

Heritage Statement

No.16 Chalcot Square, Primrose Hill,
London Borough of Camden

December 2015

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Client

Simon and Melissa Lewis

Date

December 2015

1. Introduction

Purpose of this Report

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of our client to provide relevant information to the local planning authority with regard to assessing heritage impacts, and in support of application proposals for the renovation of No.16 Chalcot Square as a separate garden flat and larger family home on the upper floors. The house is listed at grade II as part of a wider terrace at Nos.15-19 Chalcot Square, and is located within Primrose Hill Conservation Area. It forms part of a wider townscape group around Chalcot Square, and also part of the wider early-19th century planned townscape to the north of Regent's Park.

Background to the Proposals

- 1.2 No.16 Chalcot Square was subdivided into four self-contained flats under a permission of 1964, which brought about a great deal of unsympathetic change to the plan form and interiors of the house. More recently, beneficial work has been carried out in two phases (2005 and 2012) to the lower ground, ground and first floors to reinstate an appropriate floor plan and sympathetic interior decorative schemes (reference: 2004/5379/P and 2004/5380/L; and 2012/3443/L).
- 1.3 The house is now only partially occupied by a single family, which until recently only owned the lower ground, ground and first floors and also a separate third floor flat. Now, the second floor flat has also been obtained so that the whole house is once again under a single ownership. The client would like to take this opportunity to restore the second and third floor levels which are currently unused and in a poor condition, and so bring the building closer to its original use as a single dwelling and townhouse (albeit with a separate garden flat at lower ground floor). The intention is to undertake general maintenance, necessary repairs, sympathetic external and internal refurbishment, and service / facilities upgrade to the entire building in order to bring it back into active residential use at a high standard.

Legislation and Policy Context

- 1.4 The requirement for this report derives first from the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development affecting listed buildings or conservation areas to pay special regard or attention, respectively, to the desirability of preserving the building or its setting, or preserving or enhancing the character or appearance of the area.
- 1.5 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements it sets out that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution

made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”¹

- 1.6 Paragraph 129 then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Structure of this Report

- 1.7 In accordance with these above legislative and policy requirements, Section 2 of this report identifies the relevant heritage assets within the site and its vicinity that may be affected by the impact of the proposals.
- 1.8 Section 3 provides an assessment of the heritage significance of the listed building No.16 Chalcot Square and its wider terrace, its special architectural and historic interest. This section also provides a description of the special interest of the surrounding Primrose Hill Conservation Area, in terms of its historic development and character and appearance, with specific reference made to the application site. This assessment work is undertaken on the basis of on-site visual survey, focussed archival research and study of existing published information, and is overall proportionate to both the importance of these identified heritage assets and the relative impacts of the proposals. The list entry and conservation area boundary map are included at Appendices 1 and 2.
- 1.9 Section 4 sets out a review of proposals, and outlines the likely impacts of these on the heritage significance of the identified heritage assets. This is considered in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012 and supported by NPPG 2014, and local planning policy and guidance for the historic environment, as appropriate for the consideration by the local planning authority. The relevant legislative and policy context for heritage assets is set out in more detail at Appendix 3.
- 1.10 The findings of this report are summarised and concluded at Section 5.

¹ DCLG, National Planning Policy Framework (NPPF) 2012 – para.128

2. The Heritage Assets

Introduction

- 2.1 The National Planning Policy Framework (NPPF) 2012 defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.*²

Designated Heritage Assets

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions which involve them.

Grade II Listed Building: No.16 Chalcot Square

- 2.3 No.16 Chalcot Square forms part of the wider listed terrace at Nos.15-19 Chalcot Square. The terrace was included on the national statutory list of buildings of architectural or historic interest on 14th May 1974. The list entry is included at Appendix 1, but for ease of reference it reads:

“Terrace of 5 houses forming south side of Chalcot Square. 1855-60, altered. Stucco with rusticated ground floors, mostly painted. Nos 16, 17 & 19, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements except Nos 15 & 18, slightly projecting, with 4 storeys and basements. 3 windows each; No.15, 4 windows. Prostyle Doric porticoes supporting balustraded stucco balconies continuing across 1st floor windows. Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Tripartite sashes to ground floors except No.15 with 3 2-pane sashes. Projecting houses with panelled pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice (which continues across other houses) below attic storey. Upper floors, lugged architrave sashes with margin glazing; 1st floors joined by continuous cornice with keystones above windows and console-brackets between and pediments over central windows (Nos 15 & 17, segmental). 2nd floors with keystones; central windows having large keystone projecting into the architrave above. Attic storeys with pilaster strips at angles, cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.”

- 2.4 There are several other listed buildings on the square and in the surrounding area; however, these will not be affected by the application proposals and are not considered any further in this report (figure 2.1).

² DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

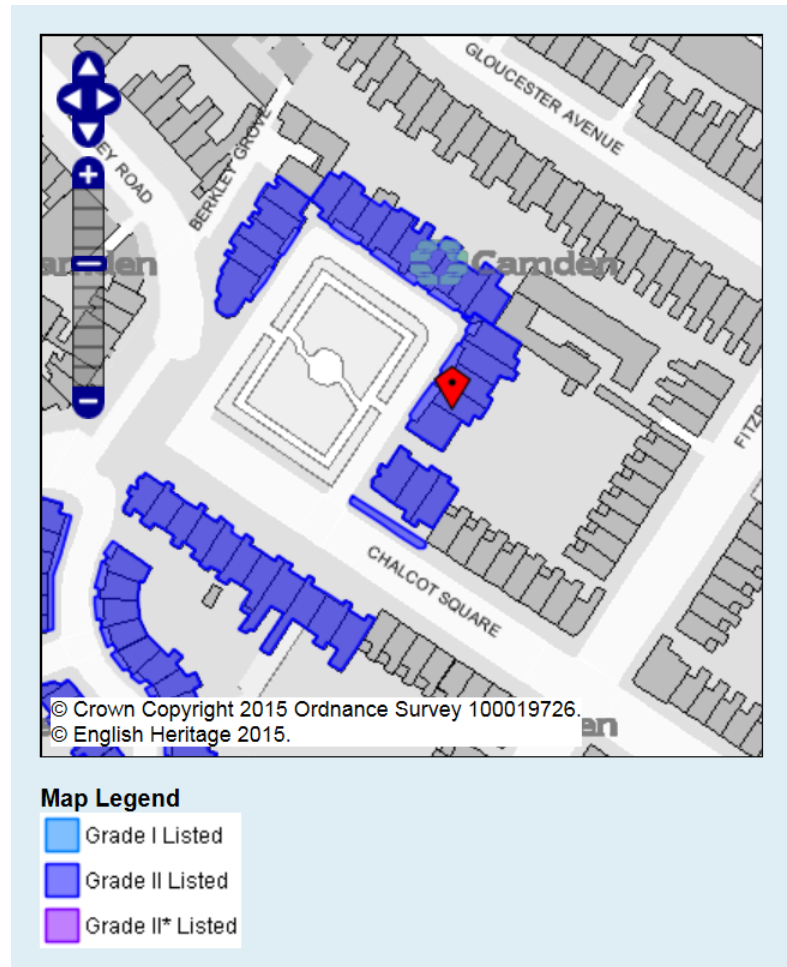


Figure 2.1 – London Borough of Camden map of listed buildings

Conservation Area

- 2.5 The site is located within the Primrose Hill Conservation Area, which was first designated on 1st October 1971, and subsequently extended on 18th June 1985. The Primrose Hill Conservation Area Statement was adopted in December 2000.

Non-Designated Heritage Assets

- 2.6 The Framework³ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Local List

- 2.7 The Council adopted their Local List on 21st January 2015. There are no locally listed buildings, which would be affected by the application proposals. Accordingly, it is not necessary to consider these non-designated heritage assets further in this report.

³ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

3. Significance of the Heritage Assets

Significance and Special Interest

- 3.1 The Framework defines the significance of a heritage as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting⁴.”

Listed Buildings

- 3.2 Listed buildings are designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport⁵, and supported by Historic England’s Listing Selection Guides for each building type⁶.

Conservation Areas

- 3.3 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has revised and republished its guidance in respect of conservation areas⁷ and this provides a framework for the appraisal and assessment of their special interest and significance.

Setting and Significance

- 3.4 Historic England has published guidance⁸ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the effect of any changes.

Assessment

- 3.5 Together, this guidance provides a framework for assessing the significance of designated or non-designated heritage assets. The following assessments are proportionate to the importance of the identified designated heritage assets and sufficient to understand the potential effect of the proposals, given their nature and extent. They have been based on existing published information, archival research and on-site visual survey.

⁴ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

⁵ DCMS Principles of Selection for Listing Buildings, 2010

⁶ English Heritage, Designation Listing Selection Guide: Domestic 2: Town Houses, 2011

⁷ Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management, 2011

⁸ Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, March 2015

No.16 Chalcot Square

Introduction

- 3.6 Chalcot Square was originally constructed in the late-1850s⁹ as a single large townhouse for a family of the middle or upper classes, and importantly as one element within a planned and deliberately composed terraced group and residential square of contemporary and similarly designed properties.
- 3.7 The property is first depicted in outline on Stanford's Map of London and its Suburbs dating from 1862; however, this map is purely diagrammatic, and the application site is first shown in detail in the Ordnance Survey (OS) map of 1873 (figure 3.1). Here, the house is shown with a broadly rectangular plan form, with a porch projection and lightwell to the front and a shallow closet wing to the rear.

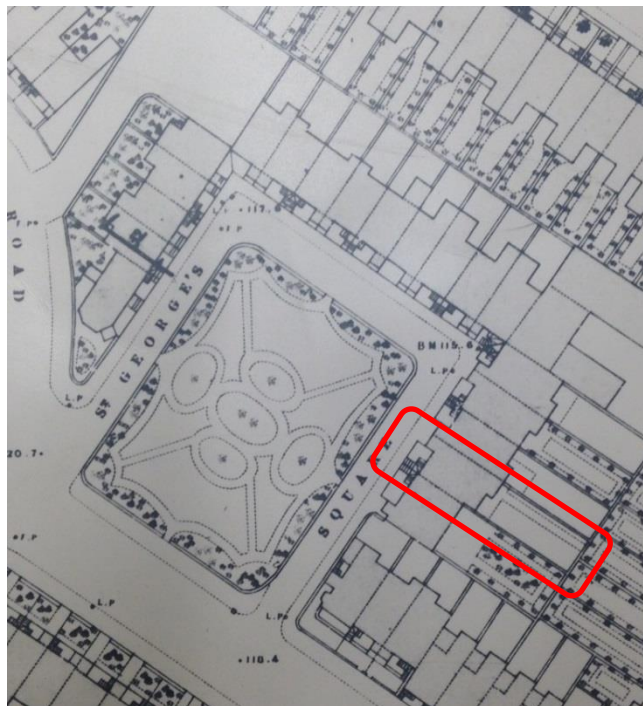


Figure 3.1 – OS map 1873

- 3.8 A drainage plan of the lower ground floor at No.18 Chalcot Square (in the same terraced row as No.16) dated 1909, shows the closet wing as projecting slightly further than the rear elevation of the rest of the house, as shown in the 1873 OS map. This is considered very likely to be the original footprint of the houses in this terrace. A slightly earlier drainage plan of the lower ground floor at No.16 dated 1897, shows the footprint of the house. A scullery occupies the closet wing at this level, and there is an outhouse adjacent, the external wall of which is level with the closet wing wall (figure 3.2).

⁹ Cherry, B. and Pevsner, N. *The Buildings of England* London 4: North. Yale University Press 2002.

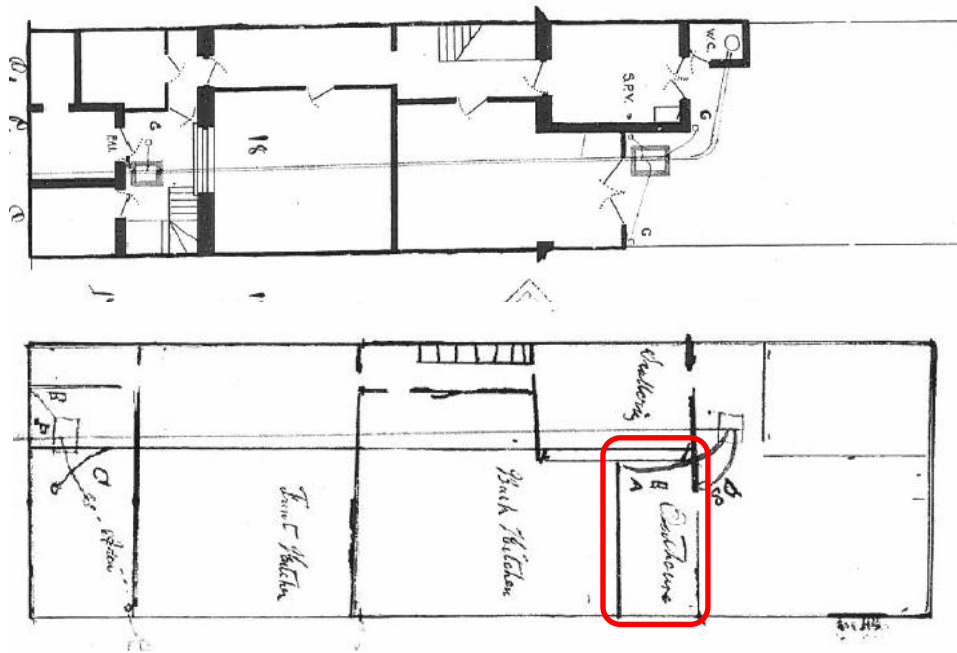


Figure 3.2 – Drainage plan of No. 18 (top) and No. 16 (bottom)

3.9 Further drainage plans of the lower ground floor of No. 16 dated 1935 and 1938 indicate that the outhouse extension was either never executed, or had been removed by the mid-1930s (figure 3.3). The existing single-storey element which exists on site today is a product of the 1964 scheme of works to convert the building into self-contained apartments. The drawing for these alterations at the lower ground floor show the rear wall of the house adjacent to the closet wing being removed, and the building extended flush with the closet wing with bi-folding doors giving access to the rear yard (figure 3.4).

