

# **PLANNING AND HERITAGE STATEMENT**

**to accompany**

**Planning and Listed Building applications  
at**

**21 Harrington Square, Camden, NW1 2JJ**

**FL10403**



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## **1.0 INTRODUCTION**

- 1.1 This statement accompanies an application for planning and listed building consent at the 21 Harrington Square, London. Its purpose is to define the significance of the listed building and assess the impact of the proposed alterations as well as assessing the impact of the proposal in planning terms to convert the property from HMO accommodation (Sui Generis) to 5 x separate flats (Class C3 use) comprising 3 x 1 beds and 2 studio flats.
- 1.2 No. 21 Harrington Square is a Grade II listed building, which was converted into a House of Multiple Occupation (HMO) in the 1970s. Conversion resulted in the removal of the spine walls between front and rear rooms and the subdivision of the internal space into smaller rooms above ground floor level. The proposals seek to convert the property into 5 flats and restore some of the internal architectural details, which were removed prior to listing.
- 1.3 In accordance with the statutory test at s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this statement demonstrates that what remains of the special architectural and historic interest of the listed building is preserved and that the proposals are entirely consistent with both national and local planning policy. The principle of the conversion of the property back from HMO accommodation to separate, self-contained flats is considered acceptable and appropriate in planning policy terms.
- 1.4 The remainder of the document is set out as follows:

### **2.0 SITE AND SURROUNDINGS**

### **3.0 HISTORY, DEVELOPMENT AND ARCHITECTURAL SIGNIFICANCE**

### **4.0 PLANNING POLICY CONTEXT**

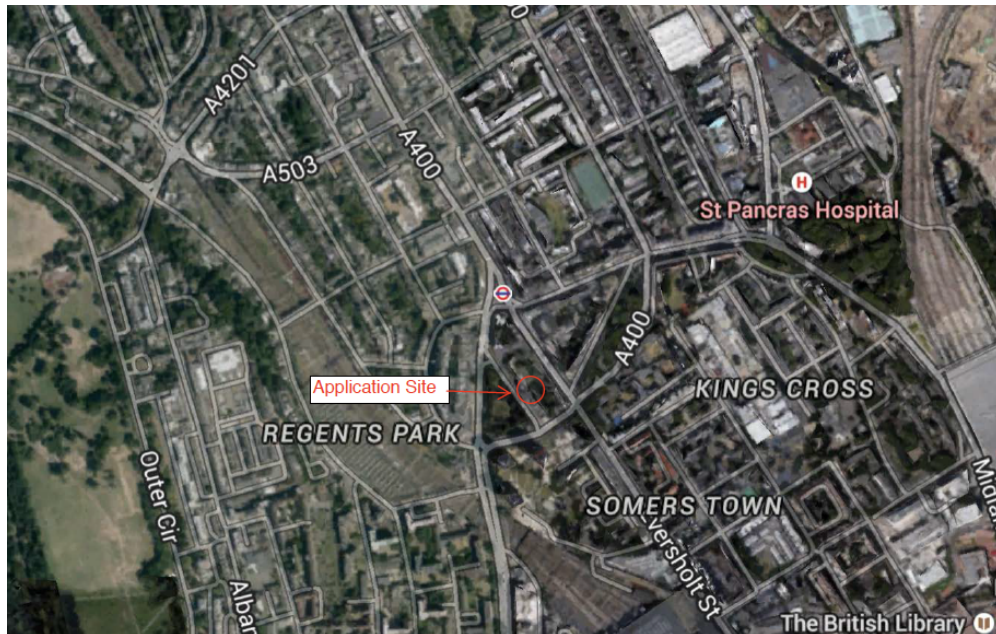
### **5.0 CONSIDERATION OF ISSUES**

### **6.0 CONCLUSIONS**

## 2.0 SITE & SURROUNDINGS

2.1 21 Harrington Square is a 4 storey (above a basement) residential property that provides HMO accommodation. It lies south of Mornington Crescent underground Station, fronting Harrington Square Gardens. The site is situated within a residential area at the southern end of the Camden Town Conservation Area, originally designated in 1986 and subsequently extended in 1997.

*Image 1: areal view*



*(Source Google Maps)*

2.2 Harrington Square itself has been significantly altered over the years. It was originally laid out as a planned mid 19th century composition, with two terraces overlooking a triangular open space. Following fairly significant bomb damage and post war clearance (see section 3 of this report for further detail), there are many more modern properties. Today the gardens are overshadowed by the towers of the high-rise Amptill Square Estate, nonetheless, Harrington Square Gardens, according to the conservation area management appraisal, is the most significant green open space within the Conservation Area.

2.3 The application property itself is currently in a poor state of repair, providing 16 non-self contained units of residential accommodation across basement level plus four floors above. Much of the basement area in particular is unsuitable for habitable accommodation and needs significant improvement works to bring it back to a suitable standard.

