s first formal open space, lined on its western and eastern sides with buildings that were classical in their detailing and uniform in character.

3.03 Fashionable developments based upon these classical principles and formal squares spread northwards, given added impetus by the plague outbreak of 1665 and the Great Fire of London in 1666. From the 1670s onwards, a large number of houses were built to a similar plan form, with a front and back room to each floor, a staircase to the side and often with a closet located in a rear projection. The uniformity which characterises development from this period was not so much the result of regulation but the work of speculative builders developing a number of houses at any one time. The most prolific – and notorious – speculator of all at this time was Nicholas Barbon (died c.1698). Barbon was responsible for the development of a large area of The Strand and Bloomsbury, including the street pattern as well as the housing stock. One of his most ambitious schemes was Red Lion Square (no longer intact) to the west of Great James Street built from 1686 onwards.

3.04 ‘A Mapp (sic) of St. Andrews Holborn Parish’, drawn c.1720 shows the impact of this C17 and early C18 building campaign. Red Lion Square is a key set piece, with other important squares such as Queen Square also laid out at this time. Notable streets such as Ormond Street and Bedford Row are also depicted. Gray’s Inn is shown as ‘Grais Inn’, with walks and gardens and an open outlook to the north. Both east and west sides of Great James Street are shown, at this time known simply as James Street, with land to the east laid out as bowling greens. A circular cock pit is also depicted.

3.05 Roque’s Map of 1746 continues to show that development had yet to spread extensively northwards. The land to the east of James Street remained open at this time, shown as a series of garden plots. A third C18 map, drawn c.1755, confirms that James Street was at this time very much on the northern fringe of London, with open fields stretching northwards towards Islington.

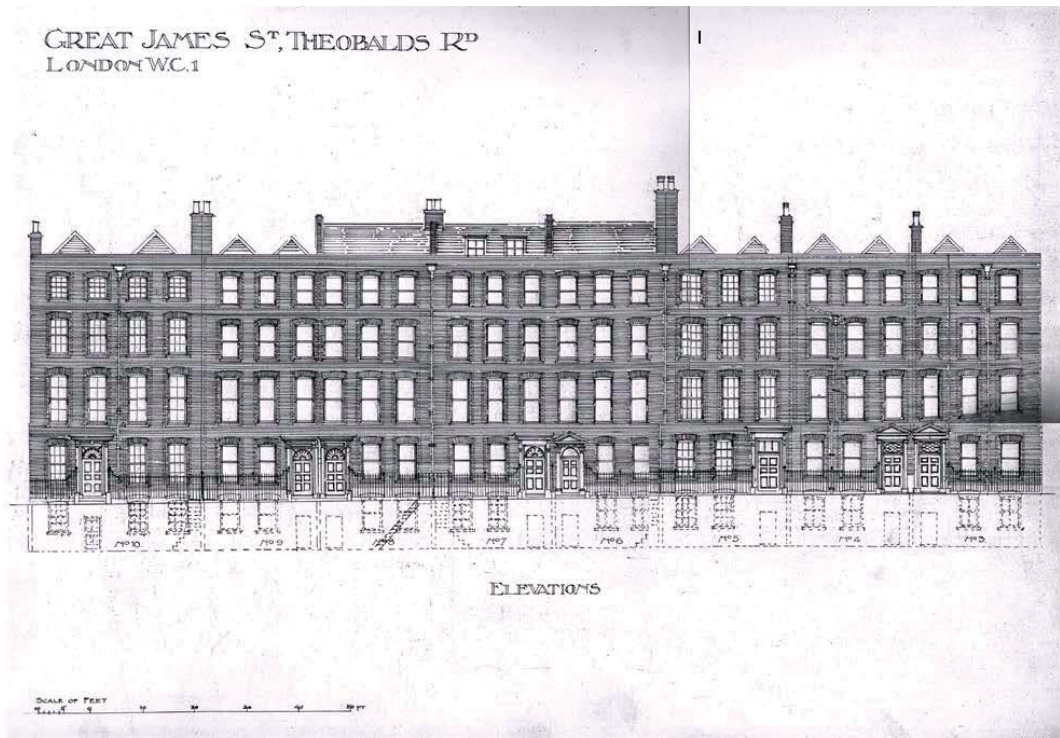
3.06 London was however to expand northwards towards the great stations of St Pancras and Kings Cross which arrived in the C19, enveloping satellite settlements such as Islington. Development in the later Georgian and Regency period continued apace, spreading northwards towards Euston Road to fulfil the ever increasing demand for housing from the wealthy classes. The Bedford Estate was redeveloped at the turn of the C18 as a series of streets and squares between what is now Russell Square and Euston Road following the vacation of Bedford House by the Duke.