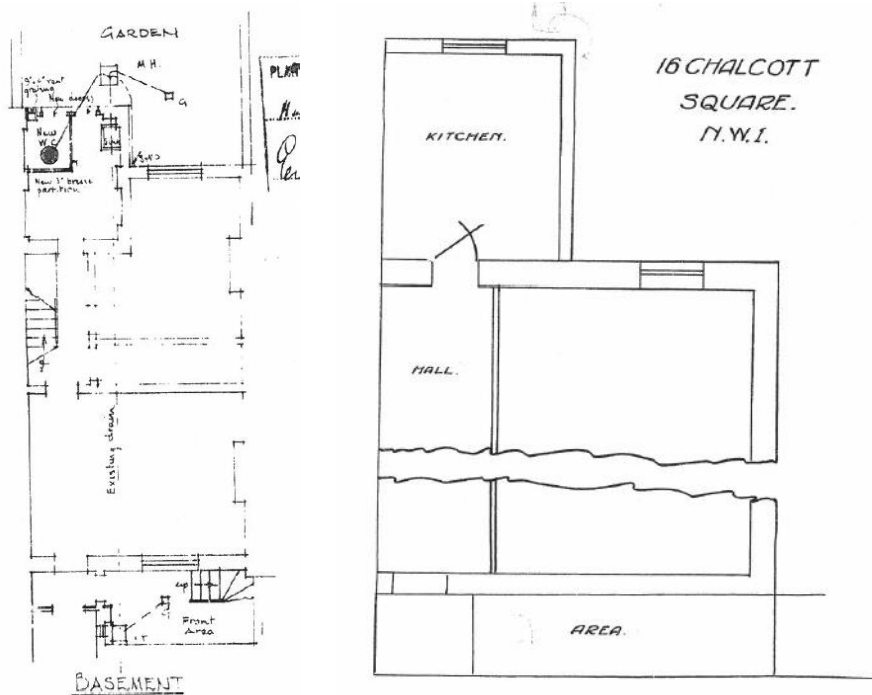


Figure 3.3 – Drainage plans of 1935 (L) and 1938 (R)

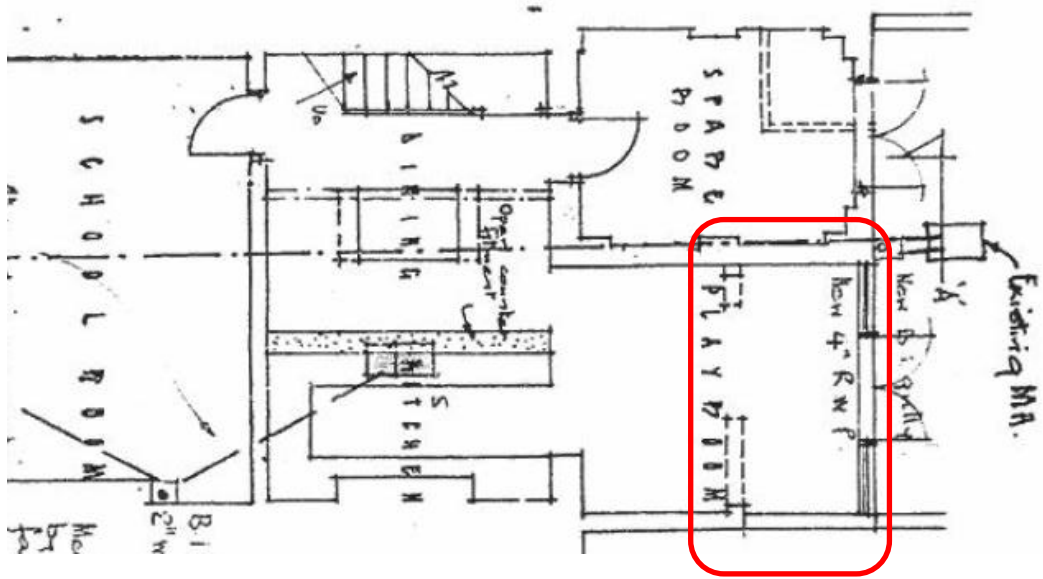


Figure 3.4 – 1964 scheme of alteration

3.10 On the face of it, the footprint of the building and its external envelope has changed very little in the intervening years (figure 3.5), and in the 2014 OS map the property appears to closely resemble its earlier and first detailed 1873 depiction on the OS.

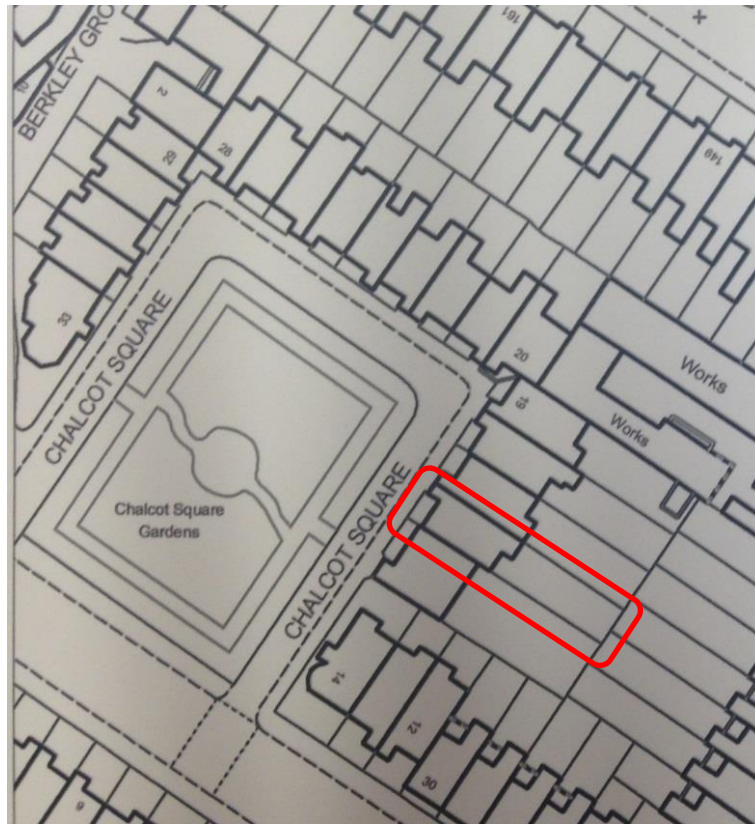


Figure 3.5 – OS map 2014

3.11 As will be described further in this section of the report, this simple analysis of the footprint of the property belies the very substantial degree of alteration - in successive phases - that has occurred to the original townhouse from original. Primarily this extensive alteration has been internally; through a process of subdivision and adaption for self-contained apartments, and also to a lesser, but by no means insignificant, degree externally.

Group Value

3.12 The List Entry for the building identifies that No.16 Chalcot Square was included as part of the wider designation of the south east terrace of Nos.15-19 Chalcot Square (figure 3.6), and also the overall townscape composition of the square. The group value of the former townhouse is a key part of its special interest and derived from this relationship with neighbouring buildings as part of the visually unified terrace which fronts the open space of the square. Together, the similar elevational treatment of the houses in the listed terrace, with distinctive pastel colours and contrasting white stucco detail, affords the composition a group character as well as an individual identity to each property. This aesthetic is shared with the other houses around the square, and there is also group value between the application site and these other listed buildings, which together form a complete townscape composition differentiated from the surrounding cream and white palette of the wider street pattern of this 19th century residential estate and conservation area (figure 3.7).



Figure 3.6 – Nos. 15-19 Chalcot Square

3.13 As well as a shared visual aesthetic, group value between the application site, its wider terrace, and the other buildings in the square is also derived from their intimate

arrangement around the square, so that they appear slightly removed from the wider residential area with a sense of privacy and seclusion which contrasts with the nearby principal route of Chalcot Road.



Figure 3.7 – Chalcot Square

- 3.14 In recent decades external alteration, particularly at roof level, to the buildings around the square has brought greater visual diversity to the square. Whilst the principal elevations still share a unified design, the roovescape has evolved to include multiple different roof forms including terraces and mansards (figure 3.8). This variety of roof treatments also extends to houses in the wider conservation area (figure 3.9).



Figure 3.8 – Varied roovescape on Chalcot Square



Figure 3.9 – Varied roofscape in the surrounding conservation area

Architectural Interest

- 3.15 The listed building at No.16 Chalcot Square forms part of a mid-19th century terraced row of Classically-influenced townhouses on the south-east side of Chalcot Square, and is of a type of housing which was rapidly developed on the Southampton estate from the early-19th century. The house is of architectural significance where it reflects the broad characteristics of its typology and of the wider 19th century residential townscape. The narrow frontage and terraced house design reflects the layout of individual plots and the dominant building type in the area. Its materials are part of the wider palette of brick stucco, whilst the diverse pastel colours of each townhouse in the terrace and around the square add a distinctive aesthetic to differentiate this composition from the wider townscape.
- 3.16 Study of archival information and investigation of the building's planning history, as well as visual inspection, clearly indicates that No.16 Chalcot Square has been subject to a great deal of alteration both externally and in particularly internally from its original mid-19th century form; most notably the conversion of the building to four self-contained flats under a consent of 1964. This conversion involved the installation of a second staircase from ground to second floor, bypassing the first floor, plus reconfiguration of the plan form at all levels to provide additional kitchens and bathrooms. These changes have compromised the legibility of the historic plan form on all levels. Little historic interior fabric or décor has survived, save for some fragmentary cornicing, a first floor fire surround, and two original staircases.

External

3.17 The front elevation of No.16 Chalcot Square has changed little from its original appearance, save for some unsympathetic alteration to the entrance door. In 1964 the opening was shifted forward within the once deeper recess and also slightly to the left and the slim lights to either side of the entrance door were lost. This was to accommodate internal changes to the floor plan, including the installation of a service riser and an additional staircase (figures 3.10).

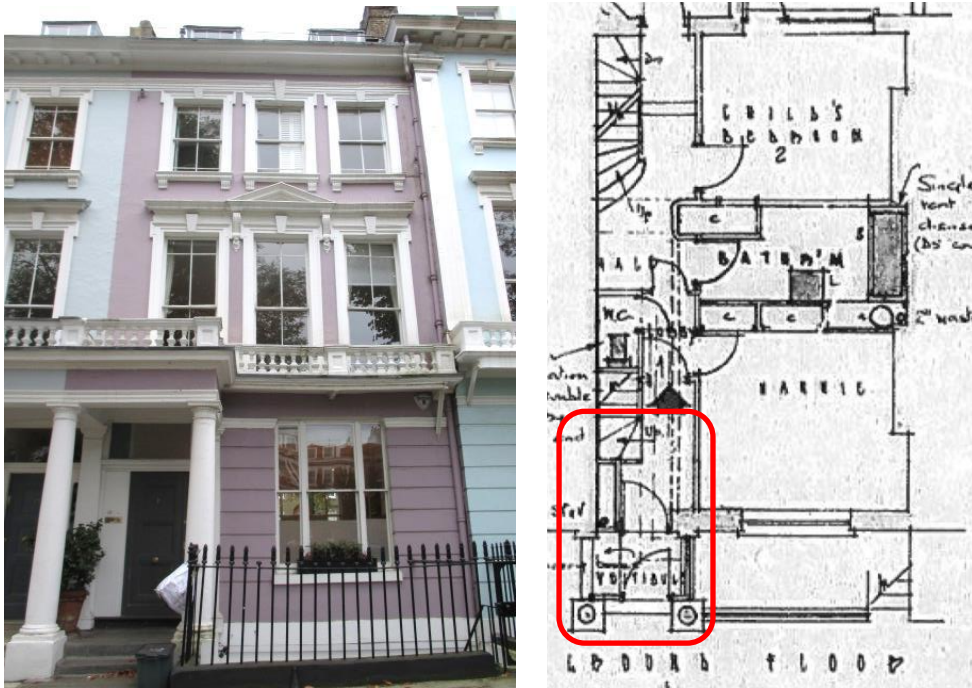


Figure 3.10 – No.16 Chalcot Square, with alterations to the front alterations as a result of 1964 conversion scheme



Figure 3.11 – Front boundary railings

- 3.18 The windows to the front elevation are 20th century replacements, but their design and materials are sympathetic to the age and style of the building. The boundary railings around the front lightwell are original to the house, and indeed several other houses in this terrace and around the square retain their original railings. As such, they are specifically included in the listing designation (figure 3.11).
- 3.19 The original appearance of the rear elevation is also still largely legible; though the original window frames have been successively altered, so that there are several different designs where originally they would have been of a unified style. The half-width closet wing which extends from lower ground to first floor is original, and, as previously discussed in the introductory section, the single storey extension is a product of the 1964 scheme of conversion (figure 3.12). This also enabled the creation of a small roof-top terrace.

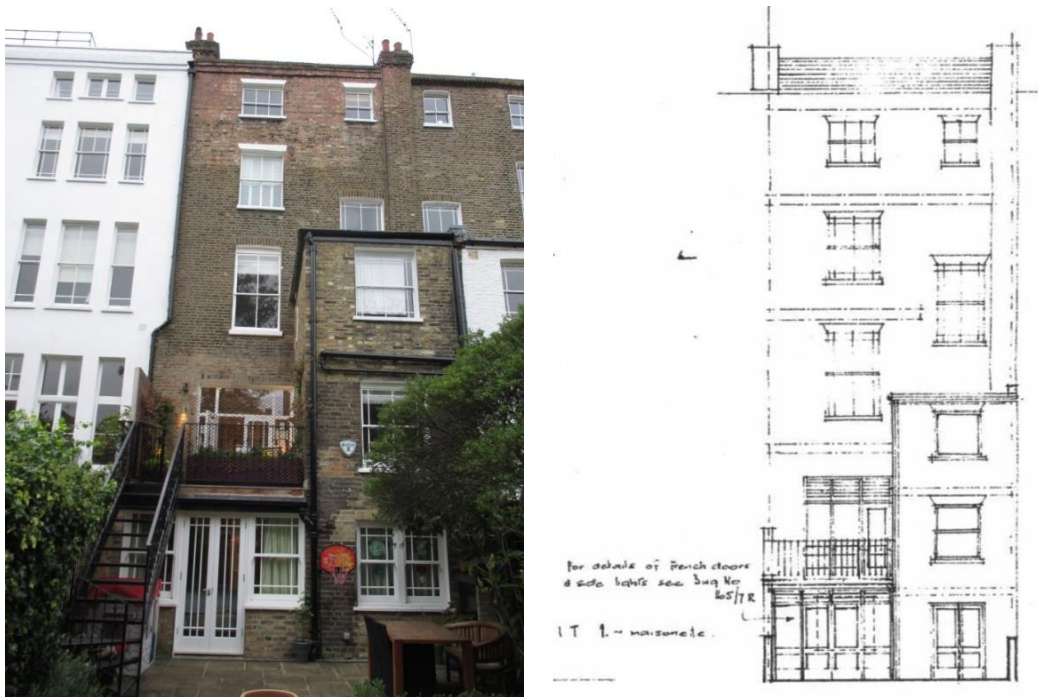


Figure 3.12 – Rear elevation of No.16 Chalcot Street, and elevation drawing from 1964 scheme of conversion to self-contained flats

- 3.20 In 2005, drawings for this phase of alteration to the building show that the French doors at lower ground floor of the rear elevation were replaced with timber double glazed units. In 2012 the door opening from the closet wing was shortened to form a window, whilst the flanking lights to the French doors in the modern extension were also shortened (figure 3.13).
- 3.21 No.16 Chalcot Square retains its original pitched roof form with two dormer windows in the mansard to the principal elevation. However, some recent interventions have occurred: to install two vents to the front pitch as part of the installation of a kitchen on the third floor; and a small access hatch has also been inserted into the rear pitch (figure 3.14). Inspection of the internal roof structure indicates that this is historic, though several timbers have been repaired or splinted with sections of new rafters (figure 3.15).