- 2.4 The building forms part of a group of houses at 15 – 24 Harrington Square (east side), which was listed in 1999 and, as the list description advises, the interior was not inspected at that time:

*“1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to all areas”.*

*Images 2 & 3 application property*



- 2.5 Whilst each individual property has inherent architectural significance, it is evident that No.21 is primarily listed for its contribution to the wider terrace as a whole, which has significance to the townscape character of the area. It is understood from the owners of the property and is evident through analysis of the internal decor, fixtures and fittings, that much of the historic internal layout and most of the historic fixtures and fittings were altered prior to listing.

- 2.6 We consider at the time of listing, the interior of the building did not make a significant contribution to the special interest of the building, albeit the staircase and the ground floor plan were in situ and are of some historic interest. Accordingly, the significance of the building both at that time, and indeed today, is considered to be limited to its external character and appearance with the interior playing a very limited part in the overall significance of the building. The value of its significance is set out later in this statement.

### **Planning History**

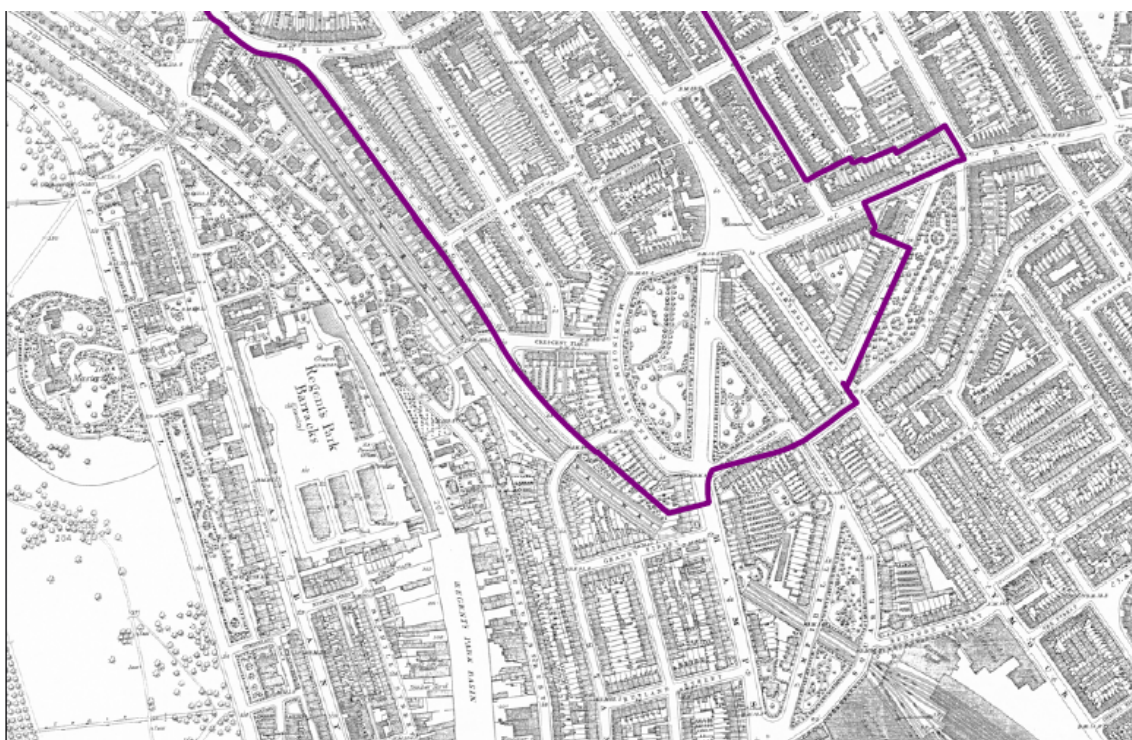
- 2.7 There are a small number of relevant planning applications for the application property. The first, application reference P9601331 – an application for a certificate of lawfulness for the existing use of the property as a bed & breakfast / boarding house – was granted consent in July 1996 on the grounds that it has been used for such purposes for a period of more than 10 years.
- 2.8 Subsequently, planning and listed building applications for external and internal alterations including the replacement of ground floor window on the front elevation and the erection of new fencing in the garden and the addition of new internal doors and bathroom facilities to hotel (Class C1) were refused in August 2010 (ref. 2009/3542/L
- 2.9 A certificate of lawful existing use was granted for application reference 2014/5403/P on 9<sup>th</sup> October 2014 for the use of basement, first, second and third floors as a House in Multiple Occupation (HMO) containing 16 non self-contained rooms with shared facilities.