3.07 In the C19 however the area became less fashionable due to the rise of other residential areas to the north and west. This led to a growth in institutional uses including University College, the British Museum, and specialist hospitals. This has continued to drive growth throughout the later C19 and C20 and remains an important character of the area.

3.08 The close proximity to the Inns of Court made Great James Street an ideal location for those in the legal profession to both live and work. Records show that throughout the C19, the street was the home of a number of professionals connected with the law courts, including assistant judge John Adams who lived at No.6 and solicitor Robert Maugham, first Secretary of the Law Society, who lived and worked at No.17. It was also attractive to the wider middle classes and professionals, with architect William Wood Dean working at No.13 in the 1850s, and census records indicating surgeons and art dealers living on this street. By the second half of the C19, some of the houses had been divided into multiple occupancy units, suggestive of a decline in fortune of what were previously single occupancy middle class households. This seems to have been the case at Nos. 8 & 9.

3.09 The census records reveal that No. 9 was occupied by James S Burrows, a railway labourer, and his wife and three children in 1861. The family were still in residence in 1881 by which time Mr Burrows' occupation had changed to a timekeeper, whilst one of his daughters was a law writer and his son a compositor. A 'visitor', Thomas Thomas presumably lodged with the family. A separate census return for 1881 shows also Herbert H Langston, a Cheshire-born architect / surveyor also living at the property at this time suggesting that the house was subdivided or possibly combined with No.8. Certainly by 1911, Nos. 8 & 9 are shown combined and being lived in by James B Robertson, an Irish music hall doorkeeper and his wife.



3.10 A high explosive bomb fell between 7 Oct 1940 and 6 June 1941 in Cockpit Yard just east of Great James Street, behind No.9. It seems likely that the impact caused damage to many properties in Great James Street, including to the fenestration, possibly explaining why multi-paned sashes survive in so few of the properties.

3.11 It is not clear when Nos. 8 & 9 were converted to offices, though the two properties were combined at the end of the C19 / beginning of the early C20 which would be consistent with the probable age of the tiled step and removal of the dividing railings. A drawing dated 1947 from the English Heritage Archives shows that the dividing railing has been removed but appears to show the doorcase of a similar style to Nos. 7 and 10. These are characteristic doorcases typical of Gt James Street with large hoods on carved brackets and it seems reasonable to assume that Nos. 8 & 9 were similar.

3.12 No.8 remains in commercial use today, but No.9 was converted to residential, with associated and quite significant structural repairs in 1999 and 2000 (application numbers LS9904682, PS04681, LSX0004586, PSX0004888 & 0004889). Previously, in 1988 the then occupiers, Wallace and Partners, had sought consent for various repairs though the application was subsequently withdrawn.

4.0 STATEMENT OF SIGNIFICANCE

4.01 Central Government guidance contained within the National Planning Policy Framework (NPPF) paragraph 128 requires applicants to demonstrate an understanding of the significance of any 'heritage asset' which may be affected by a proposed development. It is clear that the amount of detail provided should be 'proportionate to the importance...and no more than is sufficient to understand the impact of the proposal on the significance of the heritage asset.'

4.02 Heritage assets and significance are defined in Annex 2 of the NPPF. These definitions are clear that it is the heritage interest of both designation and non-designated heritage assets that imbue them with significance that merits consideration in the planning process. The NPPF definition of significance states that 'heritage interest' may be archaeological, architectural, artistic or historic and that significance derives not only from a heritage asset's physical presence, but also from its setting.

4.03 This section considers the overall 'heritage interests' of the assets before analysing in more detail the relative significance of those elements affected by the proposed development.

Heritage Interests

Archaeological Interest – high

4.04 Heritage assets with archaeological interest are the primary source of evidence about past human activity, including the substance and evolution of places and of the people and cultures that made them.

4.05 Dating back to the early C18 and little altered, Nos. 8 & 9 provides evidence with regard to construction techniques and materials, Georgian plan form, as well as decorative styles and architectural fashions of the period. One of a terrace of Georgian properties, it provides clear evidence for the planning and growth of London in the early decades of the C18.

Architectural and Artistic Interest – high

4.06 These are interests in the design and general aesthetics of a place and can arise from conscious design or fortuitously from the way the heritage asset has evolved.