Figure 3.13 – 2005 drawing of rear elevation, and existing lower ground floor openings



Figure 3.14 – Roof alterations to No.16 Chalcot Square



Figure 3.15 – Historic roof structure supplemented in places with modern beams

Internal

3.22 No.16 Chalcot Square was converted from the original single family townhouse into four self-contained apartments in 1964, at a time when the building was unlisted, and which caused a great deal of alteration to the historic plan form and fabric at the property.

3.23 In the ownership and occupation of our client, the lower ground, ground and first floors have been subject to two further key phases of now beneficial alteration in order to restore the legibility of the original plan form, and an authentic scheme of decoration, influenced fragments of surviving historic or original internal fabric.¹⁰ The second and third floors have not yet been the subject of improvement works as part of our clients wider scheme to reinstate the listed building back to one townhouse and so better reveal the significance of this designated heritage asset.

Lower Ground Floor

3.24 The lower ground floor would historically have been used for the ancillary functions of the household, accommodating the kitchen and servants' quarters. In comparison with the principal living and entertainment spaces on the ground and first floors, this level of the house would therefore have been relatively low in the hierarchy of status; originally with only a modest amount of detail to the interior décor using functional, simple materials.

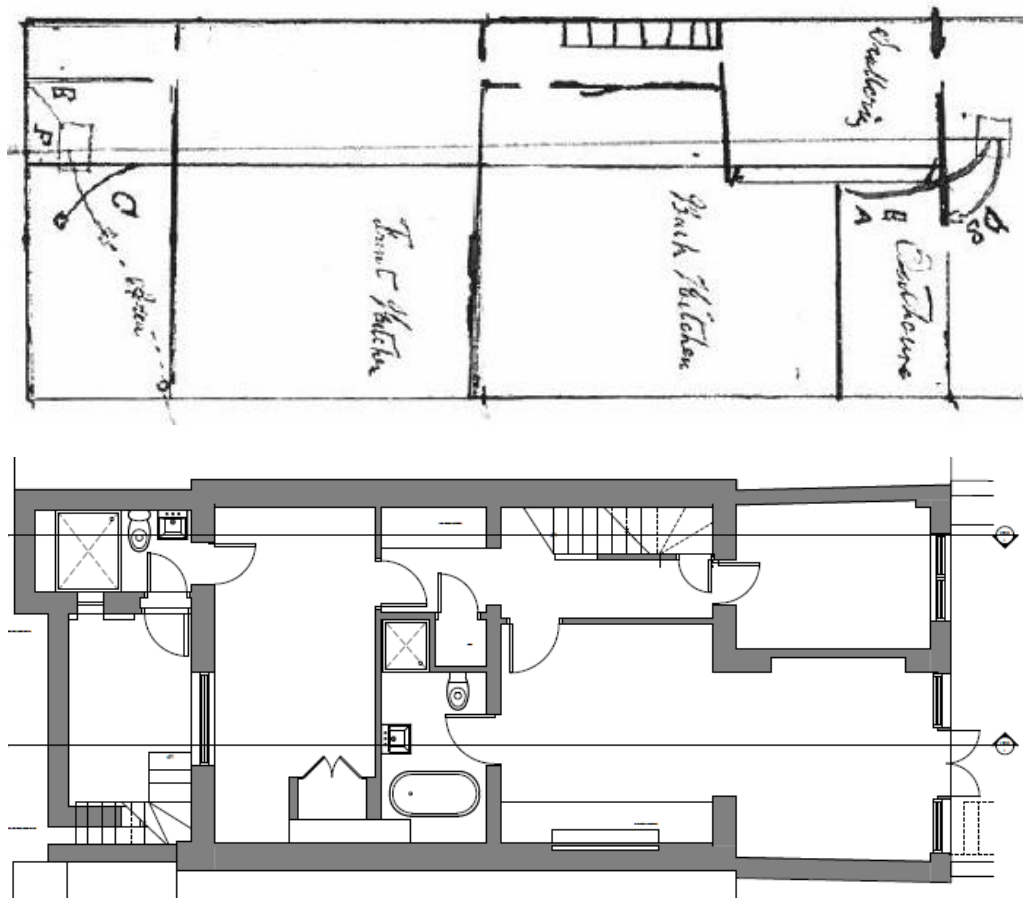


Figure 3.16 – 1897 drainage plan and current survey drawing

¹⁰ Planning references: 1964 – H10/11/B/3948; 2005 - 2004/5379/P and 2004/5380/L; and 2012 - 2012/3443/L

- 3.25 A drainage plan of 1897 shows the historic layout of this level, comprising a front and back kitchen, and a scullery, all accessed via a secondary staircase and passageway against the part wall of the house. The outhouse shown in this plan was accessed externally (figure 3.16). In comparison with the floor level as it is found today, some of the historic plan form does survive. The lateral dividing wall between the front and back kitchen remains extant, though the front room has been heavily partitioned. The layout of the stair hall and party wall passage, back kitchen and scullery in the closet wing is also still largely legible, along with the internalised front vault.
- 3.26 Drawings of the conversion to self-contained apartments in 1964 show that this level was subject to some alteration during this phase (figure 3.17). Whilst the front room retained its original proportions, the spine wall adjacent to the stair was removed in order to install an open plan kitchen / dining arrangement. As previously discussed, the rear of the building was extended slightly to create a larger play room with access to the rear yard.

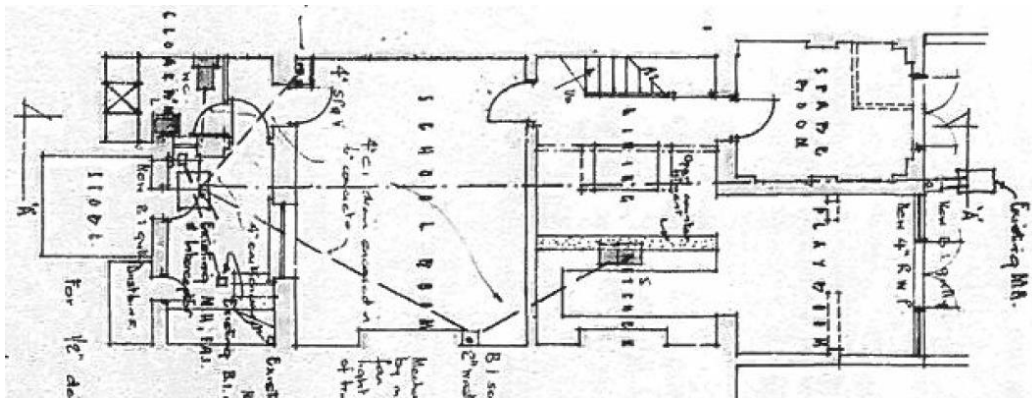


Figure 3.17 – 1964 drawing of lower ground floor

- 3.27 Further works were undertaken at this level in 2005 and 2012. In 2005, the room to the front of the house was partitioned to create a bedroom and bathroom, whilst bi-folding cupboards were installed in the rear room and the front hallway (figure 3.18). Otherwise, the floor plan at this level remained relatively unaltered.

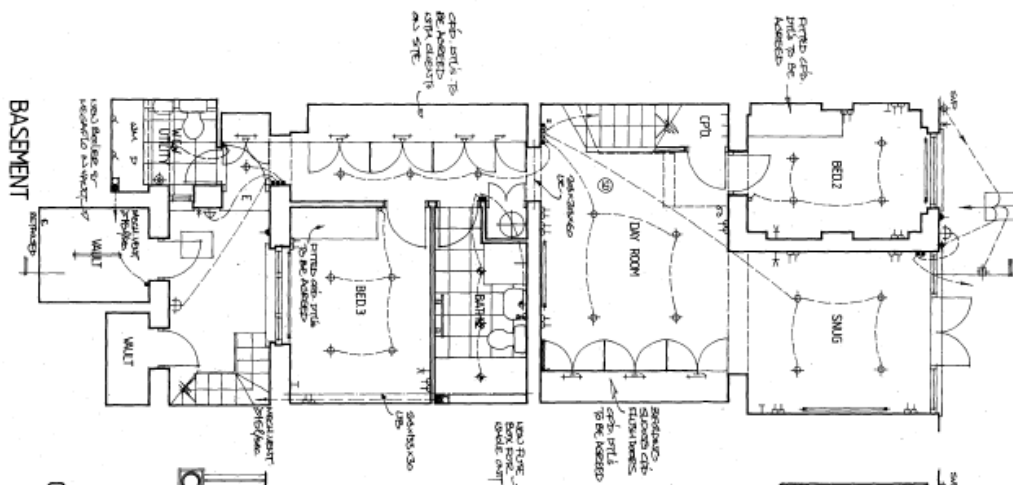


Figure 3.18 – Drawing of 2005 scheme

3.28 The 1897 drainage plan shows the passage way running the length of the house at this level, which is typical of a house of this age and style. In 2012, some minor further works were undertaken to reinstate the spine wall partition adjacent to the staircase which was removed in 1964, and this went some way to restoring the passage-like plan form which would likely have been the original layout at this level (figure 3.19). These works were part of a longer-term endeavour by the occupant to reinstate the historic layout of the building, as well as the single-family occupancy for which it was originally designed.

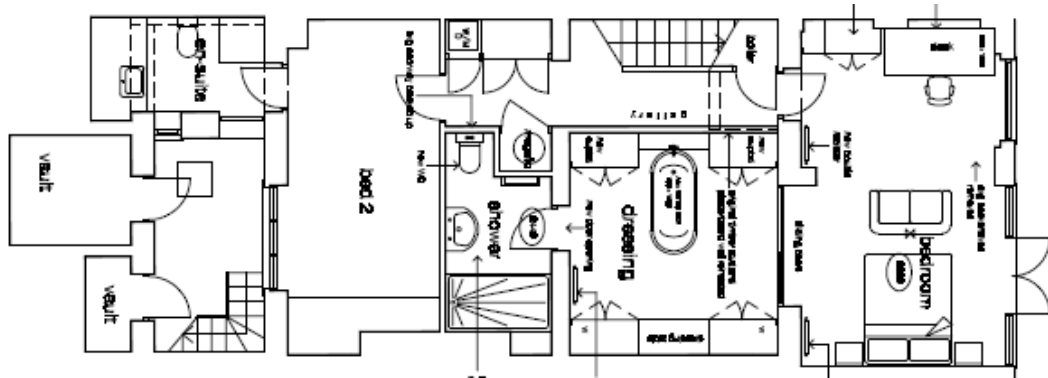


Figure 3.19 – Drawing of 2012 scheme

3.29 The lower ground floor is accessed via a small stair beneath the principal staircase. This is in the original location, and its style is also in keeping with the character of the building. However, its crisp finish and pristine condition indicate that it is a more recent installation (figure 3.20). The junction between the secondary stair and the ground floor hallway also appears to be incongruous, where the balustrades do not integrate with the upper newel post or balustrades comfortably. Further research has not revealed the origins of this change; however it may have occurred before the building was listed in 1974, and therefore would not appear in the planning history.

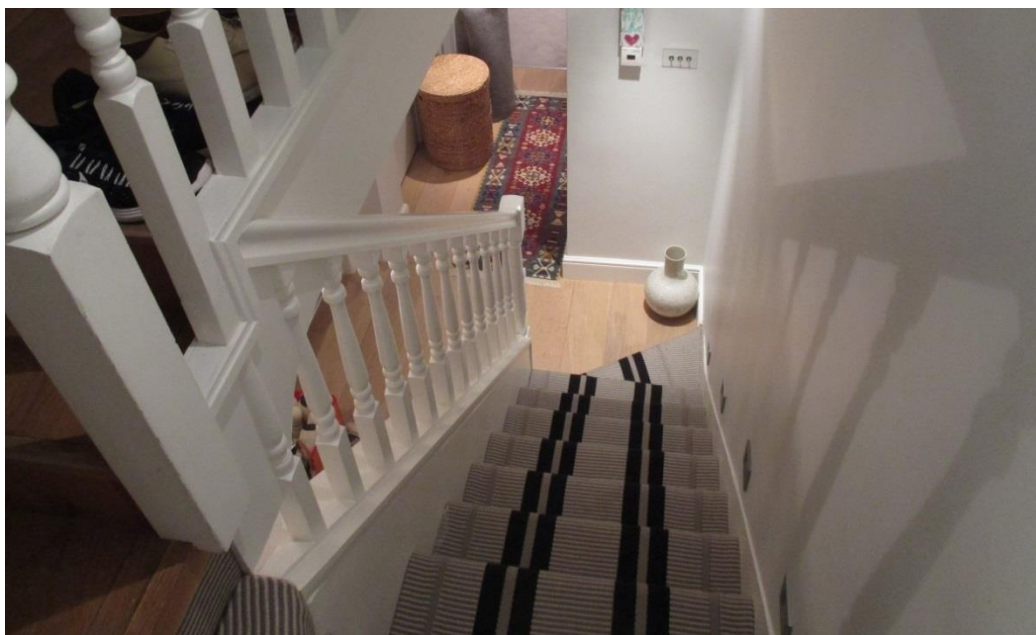


Figure 3.20 – Secondary staircase to lower ground floor

- 3.30 As found today, an opening has been created in the modern spine wall at the bottom of the stairs to provide access to the dressing room. Otherwise, this level is a result of the works carried out under the 2012 consent, and the décor is entirely modern and makes a little contribution to the significance of the listed building overall (figure 3.21).