### 3.0 HISTORY, DEVELOPMENT AND ARCHITECTURAL SIGNIFICANCE

3.1 Harrington Square was built on land west and north of Somers Town, bounded by the Hampstead and Crowndale Roads, which belonged to the Bedford Estate. It is shown planned for development on Britton's map of 1834 (Plate 4) but the actual arrangement differs from that shown on the map in certain particulars. Its main features are three irregular-shaped "squares": Amptill Square (crescent shaped) in the south, Harrington Square (a triangle) next Hampstead Road to the north-west, and Oakley Square in the north-eastern area.

*Image 4 Map of the area 1875*

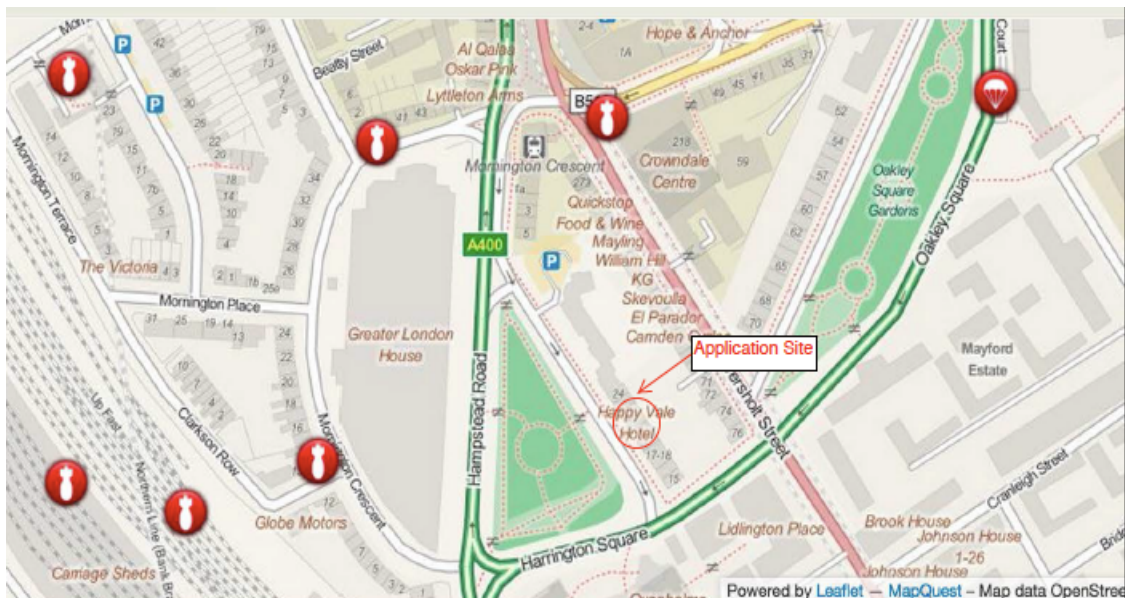


*(Source, Camden Town Conservation Area Maps)*

3.2 The Duke of Bedford began to develop the land in Figs Mead, the fields north west of Somers Town after the completion of Woburn and Torrington Squares. The estate was intended as a middle-class suburb containing second and third-rate houses. To ensure respectability, it was to be free of backstreets which inevitably turned into industrial yards elsewhere. According to Kellett (2006), the houses were intended for 'the higher class of merchants', bankers' and counsels' clerks, attorneys' managing clerks, clerks in the law offices, and persons in trade'. However, the effect of the main-line railway on this residential neighbourhood with even modest social pretensions was an apparent steady decline. As a result the Bedford Estate Office subsequently deterred or blocked all further attempts to drive lines through the estate (Kellett, 2006).

- 3.3 As noted by Pevsner, Harrington Square and the north side of Oakley Square remain from what was the first known as Bedford New Town developed from 1834 on the Duke of Bedford's small Figs Mead Estate (2002, p.388). Bombing raids on the nearby railway termini caused extensive damage to the area during the Second World War. The Bombsight website records that 3 high explosive bombs landed in relatively close proximity to the site. St Pancras Council later went on to replace much of the 'new town' with the Amptill estate in 1960.

Image 5: Bombsight Map



Source: <http://bombsight.org/#17/51.53355/-0.13814>

- 3.4 Harrington Square is depicted in 2 paintings by the infamous artist Spencer Frederick Gore. The paintings show views of the street from from 2 Houghton Place, Gore's home in 1913. Gore was in many ways the most important of the Camden Town Group and organised the *Exhibition of the Work of English Post-Impressionists, Cubists and Others* in Brighton in 1913, which marked the division between post-impressionism and what was to become vorticism. The paintings of Harrington Square are in private ownership but are referenced on the [Tate Modern website](http://www.tate.org.uk).
- 3.5 The list description notes that the properties were built between 1842-48, whereas Pevsner suggests earlier (1834). They are 4 storeys high, above basements, 2 bays wide and all but one have valley roofs masked by a parapet. They are built of grey brick, although No.19 has been reddened and No.21 is painted, and have stuccoed ground floor levels. It is likely that the terrace was originally symmetrical in design, unified by a strong parapet line and heavy stuccoed cornice above the second floor windows, with projecting and more defined penultimate bays. Only the southern end of the terrace survives. It is characterised by a one bay wide penultimate bay,



which is set forward from the rest of the terrace and demarcated emphasised with stucco quoins. Abutting it on the end of the terrace is another single bay, 3 storey high side extension housing the entrance door to this end property, otherwise the end bay echoes the detailing of the wider terrace. All other houses within the terrace have projecting porches with a short flight of steps leading up to the entrance door. The basements are lit by front lightwells bounded by iron railings.