4.07 Nos. 8 & 9 form a key part of a terrace of uniform houses. This uniformity is a key characteristic of both building developments of this period, as well as the Bloomsbury area in which the building is located. This uniformity was not necessarily driven by design but rather economics, constituting an efficient way of building en masse. Whilst external decoration is modest, the effect of the consistency across the terrace of houses and with adjacent contemporary streets is very aesthetically pleasing. The doorcases are the key external decorative feature of interest, with 6-panelled doors and fanlights above. The windows to No. 9 are multi-paned sliding sashes, restored by the current owner. The windows to No. 8 are 2/2 sliding sashes.





Great James Street

4.08 Despite a number of internal changes, good evidence of the original decorative scheme survives in No. 9, together with evidence of later changes.

Historic Interest – high

4.09 Heritage assets can illustrate or be associated with past lives and events (including pre-historic). They can also provide an emotional meaning for communities and can symbolise wider values such as faith and cultural identity.

4.10 Nos. 8 & 9 have a long history of occupation, both as residential and business premises. This is recorded in historical sources, including ratepayers logs and C19 census records, which together help to illuminate the historic demographic of this important part of London. Whilst there are no known famous individuals associated with the buildings, the many occupants known to have lived and worked in the buildings shed light on day to day life in the area.

Contribution to the Conservation Area – very high

4.11 Whilst there is a great deal of variety in the doors, fanlights and doorcases of the properties along Great James Street, the consistency in the rhythm of the windows and door openings, together with the use of similar materials, unifies the properties. This homogeneity is however interrupted by the subtle variation between the window types, doorcases and parapet heights for example. The fine grain of the terraces and rear mews properties is a key characteristic of this sub-area of the conservation area and Nos. 8 & 9 Great James Street contribute to this important characteristic. They therefore make a very high contribution to the heritage significance of the character and appearance of the conservation area.



Nos. 8 and 9 Great James Street

Door area

4.12 The doorcase to No.9 matches that of No.8 with which it reads as a pair, particularly as the front steps are tiled as one and the dividing front railing between the two properties has been removed. As a flat doorcase with pilasters, it is similar in style to Nos. 20, 21 and 22, but is not identical, with degrees of variation between them in the level of decoration and treatment of the pilasters for example. Out of the 40 doorcases in Great Street, 23 of them have the same flat lead-topped hoods supported on ornate carved brackets. It therefore seems reasonable to assume, given the uniformity of the terrace and the lack of any pattern to the non-hooded doorcases, that the doorcases with hoods were the original pattern and that the current doorcases to Nos.8 & 9 are a later replacement.

4.13 The 6-panelled doors appears to be similar in proportions and panelling to around 50% of the other doors in the street, although they all have different door furniture. The 6-panelled arrangement is certainly Georgian in proportions, although their exact date is unclear. The fanlights also differ considerably along the street with around a quarter having the semi-circular tracery evident in Nos. 8 & 9 which are likely to be original to the properties. It is not proposed to alter the doors and fanlights.

4.14 The railings to the basement lightwell survive (and are specifically mentioned in the listing), but have been lost between the doorways of Nos. 8 and 9. The threshold and steps of No.9 have also been altered with the step to No.9 covered with galvanised steel and the threshold to both Nos. 8 and 9 merged and laid with Victorian decorative blue and buff tiles to a diamond pattern on a red background. It is possible that the alterations to the doorcases and steps were undertaken at the same time as part of a Victorian refurbishment of the property. The galvanised threshold is however clearly quite modern.

4.15 The surviving railings to No. 9 are an important and integral part of the uniformity of the listed terrace and although requiring some maintenance and missing the dividing run between the thresholds of Nos. 8 and 9, are of high historic and architectural/artistic significance.

4.16 The fanlights are likely to be original or at least date to the early development of the properties and are of very high artistic and architectural significance. The doors also quite possibly date to the early development of the properties and are certainly of appropriate proportions and style, but have been altered with the addition of later door furniture of varying quality and require some maintenance. They nonetheless retain high historic and architectural significance.

4.17 The doorcases and tiled steps appear to date from a Victorian refurbishment of the property, and whilst not unattractive, they are one of a number of relatively minor detailed variations along the terrace that erodes the original uniformity of the row of properties. The tiling of the steps

is stylistically at odds with form of the building and has meant the loss of the original railing which provided separation between the two dwellings. The doorcases and tiled steps are therefore considered to be of lesser historic and architectural/artistic interest than the original elements of the doorways and are therefore considered to be of moderate significance. The galvanised steel covering of the threshold to No. 9 is particularly inappropriate detracting significantly from the formality of the entrance – it is of no significance.

5.0 THE PROPOSED DEVELOPMENT

Amount

5.01 No new floorspace will be created through this application.

Layout

5.02 There will be no change to the layout of the properties or their main entrances, other than the installation of replacement railings between Nos. 8 and 9 Great James Street, reinstating the traditional demarcation of property boundaries which has been lost.