Figure 3.21 – Interior décor of the lower ground floor is entirely modern

Principal and Secondary Staircases

- 3.31 The main staircase of this townhouse ascends from ground to second floor level, set into the rear corner of the building. At second floor, the staircase ends and a second, more modest staircase ascends to the uppermost third floor (figure 3.22). The main staircase is a timber, straight-flight design with a richly-decorated newel post, turned pendant balusters and a simple but very elegant polished hardwood handrail. Overall, the style of this feature is consistent with mid-19th century designs and appropriate to the status of this house. It is considered to be original to the listed building and to make a positive contribution to its heritage significance.
- 3.32 It is common, in buildings of this age and style, to have a separate secondary staircase at the upper levels, which differentiates the principal levels below from what would have been a floor level used by children or servants, and that reflects the hierarchy of status within the building. The location of this feature, together with its proportions, very simple design and overall historic character, indicate that this too is an original element of the building which illuminates the historic domestic lives of the listed building's early occupants.



Figure 3.22 – Principal and secondary staircases

3.33 In 1964, works to convert the building to separate apartments included the installation of a second staircase at ground floor to provide access directly to the second floor, bypassing the first floor (figure 3.23). This is one of the most significant and harmful interventions to the house, which has compromised severely the original and historic layout of the ground and first floors, and the traditional relationship and hierarchy between floor levels. At ground floor the entrance hall has been narrowed to accommodate the new staircase, and at first floor the original bannister has either been removed or boxed in, in order to separate the first and second floors (figure 3.24).

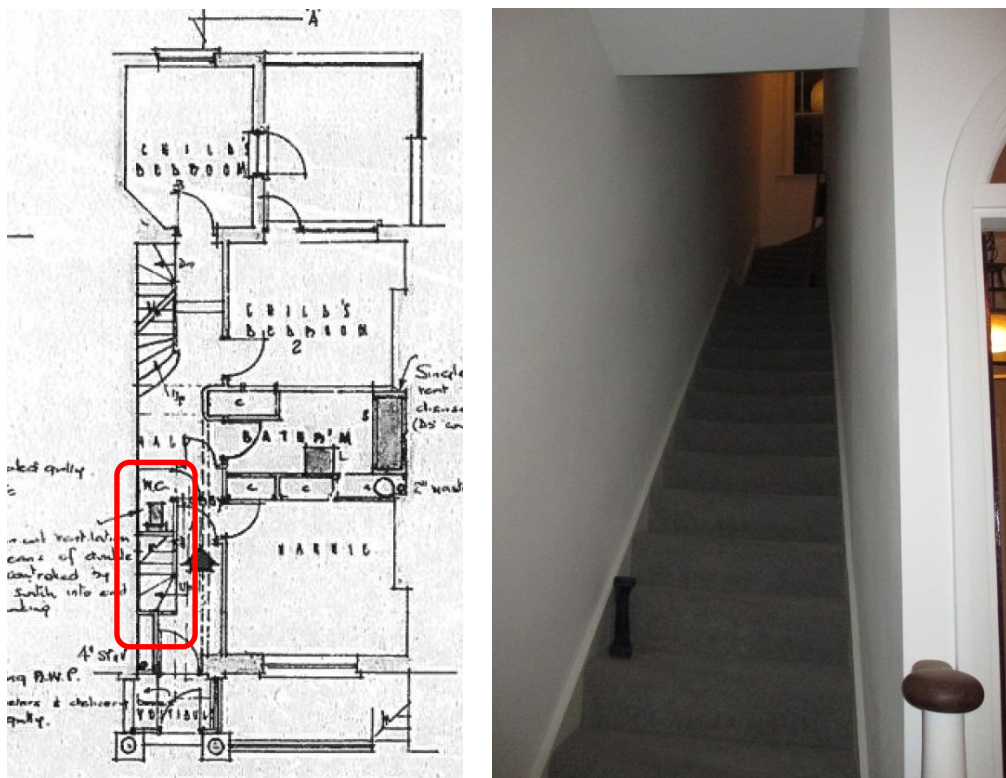


Figure 3.23 – New staircase installed to front of house



Figure 3.24 – Original staircase blocked between first and second floor, though the bannister may have been retained within the wall

Ground Floor

- 3.34 The ground floor would originally have been one of the principal levels within this terraced townhouse; used by the owners as the key shared living and entertainment spaces. Because of its status, this level would have been decorated with elaborate and detailed features such as fire places, cornices and skirting, and door surrounds. As found today very little historic interior decorative fabric survives.
- 3.35 Drawings of the 1964 conversion to flats show extensive alterations carried out at this level (figure 3.25). Due to the installation of the second staircase at the front of the building, it was necessary to shift the entire spine wall inwards in order to create a reasonable sized hallway. This has compromised heavily the legibility of the original plan form of the entrance hall, and has also infringed on the proportions of the rooms at this level. In the front room of the building, the window now appears off-centre due to the encroachment of the spine wall.
- 3.36 Further, an additional partition and doorway were installed within the narrowed hallway to create an individual front door to the ground / first floor maisonette. A small WC was installed within the hallway, fragmenting this key circulation space further. The lateral wall between the front and rear room at this level was completely removed, and a bathroom installed in the space between the two fireplaces. Overall, the conversion work of 1964 heavily compromised the traditional two-room plan form at this level.

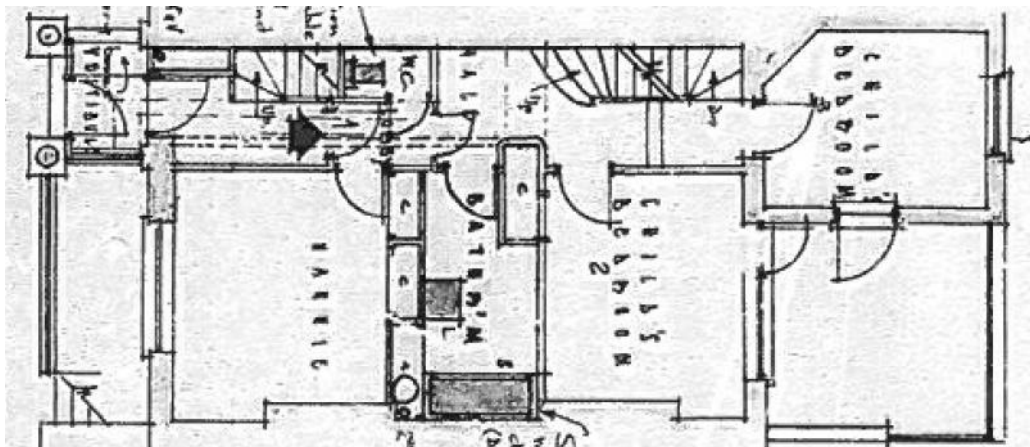


Figure 3.25 – 1964 drawing of ground floor

3.37 Works were undertaken under planning approvals dated 2005 to remove these unsympathetic partitions between the front and rear room, and create an open floor plan at this level. At the same time, the 2005 scheme restored and supplemented fragments of surviving cornice in the rear room, and reinstated new cornicing to the front room, replicating the historic design (figure 3.26 and 3.27). Although the two-room layout was not reinstated, the new cornicing depicted the outline of the historic plan form at this level and re-established its legibility. This benefitted an understanding of the listed building and its original appearance and use. At the same time, modern ceilings were installed with spot lighting, along with double-leaf doors onto the external terrace.

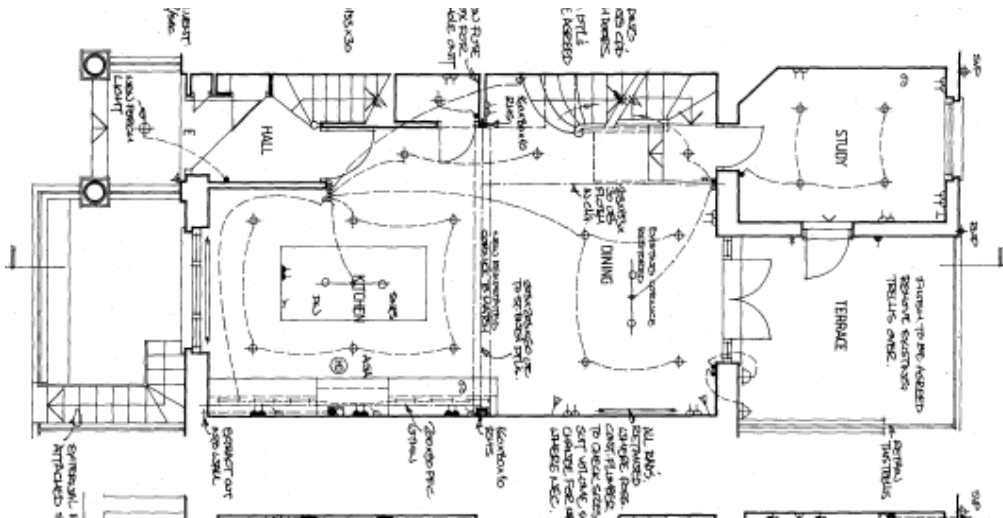


Figure 3.26 – Drawing of 2005 scheme



Figure 3.27 – Modern cornicing has replicated the historic design and reinstated legibility of the historic two-room plan form

3.38 In 2012 works to the ground floor were limited, and included the slight rearrangement of modern kitchen units to remove a central island, and install cupboards across the middle of the room (figure 3.28). This had the result of dividing the floor plan into two separate areas, and is an effective interpretation of the historic floor plan division in this location, at the same time as it maintains the modern preference for an open plan layout (figure 3.29). Though the spine wall has been successively altered, with openings variously created and blocked over time, this appears to be a surviving original element of the plan form and remains to provide some legibility of the historic layout of the building.

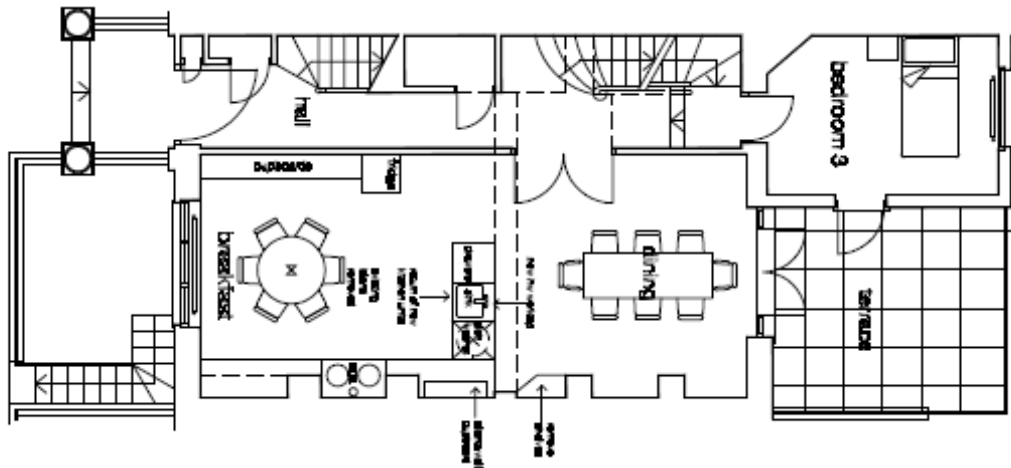


Figure 3.28 – Drawing of 2012 scheme



Figure 3.29 – Open floor plan divided into two spaces by kitchen units

3.39 As described, modern phases of decoration as part of the 2005 and 2012 schemes at this level have been designed and executed to restore and replicate fragmentary historic decorative fabric, in sympathy with the style of the building. The chimney breasts survive to the front and rear of the house, and though neither now contains a fire place, the front breast has been interpreted as the kitchen cooker, whilst an alcove has been created in the rear. To the rear of the building, the closet wing retains its original proportions including the chamfered corner where a small fireplace may once have been installed. A non-original French door opens out onto the external terrace, whilst the interior décor is entirely modern (figure 3.30).



Figure 3.30 – Closet wing

First Floor

- 3.40 Comparable with the ground floor, the first floor would also have had primary status in the hierarchy of floors within the former townhouse, and would have been used as a principal living and entertainment space for the occupants, i.e. piano noble. In accordance with the status of the floor level, this floor level would have been decorated more elaborately and the rooms and spaces more generously proportioned; in order to reflect the status and prosperity of the occupants.
- 3.41 The 1964 drawings for the conversion of the building into flats indicate that the ground and first floors were combined into a single, maisonette unit. The ground floor was more heavily altered to install a bathroom, whilst on the first floor the two-room floor plan with stair hall and closet wing remained intact (figure 3.31).
- 3.42 The low-level of intervention at this level in 1964 meant that some original features survived the conversion works and could be repaired and restored as part of the 2005 scheme (figure 3.32). The cornicing in both rooms, the ceiling rose in the rear room and the marble fireplace in the front room are all thought to be original or historic features of the building which make a positive contribution to the significance of the listed building where they reflect the social aspirations and domestic lives of its 19th century occupiers. (figure 3.33). Meanwhile, the bespoke joinery shelving units are modern, installed in 2005.