- 3.6 21 Harrington Square, which forms part of a wider terrace of 10 Grade II listed houses (Nos.15-24) on the east side of a former London Square, was listed in 1999.

**Evidential, historic, aesthetic and communal value of the property**

- 3.7 The property has evidential value derived from its architectural design and proportions both individually as a terraced house but also as part of a wider London terrace and part of a former London Square. The interior has very little evidential value except for the surviving staircase and ground floor layout, which will not be affected by the proposals.
- 3.8 The surviving historic fabric and external architectural design of the property holds historical value. It has historic value through providing evidence of Regency town planning, as evidence of a type of Regency Square, as a London terrace house and as evidence alongside more modern developments of how the railway impacted the historical character of the area.
- 3.9 There are no known historical associations with famous architects, owners or occupiers and the building has no known commemorative or symbolic associations.
- 3.10 The exterior of the property has the greatest degree of aesthetic value, derived from its classical proportions and standardised design across the wider terrace. The interior of the property has exceptionally limited aesthetic value.

## **4.0 PLANNING POLICY BACKGROUND**

### **National Planning Policy & Legislation**

- 4.1 The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. At the heart of the NPPF is a "presumption in favour of sustainable development" and heritage is identified as an integral part of achieving this.
- 4.2 In its general approach to development, the National Planning Policy Framework sets out 12 core principles at paragraph 17. These include recommendations that planning should:
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
  - Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it
  - Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- 4.3 The NPPF attaches importance to the design of the built environment, which is seen as a key aspect of sustainable development, indivisible from good planning, that should contribute positively to making places better for people.
- 4.4 The NPPF reiterates in chapter 7 that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. There are specific policies protecting the historic environment throughout the NPPF and a particular section about conserving and enhancing the historic environment at paragraphs 126 to 141 inclusive.
- 4.5 The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance (see definition of "conservation (for heritage policy)" in the NPPF glossary). That significance is the value of a heritage asset to this and future generation because of its heritage interest, which may be archaeological, architectural, artistic or historic. This significance may derive not only from its physical presence but also from its setting.

- 4.6 In order to make a sound decision, a planning authority needs to understand from the applicant the significance of any heritage asset affected (paragraph 128). This may require some investigative work, but the information to be supplied with the application should be proportionate to the asset's importance and the potential impact.
- 4.7 When determining applications the authority should take into account the Government objectives as expressed in the overarching definition of sustainable development and particularly (paragraph 131):
- the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) 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.
- 4.8 In April 2008, English Heritage published 'Conservation Principles', which set out policies and guidance for the sustainable management of the historic environment, which sets out to understand the values of a place, how to assess heritage significance and how to manage change to significant places. According to this document, the value of an asset should be assessed according to four values. These values, set out below, have been adopted for the purpose of this assessment:
- Evidential Value
  - Historical Value
    - Illustrative
    - Associations
  - Aesthetic Value
    - Design value
  - Communal Value
    - Commemorative & Symbolic
    - Social
- 4.9 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires:
- "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."*

## **Regional Planning Policy**

- 4.10 Regional planning policy is set out in the Mayor's revised London Plan, which was formally adopted in July 2011 and provides the strategic spatial strategy for Greater London. In the context of the proposal, the London Plan states that the strategic policy for Inner London should be to:

*"...realise the potential of inner London in ways that sustain and enhance its recent economic and demographic growth while also improving its distinct environment, neighbourhoods and public realm, supporting and sustaining existing and new communities, addressing its unique concentrations of deprivation, and improving quality of life and health for those living, working, studying or visiting there."* (Policy 2.9 – Inner London)

- 4.11 The London Plan is supported by a number of supplementary planning guidance notes. The SPG relevant to this application in particular, the adopted Housing SPG (2012), which sets out guidance to supplement the housing policies in the 2011 London Plan (LP). In particular, it provides detail on how to carry forward the Mayor's view that *"providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighbourhoods"*.
- 4.12 It also provides detailed space standards at Table 3.3, against which the application proposals are considered against in section 5.