Scale

5.03 The new doorcases will replicate the design and scale of the original doorcases to the properties with a flat-hood supported on carved brackets. The doorway openings will not be altered and the new doorcases with flat-hoods will match the predominant doorcase design found along the street. The scale is therefore entirely in proportion with the properties and relates well to the surrounding streetscene.

Landscaping

5.04 The traditional demarcation between property boundaries will be reinstated with the installation of new wrought iron railings set into a Portland stone plinth. New marble thresholds will be installed with marble and slate laid in a chequered pattern to the steps to match the surviving original examples in the street. This will contribute to and help to reinstate the uniformity of the street which is a key characteristic of the terrace and the streetscene.

Appearance

5.05 It is proposed to carefully remove the existing doorcases and replace them with hand-made new timber doorcases, complete with carved console brackets and hoods with panelled soffits, to precisely match those found on more than twenty other properties on Great James Street. The top of the hood will be finished in lead flashed into the brickwork with any pointing necessary carried out using lime mortar. The doorcases will be white painted to match all the other ones along the street.

5.06 The thresholds, which are currently galvanised steel (to No.9) and polished metal (to No.8) will be replaced with a new marble threshold. The Victorian tiling will be carefully removed from the existing steps and re-covered using square tesserae of white marble and slate laid in a chequerboard pattern. This will match the finish still evident on a number of properties in the street including Nos. 5 and 7 and the recently refurbished No.31. The lost division between Nos. 8 & 9

will be reinstated with wrought iron railings, to match those surrounding the lightwells caulked into a Portland stone plinth.

5.07 The lightwell railings and stonework plinths will also be repaired precisely in replica.

Use

5.08 The proposed works to the entrances of Nos. 8 and 9 Great James Street are part of a huge renovation project undertaken by the current owner that has returned No.9 to its original residential use. Over several years, the owners have undertaken major structural work to address serious failings, repaired the panelling, restored the fenestration, and re-roofed the building in Welsh slate, thereby revealing much heritage significance and restoring the building to its optimum viable use as a family home. The proposals continue this restoration project, with the property continuing in use as a single family dwelling.

5.09 No.8 will remain in commercial use.

Access

5.10 The properties are Grade II* Listed Buildings and are therefore heritage assets of the highest significance. The key element of their external special interest is their uniformity as part of a terrace that has only very subtle variation between the properties. The proposed reinstatement of their original doorcase design, threshold and steps arrangement and materials is a significant heritage benefit that enhances their very high special interest. The provision of a full level of accessibility would modify the front entrance to the detriment of its special interest. As a private residential dwelling, arrangements for disabled access can and will be accommodated on an as needed basis.



6.0 IMPACT OF DEVELOPMENT ON HERITAGE SIGNIFICANCE

6.01 The proposed works will involve the removal of the existing doorcases to both properties. It is not clear when they were installed but it seems highly unlikely that they are original. It seems most likely that they were installed either in the late C19 seemingly when the steps were tiled, or possibly after the Second World War as part of the bomb damage repair.

6.02 It is accepted that the doorcases were in situ when the buildings were listed in 1951. However, it is also equally clear from reading the list descriptions of all the properties on Great James Street and from inspecting the buildings on site, that there is a mixture of different doorcase, door and fanlight details, but that the majority of doorcases are of the type which it is proposed to reinstate.

6.03 The removal of the doorcases and tiled step will involve some loss of 'historic' fabric. However, as mentioned the precise date of this fabric cannot be accurately verified. The removal will also mean that evidence of a small part of the organic development of the buildings will be lost. This minor loss of heritage significance will however be more than offset by the:-

- Greater degree of homogeneity which will be reinstated to the properties on the east side of the street by putting back a doorcase with bracketed hood to match the majority of other properties on the street. This will not only benefit the properties individually, but also their group value and the character and appearance of the Conservation Area generally.
- The reinstatement of the lost dividing railings and plinth between the two properties.
- The reinstatement of a more appropriate slate and marble pattern to the steps, matching others in the street and which are more appropriate to the age of the property.
- The removal of the inappropriate thresholds to both properties.
- The repair of the original area railings, gate and plinths around the lightwell to No.9.

6.04 These are significant heritage and public benefits which are considered to more than outweigh any disbenefits arising from the loss of fabric of indeterminate age.

6.05 The reinstatement of the dividing railings will also help emphasise the fact that Nos. 8 & 9 are no longer managed as a single property and help improve the level of privacy of the residential No.9 from the commercial No.8. This constitutes a public benefit by supporting the 'optimum viable use' of No.9 as a private dwelling and enhances the building's special interest as a Grade II* Listed Building.