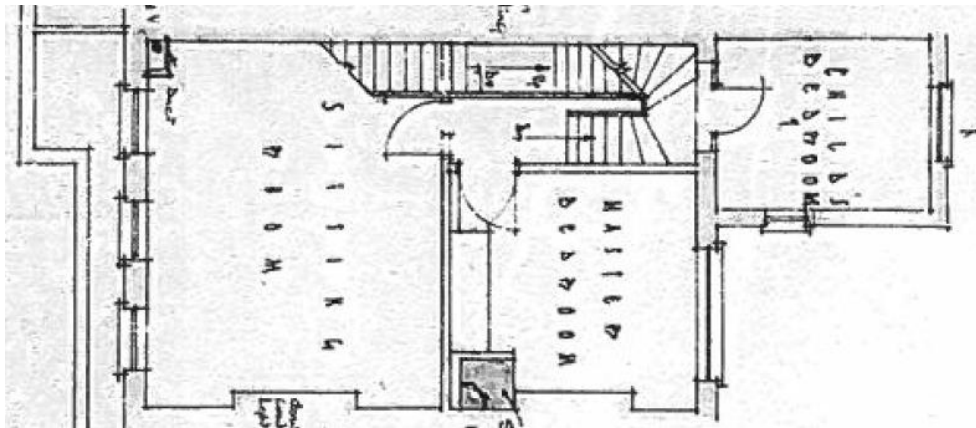


Figure 3.32 - 1964 Drawing of first floor

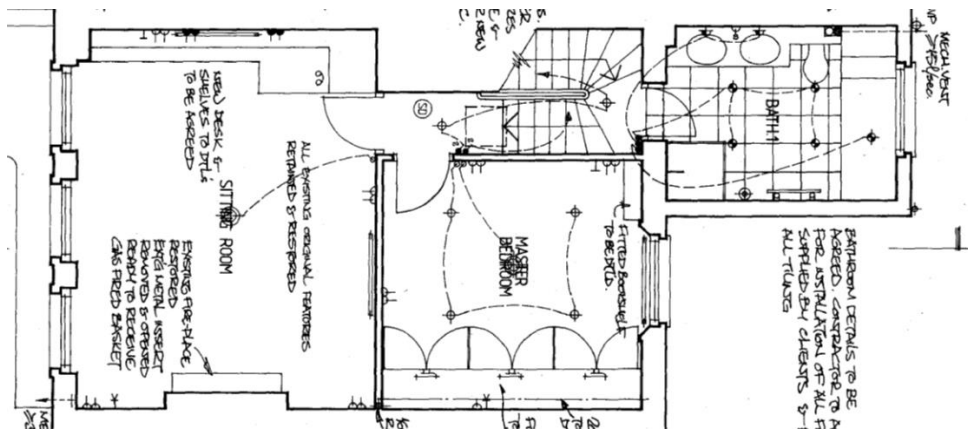


Figure 3.32 – Drawing of 2005 scheme

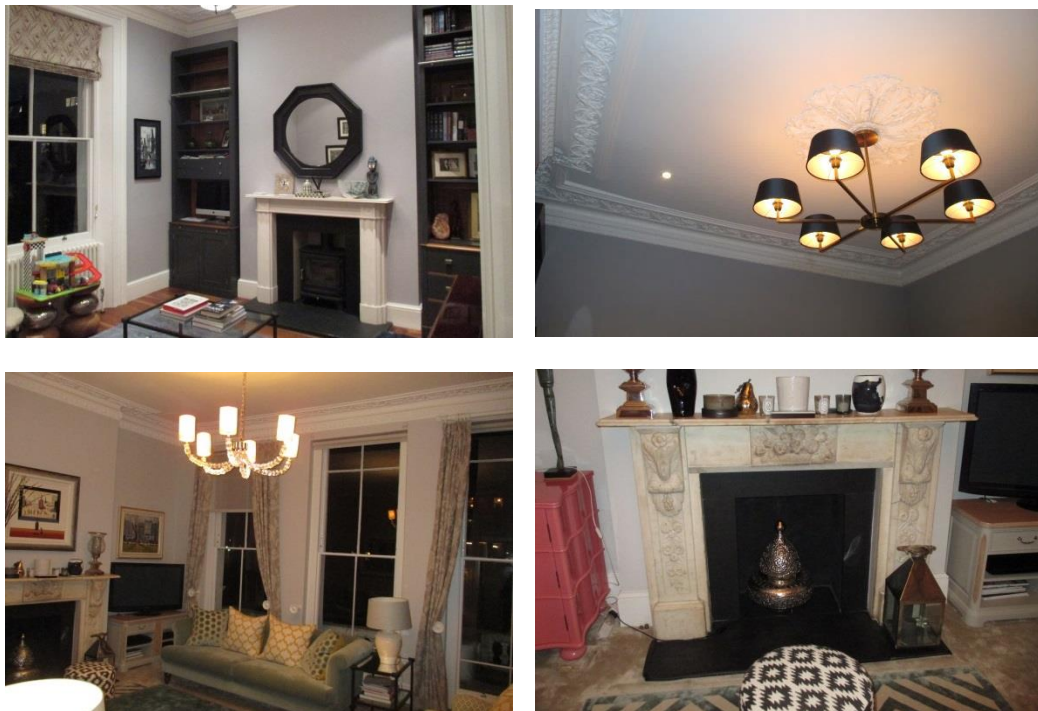


Figure 3.33 – Mixture of modern décor with surviving historic decorative fabric

Second Floor

- 3.43 The second floor of the building would historically have been used for bedrooms for the occupiers of the former townhouse. Although not carrying the same principal status as the ground and first floors, this level would have held a reasonable level of importance in the hierarchy and been decorated accordingly. Today, this level is accessed via the modern stair between ground and second floor which was installed in 1964. As a result, the two upper floors of the building are completely divorced from the lower levels, and this has severely compromised the legibility of the historic hierarchy of levels within the house as a whole.
- 3.44 Drawings of the 1964 scheme of works show that as part of the conversion to self-contained apartments, an additional doorway was installed at the top of the principal flight of stairs to create a front door for the second floor flat (figure 3.34). Whilst the proportions of the rear room at this level remain intact, the larger front room was partitioned in 1964 to create a bathroom and a kitchenette and this has compromised the legibility of the original plan form at this level (figure 3.35). It is typical of houses of this style for the upper floors to have been partitioned more heavily, and it may have been that the larger space to the front of the house was historically divided into two rooms along the line of the non-original bathroom partition. However, neither visual nor archival research has shed light on the original plan form at this level.

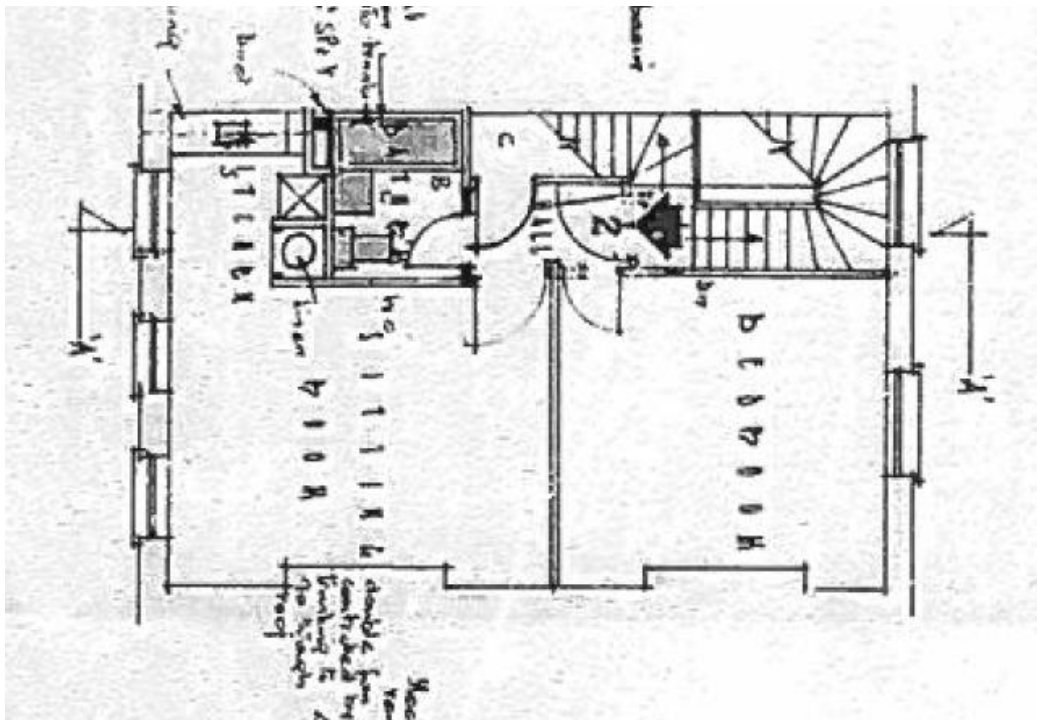


Figure 3.34 - 1964 drawing of second floor



Figure 3.35 – Additional partitions to create a self-contained apartment

3.45 As found today, the layout at this level is extremely cramped, particularly in the hall area of the flat beyond the ‘front door’, where one is confronted with five different doorways clustered in very close proximity. Nothing survives of the historic decorative scheme, and the interior décor is entirely modern. Its contribution to the overall significance of the building is low (figure 3.36).



Figure 3.36 – Cramped entrance to the second floor flat, where the interior décor is entirely modern

Third Floor

- 3.46 The third floor within the house would historically have been used as bedroom accommodation either for the family's children or the household servants, and may originally have been more heavily partitioned as a manifestation of the much lesser status of this floor level within the hierarchy. The interior decoration would have been more limited and simple, again in keeping with this lesser status. As highlighted above, this level is accessed via the modern stair between ground and second floor, and secondly via the historic secondary flight. The two upper floors of the building are physically and experientially separated from the floors below, which has compromised the legibility of the historic hierarchy of levels within the house.
- 3.47 As previously discussed, it is common for buildings of this age and style to have a separate secondary staircase at the upper levels, which differentiates the principal levels below from the lower-status upper floors. The proportions, very simple design and overall historic character of the existing staircase to the third floor indicate that it is an historic or original feature of the house.
- 3.48 It is typical of houses of this style for the upper floors to have been partitioned more heavily, and often floor layouts were arranged as a four-room plan around the secondary staircase in the centre of the house. It is considered that the basic four-room floor plan at this level is an historic layout which suited the purposes of an apartment conversion and has therefore largely survived the 1964 scheme (figure 3.37).

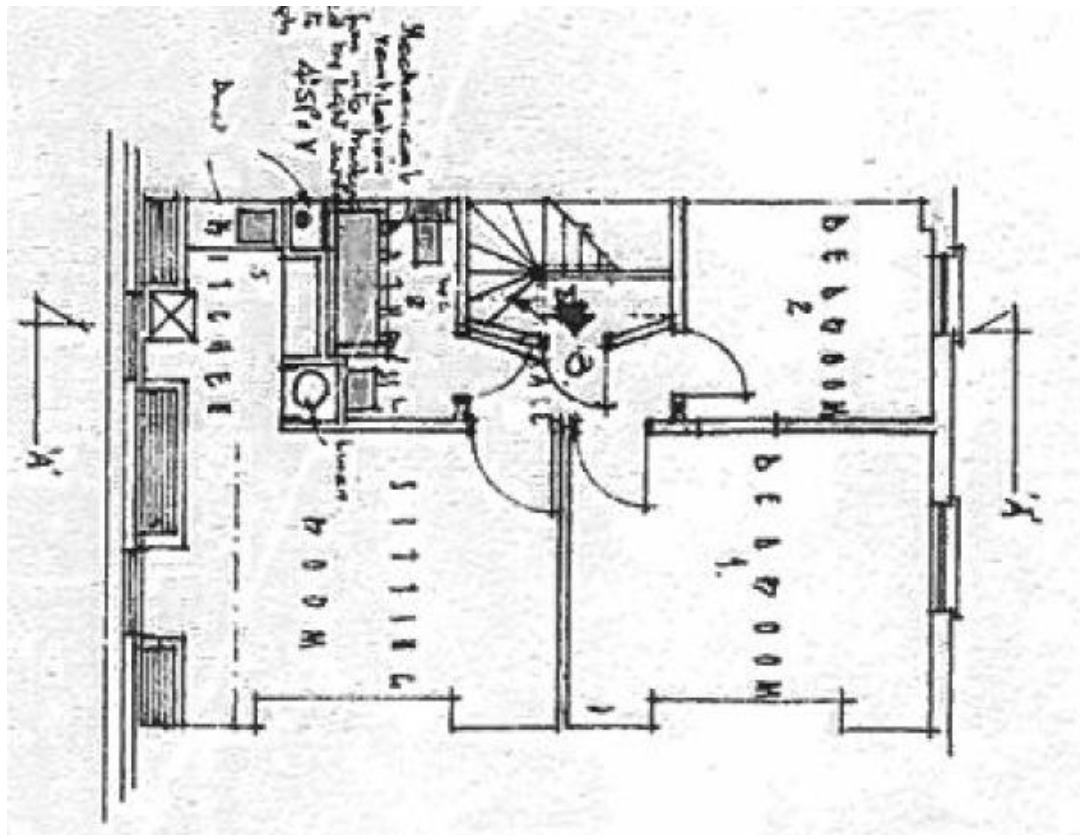


Figure 3.37 – 1964 drawing of third floor

3.49 Modern alterations carried out as part of the apartment conversion included the insertion of a modern partition and doorway at the top of the stairs to create a 'front door' and separate this floor level as a self-contained apartment. As at the second floor, this has created rather cramped conditions on the landing and in the hall area. The small room to the front of the house has been split in two to create a bathroom and kitchen, and part of the spine wall removed to connect the kitchen to the large room at the front of the house. An opening has been created between the front and rear rooms, though this is a later alteration that did not form part of the 1964 scheme. Both chimney breasts to the front and rear of the floor survive, though the interior décor at this level is entirely modern (figure 3.38).



Figure 3.38 – Cramped entrance and modern interior décor at third floor level

3.50 Overall, No.16 Chalcot Square has been the subject of a significant phase of unsympathetic alteration to convert the building into four self-contained flats in 1964. Two further phases of work to the lower ground, ground and first floors, in 2005 and 2012, have formed part of a longer-term plan to reinstate the single-family domestic use for which this building was originally intended. This has included work to reinstate an appropriate floor plan and sympathetic interior decorative schemes, in keeping with the age and style of the building. After fifty years of fragmentation, there is now opportunity to unify the upper floors of the house and restore the building, sympathetically, closer to its original use as a single dwelling.

Historic Interest

- 3.51 The listed building is of historic interest in illustrating the ambition of the Southampton Estate, and speculative builders and designers, in creating the new high-status residential area of Primrose Hill in the early- to mid-19th century. The residential buildings of the wider terraced group and garden square composition also provide evidence of the increasing prosperity and expansion of both the population and boundaries of urban London in this period. This type of development was particularly a response to the rapid growth in this period of the middle or professional classes and the need to provide aspirational new housing for them.