## **Local Planning policy**

- 4.13 The London Borough of Camden's Local Development Framework is a 'portfolio' of documents, which together provide a comprehensive local policy framework for the borough. The adopted Core Strategy sets the key visions for the Borough with the Development Policies (2010 – 2025) contributing towards delivering our Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough to achieve the vision and objectives of the Core Strategy.
- 4.14 Relevant policies to the application contained within the local development plan are as follows:
- CS6: Providing Quality Homes
  - DP2: Making full use of Camden's capacity for housing
  - DP9: Student housing, bedsits and other housing with shared facilities;
  - DP24: Securing high quality design 112
  - DP25: Conserving Camden's heritage
  - DP26: Managing the impact of development on occupiers and neighbours
  - DP27: Basements and lightwells

4.15 Relevant London Borough of Camden Supplementary Planning Guidance includes:

- CPG 1 Design (September 2014)
- CPG 2 Housing (September 2013)
- Retrofitting Planning Guidance (October 2013)

4.16 Core Strategy policy CS6 indicates that the Council will seek to maximise the supply of homes and minimise their loss, with housing regarded as the priority land-use of the Camden Local Development Framework. Policy DP2 goes into more detail and protects housing against development for a non-residential use, relating to all forms of housing for long-term residents.

4.17 Camden Council seeks to protect affordable accommodation within the borough, including HMO units. Adopted policy DP9 is of particular relevance and states that the Council will resist development that involves the net loss or self-containment of bedsit rooms or of other housing with shared facilities unless either:

1. it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation, or otherwise genuinely incapable of use as housing with shared facilities; or
2. adequate replacement housing with shared facilities will be provided that satisfies criteria d), e), f) and g) above; or
3. the development provides student housing that satisfies criteria d) to j) above; or
4. the development provides self-contained social rented homes.

4.18 The policy goes on to advise:

*“Where the Council is satisfied that a development involving the loss of student housing, bedsit rooms or other housing with shared facilities is justified, we will expect the development to provide an equivalent amount of residential floorspace for housing in Use Class C3, including an appropriate amount of affordable housing, having regard to policy DP3”*

4.19 LB Camden’s Environmental Health and Planning Services has produced a document for minimum HMO Standards for bedsits, studios, shared houses and shared flats (Housing Act 2004); effective November 2008, which is therefore considered to be relevant to the proposals and is considered in detail in the next section.

4.20 CPG2 provides detailed standards of accommodation which the proposed dwellings seek to accommodate and are considered in more detail in section 5 of this report.



## **5.0 CONSIDERATION OF THE ISSUES**

- 5.1 This section will consider the impact of the proposed alterations on the significance of the listed building and will demonstrate that they preserve its special architectural and historic interest.

### **Proposed alterations to the fabric of the property**

#### **Plan form and partitions**

- 5.2 The existing internal layout does not reflect the historic plan form at basement or above ground floor level, except for the survival of the staircase. As a result of having been substantially altered prior to listing, we believe that the interior of the building does not form part of the significance of the building. Further, much of the internal area of the building is in a very poor condition and in need of significant improvement. Accordingly, whilst the proposals will not restore the historic plan form, there will be no greater harm to the significance of the building as a result of the proposals. Moreover, there will be significant improvements to the building and the wider terrace as a result of the restoration of much of the exterior and the reinstatement of many lost architectural details.
- 5.3 As little remains in terms of historic fabric or plan form, we consider the significance of the building (both at the date of listing and currently) lies in its external character and appearance and its contribution to the wider terrace. Whilst the historic plan form of listed buildings is usually of interest, in this instance, given the alterations made to the layout prior to the date of listing, the interior was of little significance at the time of listing. This fact remains. Therefore, we believe that the proposed changes to the internal configuration will have little to no impact on the significance of *this* listed building.
- 5.4 Whilst returning the property to flats cannot fully restore the original plan form, this approach would restore many lost architectural details, which would be a significant benefit to the character and appearance of the building and the character and appearance of the conservation area.

#### **Other Improvement Works (internal and external)**

- 5.5 In addition to the above, alterations are proposed to the building to improve its character, appearance and wider setting. These improvements will include the reinstatement of cornices and skirting, appropriate to the age of the building and the hierarchical location within the house, the replacement of inappropriate windows with timber sash windows and conservation-led repairs to brickwork and leadwork.
- 5.6 The proposals include the reinstatement of sash windows to front and the rear facades, repointing using lime mortar, lead work repairs and repainting of painted surfaces where required.