6.06 No changes are proposed to the six-panelled doors or fanlights which are both of a type common in the street. No other changes are proposed to the properties.



7.0 CONCLUSIONS

7.01 The proposed works involve the removal of the existing doorcases which are of some heritage significance though they are very unlikely to be original pattern. As such, the harm to heritage significance caused is quite clearly 'less than substantial' and so paragraph 134 of the NPPF is invoked. This requires any harm to be 'weighed against the public benefits of a proposal, including securing its optimum viable use'.

7.02 As spelled out in Section 6, the proposed works will bring about a range of other benefits which will all benefit the heritage significance of the building, the value of the group of houses along Great James Street and the Conservation Area generally. The reinstatement of the railing dividing Nos. 8 & 9 will support, in a minor way, the domestic use of No.9 which as the original use of the property is considered to be its optimum viable use.

7.03 Camden Development Policies 2010 Policy DP25 'Conserving Camden's heritage' seeks in sub-paragraph (b) to 'only permit development within conservation areas that preserves and enhances the character and appearance of the area'. This installation of doorcases which follow the pattern of the most prevalent in the Conservation Area, the reinstatement of the dividing railings and marble and slate step patterns will all positively enhance the conservation area whilst the repair of the area railings to No. 9 will preserve it. These works will enhance the sense of uniformity which characterises Great James Street and therefore this part of the Conservation Area. Consequently the proposed works accord with policy DP25 (b) and paragraph 137 of the NPPF.

7.04 Part (e) of DP25 seeks to prevent the total or substantial demolition of a listed building. The work proposed at Nos. 8 & 9 is alteration rather than demolition using the tests in Shimizu (UK) Ltd v Westminster CC (1997). It is very clear that the scale of work proposed goes nowhere near towards total or substantial demolition of the property.

7.05 Part (f) states that consent will only be granted for a change of use, alterations and extensions where the proposals will not cause harm to the special interest of the listed building. The proposals have been carefully considered in the light of the significance of the building and its component parts such that it is not considered that the proposals will cause material harm to the special interest of the listed building and will, in the round, actively enhance the special interest.

7.06 The proposals will not harm the setting of the listed building, and will enhance the setting of the remainder of the listed terrace through enhancements to the front elevation. The proposals therefore accord with Policy DP25 (g) and paragraph 137 of the NPPF.

7.07 Policy 7.8 of the London Plan 2011 is largely comparable with Camden's development plan policies, requiring the identification, value, conservation, restoration and re-use of heritage assets (part C) and in part D stating that development affecting heritage assets should be sympathetic to their form, scale, materials and architectural detail. As described above, the proposed development will achieve this aim.

7.08 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on local authorities to 'have special regard to the desirability of preserving

the [listed] building or its setting or any features of special architectural interest which it possesses' when considering Listed Building Consent and Planning Applications respectively. Section 72 of the same act places a similar duty on authorities to pay special attention to the desirability of preserving the character and appearance of a Conservation Area.

7.09 As described above, the works will preserve the key features of the listed buildings and seek to restore lost features. In doing so, this will enhance the group value of the terraces along Great James Street and the character and appearance of the Conservation Area. The statutory duty is therefore considered to be met.

7.10 Informal advice from Camden Council issued some time ago suggested that there would be an objection to replacing the doorcase at No.9 but conceded that if done in tandem with No.8, this would be likely to be acceptable. This is considered to be an odd stance to take. Given the pattern of ownership in the street, the gradual replacement of lost features to restore the homogeneity of the two terraces will inevitably take place in a piecemeal fashion. If the reinstatement of lost features is desirable as a principle, then there is no reason why it can only be carried out to pairs of houses. Nevertheless, this application seeks consent for the restoration of the doorcases to both properties.

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- Census data.



APPENDIX I

Relevant heritage planning policy

Local Development Framework	<ul style="list-style-type: none">Camden Core Strategy (2010-2025)Camden Development Policies (2010)	<ul style="list-style-type: none">CS14: Promoting high quality places and conserving our heritageDP25: Conserving Camden's heritage
Regional Strategy	<ul style="list-style-type: none">London Plan (2011)	<ul style="list-style-type: none">7.8: Heritage assets and archaeology
National Planning Policy	<ul style="list-style-type: none">National Planning Policy Framework (2012)	<ul style="list-style-type: none">Section 12
Guidance	<ul style="list-style-type: none">Bloomsbury Conservation Area Appraisal and management strategy (2011)Planning Practice Guide (2014)The Setting of Heritage Assets (2011)Conservation Principles, Policies and Guidance (2008)	