Figure 3.39 – Photograph of Chalcot Square dated 1977 (south east terrace)¹¹

- 3.52 At the finer scale, the historic layout, fabric and features of these townhouses help to illustrate aspects of the domestic lives of these buildings' early residents. However, in the case of No.16 Chalcot Square unsympathetic later alterations to the original plan form and interior scheme – largely as a result of the building's conversion to self-contained apartments – means that the legibility of the historic use and design of the former townhouse has been compromised. More recent work to reinstate plan form and decorative features has ameliorated some of this damage.

¹¹ City of London, London Metropolitan Archives

Summary of Significance

Group Value

- An integral element within a small terrace of similarly-designed mid-19th century (former) townhouses, and also within a wider intimate townscape composition around Chalcot Square. The group value of the buildings is primarily expressed through their street front elevations, which share a distinctive aesthetic of pastel colours with contrasting white stucco detailing.

Architectural Interest

- One of a large number of examples of the London stock brick built and stucco fronted terraced townhouse, which was developed for the middle or professional classes in the early-19th century.
- Illustrates the fashion for the Italianate style applied to domestic architecture.
- The secondary status of the rear elevation is evident in its simpler treatment, and this has also been slightly altered in the 20th century through alterations to the window frames and the addition of a single-storey extension.
- Remains of the original plan form are only partially discernible. The interior retains very little of its historic decorative scheme and features - largely due to the later adaptation of the building to flats in the post-war period. Accordingly, the historic principal and secondary staircases, and remaining elements of the plan form make key contributions to an understanding of the listed building and its overall significance.
- As found today, the interest of the listed building is primarily invested in its principal street frontage and its contribution to the group value of the terrace at No.15-19 Chalcot Square and the wider townscape composition around the square. This element retains the strongest sense of its historic architectural character relative to the much less elaborate rear elevation, the simple roof form and the compromised internal spaces and features.

Historic Interest

- No.16 Chalcot Square illustrates to some degree the aspirations and domestic lives of its 19th century occupiers. Later changes have served to diminish the understanding and appreciation of the original design internally, though recent further alterations have gone some way to reinstating the original plan form and an appropriate scheme of interior decoration. Perhaps most significantly, the original access between the first floor and second and third floors of the house has been blocked, and a second staircase installed from ground floor to the upper levels of the house, damaging the legibility of its original and historic layout, and the traditional relationship and hierarchy between floor levels.
- The townhouse broadly provides evidence of the expansion and prosperity of the 19th century Southampton Estate, and London more widely.

Primrose Hill Conservation Area

Introduction

- 3.53 An assessment is provided of the significance and special interest of the conservation area, in terms of character and appearance, with specific reference to the application site at No.16 Chalcot Square and its surrounding townscape. This assessment is based on the guidelines set out in Historic England's guidance document on conservation areas¹², and also closely informed by the adopted Primrose Hill Conservation Area Statement published by the London Borough of Camden.

Historical Development

- 3.54 The conservation area is, for the most part, located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate. In the Medieval period, the area covered by the Primrose Hill Conservation Area was agricultural land. The land ownership of the area was irregular and largely defined by field boundaries and small streams.
- 3.55 It was not until the mid-19th century that extensive development of the area began, in response to the expansion of London as both a trade centre and fashionable place to live. The first major development was the Regent's Canal, which linked the Grand Canal Junction at Paddington and London Docks. Greenwood's Map of London shows the route of the canal, with the area north of Primrose Hill, including the application site, yet to be developed (figure 3.39). The completion of the canal in 1820 was followed by proposals to develop Lord Southampton's land for housing. An estate was envisaged of large suburban villas with substantial gardens.

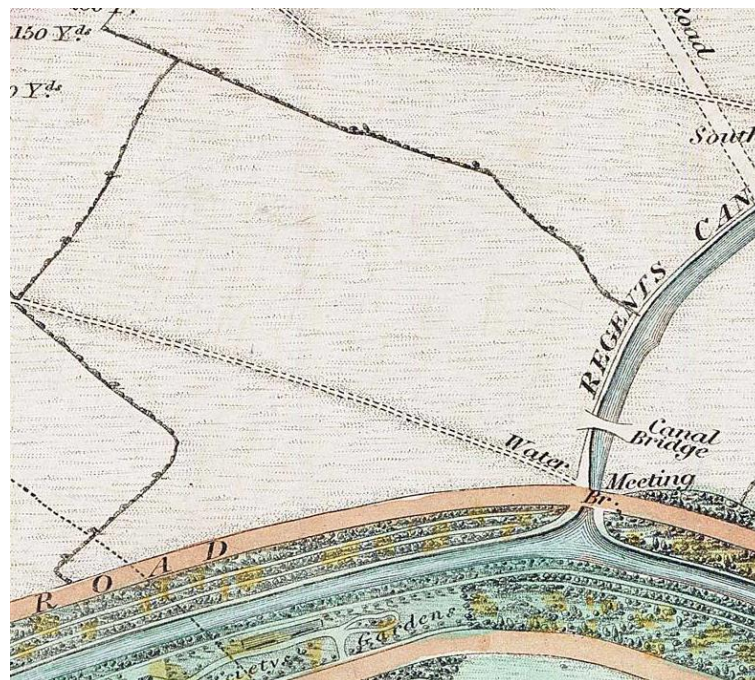


Figure 3.39 – Greenwood's Map of London 1830

¹² Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management, 2011

- 3.56 The estate was developed in the 1840s, after the building of the London and Birmingham Railway in the 1830s. In 1840, the Southampton Estate was sold in freehold portions for development. The sale map shows a grand estate consisting of large semi-detached and detached villas located in generous gardens. The layout reflects the current street pattern of the area and incorporates the sweeping curves of the villa development, with the addition of a formal intersection and garden at the centre.
- 3.57 Development of the buildings occurred sporadically throughout the 1840s. During this time, the last remaining strip of Crown land to the north of Nash's Regent's Park layout was developed as villas, involving the purchase of small lots of land from various owners of the Southampton freeholds. Smaller developments had also been completed and included a pair of semi-detached villas at the north end of Fitzroy Road and a villa terrace at the north end of Regent's Park Road. The majority of these developments took the form of villas set in their own grounds, or grand terrace compositions with formal landscaped areas. However, this development differed considerably from that shown in the original plans for the area. The houses were less grand and the pattern of development much denser than had been envisaged.
- 3.58 By 1862, the development of properties of a villa typology had extended westwards along Regent's Park Road, opposite Primrose Hill Park. Elsewhere, the large villas had been abandoned for more formal terrace compositions, following a variety of styles (figure 3.40). The new layout included symmetrical terraces; St George's Terrace and Chamberlain Street; a formal square, Chalcot Square; and, a sweeping crescent, Chalcot Crescent.

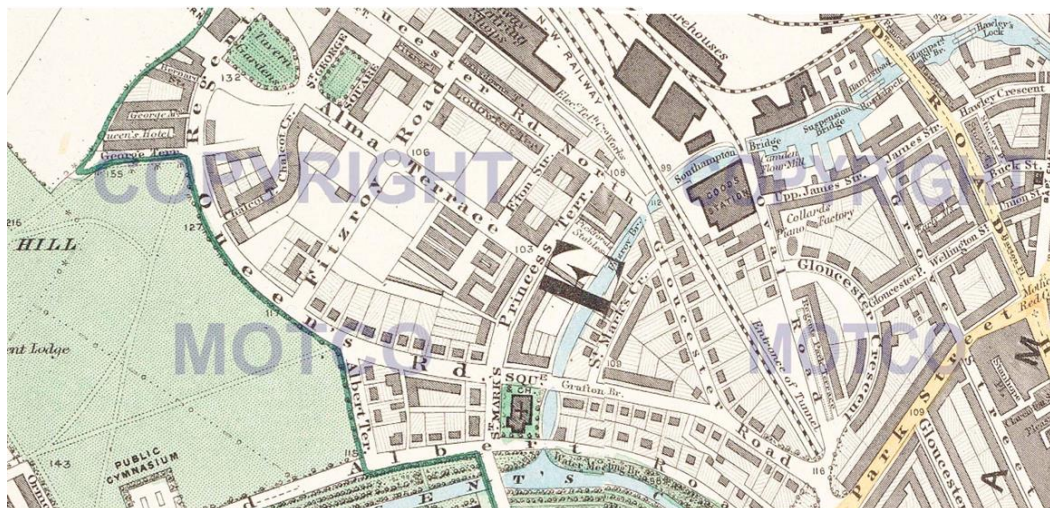


Figure 3.40 – Stanford's Map of London 1862

- 3.59 Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid-19th century listed buildings, including the application site at No.16. The form of the open space and the surrounding built composition is unusual, as the design accommodates a pre-existing road layout. The open space is subsequently offset from the planned focal point north-westerly along Chalcot Road. The space is enclosed on its north, east and west sides by mid-19th century listed terrace houses, which form an almost symmetrical composition. They are similar in elevational design to the buildings on the south side of the square, but have a more intimate character, as

they are separated from the public space by only a small front lightwell surrounded by railings and a narrow highway. All of the mid-19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco facades. The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square (figure 3.41).



Figure 3.41 – Chalcot Square

- 3.60 The importance of the railway grew throughout the 19th century. A number of businesses were located within easy distance of the railway, with access also to Gloucester Avenue. As a consequence of the growth of the railway and associated activities, noise, vibration and smoke pollution increased. It became apparent that grand villas of the earlier type could not be placed near the railway line and instead, simple terraces were erected in Gloucester Avenue and adjoining streets (figure 3.42).
- 3.61 By the 1870s, the land of the Southampton Estate had been largely developed (figure 3.43). Whilst the wide roads of the villa layout were retained, the density of development, particularly in the later phases, was significantly higher than originally intended, particularly in locations close to the railway line. Further streets and mews buildings were introduced to the planned layout, such as Kingstown Street (then Fitzroy Place), Edis Street (then Eton Street) and Egbert Street. These later developments were of regular residential terraces. At the rears of these properties, the long villa gardens were exchanged for small gardens backing onto industrial units or stables.
- 3.62 Manufacturing and the arts played a large part in the development of the conservation area. Alongside Camden Town and Kentish Town, the Primrose Hill area became a centre for piano manufacturing. The area became well known for its association with the arts, and in 1877 a group of 12 artists' studios, the "Primrose Hill Studios", was erected by Alfred Healey.



Figure 3.42 – Simple terraces on Gloucester Avenue



Figure 3.43 – 1873 OS Map

- 3.63 The final built form of the conservation area varied considerably from what was originally intended by the Southampton Estate. The neighbouring railway line had a significant impact upon the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into disrepair, during the latter part of the 19th and 20th centuries. This was a trend that was only reversed on electrification of the railway line in the 1970s. Other factors included the increased pressure for development due to the rapid growth of London, changing architectural tastes and the differences in land ownership across the Southampton freehold.
- 3.64 In the 20th century, the estate experienced a number of changes. Second World War bomb damage required substantial repairs to a number of buildings, whilst others were completely destroyed (figure 3.44). Redevelopment of bomb sites occurred throughout the latter half of the 20th century. Other sporadic developments occurred throughout the 20th century.



Figure 3.44 – Wartime bomb damage map

Character and Appearance

- 3.65 The area is primarily occupied by residential uses, which take the form of low density villas and terraces interspersed with abundant vegetation and a large number of mature street trees and private trees to garden areas. The roads of the conservation area are dominated by large villas and terraced rows, set back from the highway and surrounded by garden spaces (figure 3.45). Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews (figure 3.46). These villas are

between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.



Figure 3.45 – Grand villas and terraced row characterise the conservation area



Figure 3.46 – Private gardens and mature street trees soften the appearance of the area

- 3.66 Primrose Hill and Regent's Park are not within the conservation area, but immediately adjoin it and contribute positively to its significance. These spaces reinforce the green character of the conservation area. Large sections of Albert Terrace, Prince Albert Road and Regent's Park Road run direct alongside the parks, affording views across the parkland and of mature trees that line the edges of these open spaces, and form part of the 'stage set' backdrop to Regent's Park (figure 3.47).



Figure 3.47 – View of Primrose Hill from Regent's Park Road

- 3.67 Located opposite the parks are the grandest properties within the conservation area, in terms of height, decoration and relationship to plot. Notable examples are the cream coloured villas on Prince Albert Road. These properties have highly decorative stucco work to the front elevations and are set back from the highway with high boundary walls and substantial front and side gardens, containing mature trees.
- 3.68 The Regent's Canal is a significant feature of the conservation area and has been incorporated successfully into the layout and planning of the estate. For example, a number of buildings are designed to appear attractive when viewed from the canal with applied decoration to rear elevations. Many side and back gardens face onto the canal and have numerous mature trees, forming a long green corridor through the conservation area (figure 3.48). Three of the principal roads bridge the canal and these bridges are landmark features of the area.



Figure 3.48 – The Regent's Canal from Regent's Park Road

Summary of Significance

- 3.69 Today, Primrose Hill Conservation Area is of significance as 'a *smart and sedate residential area*'¹³ of the mid-19th century speculative residential development which displays the contemporary fashion for Classically-influenced architecture typical of developments such as these in London.
- 3.70 The application building at No.16 Chalcot Square makes a positive contribution to the significance of the conservation area as a whole, in particular through its role as an element with a composed terrace and square townscape scheme. Historically it forms part of the initial and main phase in the development of the estate and conservation area. Also architecturally conforms to the prevailing style and materials of the wider area for a building of this type and status.

¹³ Cherry, B. and Pevsner, N. *The Buildings of England, London 4: North*. Yale University Press 2002.

4. Application Proposals and Heritage Impact Assessment

Introduction

- 4.1 The affected designated heritage assets of the listed building (as part of a terraced group) and the surrounding conservation area have been identified and their significance described as part of this report, in sections 2 and 3.
- 4.2 The relevant heritage legislative, policy and guidance is also set out in full in Appendix 3 of this report. This includes the statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990, national policy set out in the NPPF 2012 and supported by the NPPG 2014, and local policy and guidance for development within the historic environment in Camden.
- 4.3 Together these sections and appendices of this report provide the appropriate context for the consideration of the final application proposals at the site by the local planning authority.