- 5.7 All repairs will accord with listed building legislation and guidance, namely British Standard BS 7913:2013 - Guide to the conservation of historic buildings and English Heritage 'Practical Building Conservation 'Technical Handbooks.
- 5.8 The proposals include the provision of a self-contained flat at basement level, and the conversion of the front vaults for use as storage space with provision of a lockable facility for at least 5 bicycles (1 per flat. In addition, the rear garden will be excavated three metres back to allow more daylight into the flat at basement level.
- 5.9 Whilst the planning records suggest that permission has not been granted for the conversion of the vaults to the other flats across the terrace, it is evident that some have been converted for residential use. The conversion of the vaults would aid in securing its optimum viable use in accordance with the NPPF (para. 134). Furthermore similar alterations to listed buildings have been approved in many locations across the Borough. As there will be no loss of historic fabric and no harm or loss of significance, this aspect of the proposals is considered to be accord with planning policy.
- 5.10 All drainage will be made to comply with Approved Document H of the Building Regulations and all dilapidated lean-to structures will be reconstructed to meet relevant Building Regulations.

#### **Change of use from HMO accommodation to Class C3 flats**

- 5.11 The existing accommodation does not meet the required standards of accommodation as set out in LB Camden's minimum HMO Standards for bedsits, studios, shared houses and shared flats, effective from November 2008. It is considered that a pure refurbishment / HMO proposal would be incapable of bringing the units up to the appropriate standard of accommodation, would be unlikely to result in the reinstatement of lost architectural details, and certainly would be unable to reinstate any of the historical plan form or fabric of the listed building.
- 5.12 Whilst the proposals would result in loss of HMO accommodation, the rooms do not accord with the Council's minimum standards and would not be permitted if they had been approved through a planning application rather than by virtue of a lawful development certificate. The application proposes an entirely appropriate use of the property as self contained residential units, therefore the loss of the HMO accommodation in this instance is considered to be entirely appropriate and in accordance with local planning policy, specifically adopted policy DP9 due to the accommodation's substandard nature.

- 5.13 The proposals that form this planning and listed building application will not only result in the reinstatement of internal architectural details but also the restoration of the external appearance of the listed building which currently detracts from the appearance of the wider terrace. The proposals go above and beyond what is likely to be achieved if the property were to remain as the HMO accommodation and are entirely in accordance with national guidance as well as adopted local planning policies DP25: Conserving Camden's heritage and Supplementary Planning Guidance CPG 1 on Design and on Retrofitting Planning Guidance (October 2013).
- 5.14 Camden Council's space standards require single rooms within HMO's (where kitchen is separate) to be at least 9 sq m. There are currently several rooms of just 7 sq m as the property is currently laid out. In addition, the standards suggest there should be one kitchen per 5 people. The house has 16 rooms and just one kitchen on the ground floor and a small area at basement level with a cooker and sink.
- 5.15 Not only is the fabric of the building in a poor condition, the property has just two shared kitchens for 15 rooms (one room at basement level has it's own kitchen sink and space for a hob), which means it is at least one kitchen short when considered against the Council's standards. This coupled with the fact that many of the rooms fall short of the minimum space standards means that a pure refurbishment proposal will be unlikely to meet with the Council's requirements for HMO accommodation. In short, the retention of the HMO accommodation in its current layout is unlikely to be considered acceptable.
- 5.16 We therefore consider our proposals for self contained flats to provide a proposal that improves upon the existing situation. The proposals meet the required space standards, will result in a significant improvement to the internal and external character and appearance of the listed building and the conservation area and will maximise the potential of the property as well as providing 5 self contained flats in the form of 2 x studio flats and 3 x 1 bed flats and therefore providing units which will retain affordability.

### **Proposed Mix**

- 5.17 In considering the mix of dwelling sizes appropriate to a development, policy DP5 states that the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes. The Council will seek to secure a range of self-contained homes of different sizes and will:

- a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;*
- b) expect a mix of large and small homes in all residential developments.*

In addition, the Council will take into account:

*c) the character of the development, the site and the area, including the impact of the mix on child density;*

*d) site size, and any constraints on including homes of different sizes; and the economics and financial viability of the site, including the demand for homes of different sizes.*

- 5.18 The supporting text indicates that there is a very high demand for 2 bed properties in the market sector with a lower requirement for studios and one bed units (within the dwelling size priorities table). However, the Council acknowledges that there is a need and/ or demand for dwellings of every size shown.
- 5.19 The proposals forming this application involve the re-use of an existing Grade II listed building, which has limited the potential to provide larger self contained flats. Having sought originally to provide a mix of studios, 1 and 2 bed dwellings, the larger units were not capable of meeting the minimum internal space standards required by the Council whilst respecting the character of the property and its neighbours. Therefore the proposals are for 1 bed flats and studio accommodation only. Given that the property currently provides HMO accommodation, this provision of smaller units is considered acceptable as it re-provides smaller units meeting a need for less expensive accommodation in the borough.

#### **Space standards & internal arrangements**

- 5.20 The proposed self-contained units have been designed to achieve good standards of accommodation and amenity. The floor area of each of the residential units and individual room areas accord with Camden Council's space standards.
- 5.21 The proposals have particularly sought to improve upon the layout of the building to provide a plan form that is more in keeping with the traditional form of the listed building and respects the existing pattern of windows and floor to ceiling heights incorporating the original form of the staircase as described at paragraphs 5.2 – 5.4 above.
- 5.22 Each proposed dwelling has its own secure private entrance, which leads directly from the entrance hall or landing. Each of the flats has a permanent partition between eating and sleeping areas. Kitchens and living rooms are separated for each of the proposed units apart from the first floor flat, which could easily be separated by inserting a partition wall should future occupiers seek this alteration. However, the combined kitchen and living area is considered acceptable; the kitchen area is set back with the living space at the front of the property with two

good sized windows and overall the layout allows for greater flexibility

- 5.23 All rooms function well for the purpose for which they are intended. They meet the required size as set out in CPG2; each of the habitable rooms has a window providing natural lighting and ventilation. Each room leads off a hallway or lobby so that it is possible to access any habitable room without passing through another habitable room. In addition, each unit provides internal storage space in accordance with the standards set out in CPG2.

### **Amenity Space**

- 5.24 The ground and basement flats have direct access to the rear garden providing a large useable area of private amenity space. Given the building's status as a grade II listed building, it is not possible to provide balconies to the property, nor is it possible to provide a roof terrace for the other flats, however the property is immediately opposite Harrington Square Gardens providing a good quality publicly accessible garden and Regent's Park is a short walk (approximately 0.5 miles by foot).
- 5.25 Therefore the proposals are in accordance with policy and provide sufficient access to amenity space for future residents.

### **Transport, Parking & Access**

- 5.26 The application site is in an area of excellent transport accessibility, with a PTAL score of 6b; located a 2 – 3 minute walk from Mornington Crescent underground station and a 10 minute walk to Euston Mainline and underground stations with access to several bus routes along Eversholt Street, including the 168 running between Elephant and Castle and Hampstead Heath and the 253 running between Euston Station and Hackney Central.
- 5.27 Adopted policy DP18 relates to parking standards and limiting the availability of car parking. It states that the Council will seek to ensure that developments provide the minimum necessary car parking provision and will expect development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport.
- 5.28 As can be seen from the policy map below, the application site is in fact just outside the Camden Town Neighbourhood Centre, the boundary for which ends just to the rear of the property on Eversholt Street and the Central London Area, the northern border of which lies just to the south of the application site along Lidlington Place. However, given the application site's location bounded by these areas and its location within an area with a PTAL score of 6b, a proposal that that will have no material impact on the parking providing no designated parking is considered









entirely appropriate. Any occupiers that wish to park on street will have to apply for residents on street parking permits, which the local authority control.

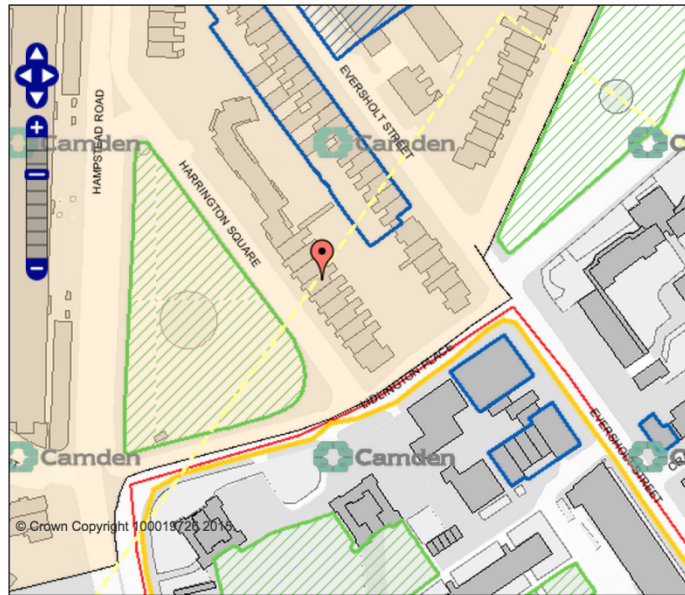
*Image 6 LB Camden Policy Map*

Find planning policies by clicking the map or using the address / postcode search

**Map key**

-  Designated View
-  6A.1 Blackheath Point to St Paul's Cathedral - Right Lateral Assessment Area
-  Central London Area
-  Central London Area (Clear Zone Region) CLA
-  Growth Area Euston
-  Neighbourhood Centre

For more information, or if you are unable to view the map, please contact the [Forward Planning and Projects Team](#)



*(Source, London Borough of Camden)*

- 5.29 As described previously, the proposals incorporate the conversion of the coal store & boiler room in the basement vault at the front of the property to provide secured bicycle storage for 5 cycles.
- 5.30 The proposals do not propose any changes to any public footpath or adopted highway and are considered to be entirely acceptable in highways, parking and access grounds.