Overview of Heritage Significance

- 4.4 The listed building at No.16 Chalcot Square is one of many examples of the familiar Neo-Classically designed London terraced townhouse in stock brick and stucco, which were developed in the 18th and 19th centuries. As found today, the interest of the listed building is primarily invested in its principal street frontage and its contribution to the group value of the terrace at No.15-19 Chalcot Square and the wider townscape composition around the square. This element retains the strongest sense of its historic architectural character relative to the much less elaborate rear elevation, the simple roof form and the compromised internal spaces and features. Together, the similar elevational treatment of the houses in the listed terrace, with distinctive pastel colours and contrasting white stucco detail, affords the composition a group character as well as an individual identity to each property.
- 4.5 Internally, remains of the original plan form are only partially discernible. The interior also retains very little of its historic decorative scheme and features - largely due to the later adaptation of the building to flats in the post-war period. A great deal of beneficial work, in two phases (2005 and 2012¹⁴), to the lower ground, ground and first floors to reinstate a more appropriate floor plan and sympathetic interior decorative scheme has already been carried out. However, the second and third floor levels are now unoccupied and remain in a poor condition. Accordingly, the historic principal and secondary staircases, and remaining elements of the plan form make key contributions to an understanding of the listed building and its overall significance.
- 4.6 This is a summary of the findings of section 3 of this report and analysis of the relative heritage significance of the listed building, and its role within the square and surrounding

¹⁴ Reference numbers: 2004/5379/P and 2004/5380/L; and 2012/3443/L

conservation area. This assessment has been used actively to guide the design of the final application proposals.

Application Proposals

- 4.7 As described previously, a great deal of beneficial work to the lower ground, ground, and first floors has already been undertaken at No.16 Chalcot Square to improve the quality of the residential accommodation and reinstate its historic character (reference: 2004/5379/P and 2004/5380/L; and 2012/3443/L). The family that now occupy part of the property (at lower ground, ground and first floors) have progressively acquired the third floor flat and also now more recently the second floor flat so that the whole house is once again under a single ownership.
- 4.8 At the heart of these proposals is the desire of the applicant to take the opportunity that now presents itself to restore the unused second and third floor levels, which are also currently in a poor condition, and so bring the listed building closer to its original use as a townhouse on the upper floor levels, whilst forming a separate garden flat at lower ground floor. This is a heritage benefit that will better reveal the significance of the listed building and its contribution to the terraced group and surrounding conservation area. The proposed physical alterations externally and internally flow from this changing pattern of use.
- 4.9 Full details with regard to the design of the scheme proposals and their evolution are set out in the drawings package and images, including the Design & Access Statement, prepared by HUT Architects as part of this final application submission. A supporting Planning Statement report has also been prepared by First Plan.

Assessment of Heritage Impacts

- 4.10 It is assessed that the final application proposals would have direct impact on the heritage significance of the listed building at No.16 Chalcot Square as part of the terraced group and square, and also that of the surrounding Primrose Hill Conservation Area. These are the heritage impacts for consideration within this report, and are also described in this section below.
- 4.11 Drawing this analysis together, the heritage impacts of the proposed new application scheme as a whole are then assessed in compliance with the relevant statutory duties of the Planning Act 1990, national policy within the NPPF 2012 and supporting NPPG, and the regional and local planning policy and guidance for the historic environment (Greater London and London Borough of Camden).

External Alterations

Front Elevation

- 4.12 Around the square, the houses are arranged in pairs, with the entrance porches of each pair sitting side-by-side in a distinct rhythm. In 1964, the unsympathetic installation of an additional flight of stairs in the entrance hall necessitated the slight relocation of the entrance door to a right-of-centre position. The original external steps have also been removed and replaced. These proposals seek to reinstate the door to a central position; recreate side lights to each side of the doorway; and reinstate traditional stone entrance

steps in line with the design of the rest of the buildings around the square. The proposals will improve the visual relationship of No.16 with its neighbour at No.17, and the wider consistency of this characteristic around the square, where the symmetry of the two porches will be returned. Overall, this element of the scheme will enhance the significance of the listed building and also character and appearance of the conservation area, which are heritage benefits.

- 4.13 To the second floor, it is proposed to remove the existing boiler flue and repair the façade using like-for-like render and paint. An extract fan in the left-hand window will also be removed and replaced with a full pane of glass. Both of these alterations will remove unsightly additions, and will constitute small improvements to the appearance of this principal elevation.

Rear Elevation

- 4.14 The original appearance of the rear elevation is still largely legible; though the original window frames have been successively altered. The works carried out by the family under the 2012 consent included the replacement of some rear window frames to match the adjacent building at No.17, in order to return greater consistency to both the building itself, and the wider terrace. The half-width closet wing which extends from lower ground to first floor is original, though the window in the rear of the closet wing was formed as recently in 2012 by shortening an existing doorway. The single storey extension is a product of the 1964 scheme of conversion.
- 4.15 To the rear of the building, the proposals include the replacement of the modern French doors from the ground floor dining area to the roof terrace on the 1964 extension. These doors are not original to the house and make no contribution to its special interest, and as such their loss will have no impact upon the significance of the listed building. Nor will their replacement necessitate any loss of brickwork, as the opening will remain the same size. The replacement doors will be to a simple, double-leaf glazed design, of a high-standard and clearly distinguishable as a new element within the historic building.
- 4.16 This application also seeks to replace the French doors in the 1964 extension which lead from the lower ground floor to the garden. These doors were installed across the full width of the extension in 2005, and the two outer lights were shortened in 2012. Again, their contribution to the significance of the listed building is limited, and as such their removal will not harm the significance of the listed building. It is proposed to replace the existing doors with a glazed, pivoting door which will occupy the full width of the non-original extension. This element of glazing will create a clear distinction between the modern rear addition, the traditional form of the original closet wing adjacent, and also the rear elevation of the main building. It will also establish the subservience of the 1964 addition, and emphasise the prominence of the closet wing as part of the original form of the listed building. This is an improvement on the existing conventional French doors, and will reinforce the legibility of the historic form of the listed building, which is a heritage benefit.

Roof Level

- 4.17 No.16 Chalcot Square retains its original pitched roof form with two dormer windows in the mansard to the principal elevation. However, some recent interventions have

occurred: to install two vents to the front pitch as part of the installation of a kitchen on the third floor; and a small access hatch has also been inserted into the rear pitch. Inspection of the internal roof structure indicates that this is historic, though several timbers have been repaired or splinted with sections of new rafters.

- 4.18 This application seeks to create two new roof lights in the front pitch at No.16 Chalcot Square. These will use conservation-style fittings which will sit flush with the roof slope, in order to reduce their visibility from the surrounding area. They will also be positioned in line with the existing third floor dormer windows below, in order to reflect the proportions and arrangement of the principal elevation.
- 4.19 Also at roof level, it is proposed to refurbish the slate roof, carrying out repairs to the flashings and slate tiles to stop the current extensive water ingress, and improve the overall condition of the listed building. This is a heritage benefit.

Internal Alterations

Lower Ground Floor

- 4.20 As described in Section 3, the lower ground floor of No.16 Chalcot Square has already been the subject of a great deal of internal alteration, both in the 19th and 20th centuries. As found today, the appearance and layout of this floor level dates from the 2005 and 2012 schemes of work.
- 4.21 It is proposed to convert the lower ground floor into a self-contained apartment at a high standard of accommodation, and to this end a new entrance door will be fitted in the front lightwell, to a design in keeping with the age and style of the house, and the status of this floor level. Presently there are two separate doors in this location – an outer and an inner – and these proposals will rationalise the arrangement. Upon entering the house from the front lightwell, the current ensuite will be divided for use as an entrance porch and a small WC at the very front of the house. Together, these small alterations will return the house closer to its original circulation pattern and layout, and are heritage benefits.
- 4.22 At lower ground floor, towards the front of the house there would originally have been a spine wall on the right-hand side, creating a hallway through the house with rooms leading off this passage (see Section 3). Today, a large portion of the spine wall at the front of the house has been removed, so that the front room occupies the whole width of the building and the historic plan form is not legible. This application seeks to reinstate the spine wall in this location, thereby creating a distinctly separate front room and hallway, and returning some of the historic plan form to this level. This is a heritage benefit. The position of the new spine wall has been designed to sit as closely as possible to the original location, as informed by archival research of the building and its neighbours.
- 4.23 Within the front room at this level, it is proposed to remove the existing partitioning, which was installed in 2005 in order to create a bathroom and has compromised the proportions of the room and the legibility of plan form. This will be replaced with a single partition parallel with the lateral wall, to create a small ensuite bathroom. The partition will be set to the side of the surviving chimney breast - where the existing modern wall currently abuts it - and will not extend to full ceiling height. It is also proposed to remove

the existing cupboard partitioning directly in front of the fireplace. These changes will open up the proportions of the room so that its original extent can be appreciated. Overall the proposals will enhance the legibility of the plan form at this level, thereby better revealing the significance of the listed building. This is a heritage benefit.

- 4.24 As part of the creation of a self-contained apartment at this level, it is proposed to enclose the stair to the ground floor above. This will be done using a lightweight stud partition, to enable reversibility. Behind the partition, the staircase will be retained, again to enable reversibility but also to preserve the legibility of the plan form, circulation patterns and hierarchy between floor levels of the house. As such, it is considered that this element of the proposals will preserve the significance of the listed building.
- 4.25 Opposite the staircase, a modern stud partition was installed as part of the 2012 scheme of works. It is now proposed to remove this partition which, though it contributes to the legibility of the historic plan form, will not involve any loss of historic fabric. In the room opposite the stair flight, there is currently a full-height and full-width wardrobe unit against the far wall. As part of this application, this would be removed to reveal the chimney breast, an original feature of the building. It is also proposed to install a new fire surround / grate here, of a design appropriate to the age and style of the building, and the status of this floor level. Together, these proposed changes will aid an understanding of the character and function of the house as a whole, and also the hierarchy of floor levels traditional within domestic buildings.
- 4.26 The flank wall of the closet wing is a modern construction, installed as part of the 2012 scheme of works and replacing a modern set of bookshelves. It is now proposed to remove the modern partition, which again, though contributing to the legibility of the historic plan form of the building, will not require any intervention to historic fabric. It is also proposed to widen, very slightly, the opening from the main building into the rear closet wing. The retention of a T-shaped pier, as well as down-stands at ceiling level, will indicate the position of the original rear wall of the main house, as well as the flank wall of the closet wing. The plan form will be interpreted in this way so as to maintain its legibility, whilst achieving the desired internal space for a self-contained apartment.
- 4.27 The application scheme also seeks to insert a narrow, translucent rooflight into the 1964 extension. This will not impact upon any historic fabric, and its visibility as part of the house will be limited. As such, it is considered that this element will have no impact upon the significance of the listed building, being confined to a non-original part of the house. It is clear that a great deal of alteration has occurred to the rear elevations of other houses around No.16 Chalcot Square, which is visible from the rear of the house. The proposed lightwell would form a part of this existing context of considerable alteration; and would appear as a fairly minor change relative to some other adaptations evident from the rear of the house. The visibility of the lightwell from the surrounding conservation area will also be limited, and it is considered that it will have no impact upon the character and appearance of the conservation area.

Ground Floor

- 4.28 As part of the 1964 scheme of works a new staircase was installed within the ground floor entrance hall, providing access directly to the second floor. The modern staircase severely compromised the plan form and proportions of the entrance hall; necessitated

the relocation of the original ground floor spine wall; required the relocation of the entrance door to an off-centre position; and truncated the original staircase and its original connection to the second and third floors of the building.

- 4.29 The application seeks the removal of the staircase, which will unlock several beneficial alterations to the listed building. First, it will enable the reinstatement of the original form and proportions of the entrance hall, as well as the overall experience of entering the building, with a direct view down the hall to the original staircase at the back of the house. It facilitates the restoration of the ground floor spine wall to its original location (slightly north of existing), as informed by archival research and historic building plans (Section 3). To the upper floors, removal of the modern stair will enable the reunification of the original flight through the house, and this benefit will be described further on in this section. As previously described, the removal of the second staircase will enable the front door to be reinstated to a central position.
- 4.30 The uppermost portion of the ground floor spine will not be solid, but instead will be glazed, using Crittall framing. This design feature will be continued through to the rear of the ground floor, where it is proposed to replace the spine partition opposite the staircase with the same Crittall-framed glazing. The 1964 alterations mean that only a fragmentary portion of the spine wall remains to the rear of the building at this level, and overall the loss of historic fabric would be minor. The materials of the new partition screen will introduce a new and high-quality element of design into the building, and will act as a contemporary interpretation of the original plan form.
- 4.31 The opening into the main living space will be reduced from a double-leaf doorway to a single width opening, and will be positioned so as to open into the rear room, which is in keeping with the traditional layout of a building of this type and style. This enhances the legibility of the historic layout of the building, which is a heritage benefit.
- 4.32 Within the front room of the house, the relocation of the spine wall to its original position will require the decorative coricing to be repaired in order to reach the new extent of the room, and this is a heritage benefit. The kitchen will also be rearranged in this space and an island unit formed, which will have no impact upon the significance of the listed building.
- 4.33 To the rear room, new, high-quality joinery units will be formed against the party wall, to either side of the chimney breast. No original or historic fireplace remains in the chimney breast, and it is proposed to reinstate a new fire surround of a design appropriate to the age and style of the building. This will return a traditional decorative feature to this principal floor level, aiding the legibility of use and status, and is a heritage benefit.

First Floor

- 4.34 The installation of a second staircase through the house in 1964 created a partition across the stair landing at first floor, which completely divorced the second and third floors from the lower levels. The proposed scheme will remove the modern staircase and the landing partition, repair the sections of flooring and lateral wall which were removed when the staircase was installed, and reinstate the continuous route of the original stair between first and second floor, so that the upper four floor levels of the house will be unified into a single dwelling closer to the original use. If the original

balustrading has been retained within the modern wall, this will be made good, and any replacements necessary will be made to match. This is a significant heritage benefit which, as previously explained, also unlocks other heritage benefits at the ground floor and to the front elevation.