**Waste collection & storage**

- 5.31 The proposed new self-contained residential units will provide suitable space for day-to-day waste and recycling as appropriate. The collection of waste will be via the Council’s waste collection and its storage will be dealt with in agreement with the relevant department in the Council, in accordance with their procedures.

## **6.0 CONCLUSIONS**

- 6.1 The application proposals seek to convert the property from substandard HMO accommodation to 5 self contained residential (Class C3) dwellings in 3 x 1 bed flats and 2 x studio flats, providing spacious, well laid out properties. This statement has defined the significance of the listed building and provided clear and convincing justification for the proposed works.
- 6.2 The proposed alterations meet the space standards set out for new dwellings within the adopted plan. This application provides significant improvements. In land use planning terms, therefore the application proposals are considered entirely acceptable and accord with adopted planning policy.
- 6.2 The proposals will also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the listed building is sustained and enhanced. It is asserted that the less than substantial harm that would be caused to the internal layout of the building will be outweighed by the substantial public benefits to the external character and appearance of the building and wider terrace and the improved use of the building.
- 6.3 The proposals will significantly improve a property which currently provides sub-standard HMO accommodation in need of significant upgrade and improvement works. The proposals provide good standard self contained flats which meet a need for smaller accommodation in the borough.
- 6.4 The proposed works will preserve the special architectural and historic interest of the listed building and will preserve the character or appearance of the Bayswater Conservation Area in line with the statutory duties. They also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the listed building and the Camden Town Conservation Area are sustained and enhanced.

## **7.0 REFERENCE SOURCES**

- Cherry, B & Pevsner, N (2002) *The Buildings of England. London 4: North*
- Kellett, J, R (2006) *The Impact of Railways on Victorian Cities* Routledge Library Editions: The City
- Porter, R (2000) *London: A Social History*

## APPENDIX 1 Archival Records

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### Camden Local Archives

Title Bomb damage inflicted on Harrington Square during the Blitz, as experienced by the Nirenstein family & the iconic photo of a bus slammed in to the terrace, which became a symbol of the suffering faced by Londoners at the time  
Year of publication 2010-  
Material Newscutting fiche  
Filed at 72.6

Subject term WORLD WAR TWO, AIR RAIDS (WORLD WAR TWO)  
Place name / Street HARRINGTON SQUARE  
Person / Institution Lily Mitchell, Nirenstein Family

Title Harrington Square: bomb scene  
Year of publication 1940  
Dimensions 17cm x 24cm  
Material Photograph (B&W)  
Notes LT reference H/17281  
Filed at 89.3 HARRINGTON SQUARE  
Relation Negative 4827  
Copyright Copyright London's Transport Museum

Subject term AIR RAIDS (WORLD WAR TWO)  
Place name / Street HARRINGTON SQUARE

Copy number	Shelfmark	Loan category	Site	Status
081200	89.3 HARRINGTON SQUARE		main	not for loan

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Title Harrington Square, Hampstead Road  
Author / Creator [Grace Golden](#)  
Year of publication 1938  
Dimensions 22.5cm x 31cm  
Material Watercolour  
Filed at 89.3 HARRINGTON SQUARE  
Location Folio  
Relation Neg 4764; Dig 04019



Click the image to enlarge it.

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Title View of the left side of Harrington Square from Hampstead Road  
Author / Creator [E J Lambert](#)  
Year of publication 1915 (circa)  
Dimensions 22.5cm x 28cm

Material Photograph (B&W)  
Filed at 89.3 HARRINGTON SQUARE  
Relation Dig 03150  
Copyright Reproduction rights L B Camden

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Title View of the east side of Harrington Square  
Author / Creator E J Lambert  
Place of publication 56 High Street, Camden Town  
Publisher Elliott and Fry  
Year of publication [-1915]  
Dimensions 19cm x 29cm  
Material Photograph (B&W)  
Filed at 89.3 HARRINGTON SQUARE  
052422 (copy number)

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Title Lease for 7 Harrington Square  
Reference BRA2050/7  
Date 29 June 1880  
Extent 1 lease  
Level of description item  
Access conditions The material is housed in an outstore. Please telephone in advance.

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## APPENDIX 2 List Description

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IoE Number:478070

Location:NUMBER 15 TO 24 AND AREA RAILINGS, 15-24 HARRINGTON SQUARE  
(east side)

CAMDEN TOWN, CAMDEN, GREATER LONDON

Photographer:Mr Anthony Rau

Date Photographed:13 September 2005

Date listed:11 January 1999

Date of last amendment:11 January 1999

Grade II

CAMDEN TQ2983SW HARRINGTON SQUARE 798-1/83/1863 (East side) Nos.15-24 (Consecutive) and area railings II Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to all areas.