- 4.35 The first floor at No.16 Chalcot Square has already been the subject of extensive sympathetic works of reinstatement and enhancement by the family, and as such there are no other proposals to the principal two rooms at this level. Only in the closet wing to the rear of the house does this application seek to remove the existing bathroom and partition, and replace it with a study area. This will rationalise the closet wing space, and return it more closely to its original layout and proportions, which is a heritage benefit.

Second Floor

- 4.36 As part of the conversion to self-contained apartments in 1964, it is clear that the second floor was subject to additional partitioning to create a private front entrance, bathroom and kitchenette. A double-width opening was also created in the lateral wall between the front and rear room, and these changes compromised the legibility of the original plan form. The application proposals seek to remove the unsympathetic front entrance partition at the top of the stairs, to reinstate the original proportions of the stair landing. The scheme will also block the lateral wall between the front and rear room in order to create two separate bedrooms. These changes will return some of the original plan form of the second floor, and are both heritage benefits.
- 4.37 Archival investigation has not revealed whether the second floor was arranged in a two-room format, or whether, as an upper level of lesser status in the building's hierarchy of floors, it was more heavily partitioned. To the rear of the house the staircase and rear room are consistent with a typical historic plan form. To the front of the house, it may be that the front bedroom occupied the full width of the house; however, given the lower status of this floor level, it is more likely that there were two rooms in this location. A small room, accessed from the stair landing, was partitioned to create a bathroom, whilst the kitchenette behind was likely created by removing part of the historic spine wall between the two front rooms.
- 4.38 These proposals include the removal of the non-original bathroom and kitchenette at second floor, and the insertion of a new spine wall to create a bedroom occupying the width of two front windows. It is considered that this will create a more regular and traditional layout to the second floor, closer to a plan form typical of houses of this type, and the status of this floor level. This is a heritage benefit. The kitchenette and bathroom will be removed, and a new bathroom installed at the front of the house along with a separate shower room.
- 4.39 In the front bedroom, there is currently a non-original fireplace, the design of which is inappropriate to the age and style of the building, and the status of this floor level. It is proposed to remove this, and in both front and rear bedrooms install fire surrounds which are consistent with the character of the building, and which suitably reflect the hierarchy of floor levels within it. This application also seeks to install new cornicing and skirting at this level, again appropriate to the age of the house and the status of this floor

level. These changes will improve the legibility of the traditional hierarchy of status across the floor levels within the house, and are heritage benefits.

- 4.40 The floor level at second floor is considerably uneven, and investigation by structural engineers indicates that this is the result of the extensive history of modification including extension, the removal of loadbearing walls at basement level, and the installation of the 1964 staircase. The unevenness is likely also to be the result of historic settlement immediately following construction; bomb damage in the local area; seasonal movement of the building foundations. It is proposed to level the floor of the front and rear rooms by retaining the existing floor joists, and introducing new timber joists between to support the existing. The existing floor boards will be reinstated on top of the supplemented floor structure.
- 4.41 The original secondary staircase provides access to the uppermost floor of the house. The staircase is currently boxed-in behind non-original walling, creating a cramped and awkward quality to the landing space. As part of the application scheme, the stud partitioning will be removed and a balustrade installed here which matches the design of the stair, thereby maintaining the modest status of the stair, its role within the hierarchy of floor levels in the house, and the overall significance of the listed building.

Third Floor

- 4.42 It is considered that the basic four-room floor plan at this level is an historic layout which suited the purposes of an apartment conversion and has therefore largely survived the 1964 scheme. However as below, some alterations were made to create an individual front entrance for a self-contained flat, and to divide the small room at the front of the house into a bathroom and kitchen, removing part of the spine wall during this process. An opening was also created between the front and rear rooms in the late-20th century.
- 4.43 It is proposed to remove the unsympathetic front entrance partition at the top of the stairs, and open up the stair landing to its original proportions, improving the legibility of the historic floor plan. Where the spine wall at the front of the house was removed in 1964 to connect a kitchenette with the front room, this will be reinstated to reinforce and enhance the surviving four-room plan form. The non-original partition dividing the modern bathroom and kitchenette will also be removed to reveal the original proportions of the space, and a new bathroom will be installed here. These are all heritage benefits which will better reveal the plan form and significance of the listed building.
- 4.44 This application seeks to rearrange the circulation arrangements between the four rooms at this level; closing the doorways on the stair landing, and creating new openings laterally through the spine wall, between the main bedroom space and the new bathroom and dressing room. The openings to the landing and ensuite bathroom will be fitted with doors that sit flush with the wall. A small amount of the lateral wall nib will also be removed. Though these changes will necessitate some minor loss of historic fabric, the essential four-room plan form will remain intact. Bespoke wardrobe units will be installed in the dressing room at the rear of the house; and these will be designed to fall short of ceiling level so that the full extent of the room may still be appreciated and the legibility of the historic plan form preserved.
- 4.45 Within the rear room at this level it is proposed to install a fire surround to a design which is sympathetic to the age and style of the building, and the status of this floor

level. This will enhance the legibility of the hierarchy of floor levels within the building, better revealing its heritage significance, and it a heritage benefit.

- 4.46 At third floor level it is proposed to remove the non-original ceiling plasterboard over the master bedroom and sitting area, which has been heavily damaged by water ingress. The existing timber joists will be refurbished and left exposed, so that a greater sense of space is achieved at the same time as the retained joists maintain the legibility of the original room heights, and the sense of hierarchy running through the house. New insulation and plasterboard will be installed to the roof vault, and a down-stand from the pitch of the roof structure will be created to give legibility to the two-room plan form of the space below. As at second floor, the third floor level is considerably uneven, for the reasons previously described. Again, it is proposed to level the floor of the front and rear rooms by retaining the existing floor joists, and introducing new timber joists between to support the existing. The existing floor boards will be reinstated on top of the supplemented floor structure.

Review of Heritage Legislation and Policy

Legislation / Statutory Duties

Planning (Listed Buildings and Conservation Areas) Act

- 4.47 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving the special interest of listed buildings and their settings, and also for special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, in determining applications. The meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.
- 4.48 It is demonstrated in this report that the design of these proposals have given considerable weight and importance to the statutory duties to preserve the special interest of the listed building, and also preserve or enhance the character or appearance of the conservation area, and through efforts to avoid or minimise harm. Overall, these proposals will preserve the special interest of the listed building and terraced group, and will also preserve or enhance the character and appearance of the surrounding conservation area.

National Policy and Guidance

NPPF and NPPG

- 4.49 In accordance with the requirements of paragraph 128 of the NPPF 2012 the significance of the identified designated heritage assets of the listed building, terraced group and conservation area, which will be affected by these proposals, have been fully described in this report.
- 4.50 It is demonstrated in this report and section that the well-considered, and appropriately designed internal and external alterations, are in accordance with paragraph 131 of the NPPF. This encourages local planning authorities to take account of the desirability of sustaining and enhancing the significance of all heritage assets, including listed buildings and conservation areas, and putting them to viable uses consistent with their conservation, (i.e. closer to the original function as a single family dwelling house); the

positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality, (i.e. the residents in this part of Primrose Hill); and, the desirability of new development making a positive contribution to local character and distinctiveness, (i.e. the quality, sympathy and added interest of the rear elevation).

- 4.51 Paragraph 132 requires that great weight should be given to conservation of designated heritage assets, including listed buildings and conservation areas. Importantly, Annex 2 of the NPPF defines “conservation” as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not a process that should prevent change, where proposals such as this scheme have been deliberately designed in order to conserve the listed building and its contribution to the conservation area, to avoid or minimise harm, and also to identify and deliver substantial enhancements and heritage benefits.
- 4.52 Paragraph 132 also sets out that any harm to, or loss, of significance of a designated heritage asset would require clear and convincing justification. In order to achieve the new and more beneficial pattern of use at the property physical change will occur to elements of the external appearance, plan form and fabric. However, this report finds that overall the significance of the listed building and its contribution to the conservation area would not be harmed by these proposals. Therefore the tests set out in paragraphs 133 and 134 of the NPPF should not apply.
- 4.53 It is conceivable, however, that officers may take a different view and could isolate a particular item or items of the proposed works within the overall scheme and allege some harm to the significance of the listed building and or conservation area as a result. This would be contrary to the intention of the NPPF, which requires an assessment of the impact of proposals within a development proposal as a whole, on the significance of a heritage asset as a whole, in making a determination properly. However, in such a scenario any adverse impact alleged by the local planning authority could only be considered to be minor and on the lower end of the scale of “less than substantial” for the purposes of the NPPF (and as advised by NPPG).
- 4.54 Paragraph 134 sets out during determination “less than substantial” harm should be weighed against the public benefits delivered by the proposals as a whole (including heritage benefits), including securing the optimum viable use of the listed building. The heritage benefits offered by these proposals are substantial, and when making a balanced and proportionate judgement officers must find that these would clearly outweigh any possible alleged minor harm. The heritage benefits that flow from the scheme; and would enhance or better reveal the significance of the listed building, terraced group and or its contribution to the surrounding conservation area, include:
- Bringing the listed building closer to its original use as a townhouse with single family use across the upper floors and a separate garden flat at lower ground floor.
 - Externally, reinstating the entrance door to a central position, improving both the appearance of the listed building and the wider conservation area.
 - Removal of unsightly flue and window vent to front elevation.

- Replacement of the conventional French doors to the rear elevation at lower ground floor with a high quality, contemporary and subservient glazed pivot door, thereby reinforcing the legibility of the original form of the building and traditional closet wing.
- Repair of the roof slates and flashings to halt water ingress.
- Internally, reinstatement of lower ground floor spine wall to the front of the house, improving the legibility of plan form.
- Rationalisation of the partitioning in the lower ground floor front room, to reveal the original extent of the room as well as the chimney breast as a feature within it; thereby enhancing the legibility of the plan form and function of the building.
- Removal of full-height, full-width joinery unit in rear room at lower ground floor, to reveal original chimney breast.
- Installation of a traditional fire surround in the lower ground floor rear room, of a design appropriate to the age and style of the building, and the status of the floor level.
- Removal of the non-original staircase from the ground floor entrance hall, to reinstate the original proportions of this space and the experience of entering the building.
- Relocation of the ground floor spine wall alongside the entrance hall, to its original position.
- Reduction of opening into ground floor living space to a single door's width, in keeping with the historic plan form of the building.
- Repair of decorative cornice in ground floor front room to reach the full extent of the room following the relocation of the spine wall.
- Removal of the modern stair partition in the first floor stair landing, facilitating the unification of the lower floors of the house with the second and third floors and returning the house closer to its original use as a single dwelling.
- Removal of unsympathetic modern 'front door' partition at second floor.
- Reinstatement of lateral wall between front and rear room at second floor.
- Construction of a spine wall at the front of the house at second floor, which is consistent with a typical historic plan form, and which will regularise the shape and proportions of the front bedroom
- Installation of a traditional fire surrounds and cornices in main rooms at second floor, of a design appropriate to the age and style of the building, and the status of the floor level.

- Removal of 1964 front entrance partition at third floor, to return stair landing to its original proportions.
- Reinstatement of missing portion of spine wall to the front of the house at third floor.
- Removal of non-original partition between modern bathroom and kitchenette, to reveal the original proportions of this room.
- Installation of appropriate fire surround in rear room at third floor.

4.55 Paragraph 137 encourages local planning authorities to look for opportunities for new development within conservation areas and also the setting of heritage assets, such as listed buildings, to enhance or better reveal their significance. These opportunities are summarised in the list of heritage benefits that could be delivered by the proposals, in this section above.

Local Policy and Guidance

London Plan

4.56 This report appropriately identifies the designated heritage assets of the listed building group and conservation area that will be affected by the proposals, and describes how they will be valued, conserved, re-used and or incorporated where appropriate. This is in accordance with Policy 7.8.

Camden Core Strategy 2010

4.57 It is demonstrated in this report that the proposals are in accordance with the aims of Policy CS14 with regard to promoting high quality design that respects local context and character, including heritage assets across the Borough.

Development Policies 2010

4.58 As part of the design of this scheme due regard has been given to relevant policy criteria set out in Policy DP24. The proposed approach is described in further detail in this section above, and also in the Design and Access Statement prepared by HUT architects. In accordance with Policy DP25, the proposals seek to preserve or enhance the character and appearance of the surrounding conservation area, and avoid harm to the special interest of the listed building.

4.59 Consideration has also been given to supplementary planning guidance, with regard to design and heritage, set out in Camden Planning Guidance 1 and the Primrose Hill Conservation Area Appraisal and Management Strategy document.

5. Summary and Conclusions

- 5.1 The designated heritage assets of the listed building (as part of the wider terraced group) and conservation area which will be affected by the application proposals have been identified, and their significance described as part of this report in Sections 2 and 3.
- 5.2 Section 4 then undertakes a detailed review the application proposals, and evaluates the impact of proposed changes on the significance of these designated heritage assets, in light of the relevant statutory duties, national and local planning policy and guidance.
- 5.3 Importantly, it has been identified through analysis that the proposals are of a high quality design and materials sensitive to the heritage assets. Overall this scheme has sought to avoid or minimise harm and therefore will preserve the special interest of the listed building, and preserve or enhance the character and appearance of the conservation area. This scheme would also be able to deliver a substantial number of heritage benefits that would enhance or better reveal the significance of all these heritage assets. These include:
- Bringing the listed building closer to its original use as a townhouse with single family use across the upper floors and a separate garden flat at lower ground floor.
 - Externally, reinstating the entrance door to a central position, improving both the appearance of the listed building and the wider conservation area.
 - Removal of unsightly flue and window vent to front elevation.
 - Replacement of the conventional French doors to the rear elevation at lower ground floor with a high quality, contemporary and subservient glazed pivot door, thereby reinforcing the legibility of the original form of the building and traditional closet wing.
 - Repair of the roof slates and flashings to halt water ingress.
 - Internally, reinstatement of lower ground floor spine wall to the front of the house, improving the legibility of plan form.
 - Rationalisation of the partitioning in the lower ground floor front room, to reveal the original extent of the room as well as the chimney breast as a feature within it; thereby enhancing the legibility of the plan form and function of the building.
 - Removal of full-height, full-width joinery unit in rear room at lower ground floor, to reveal original chimney breast.
 - Installation of a traditional fire surround in the lower ground floor rear room, of a design appropriate to the age and style of the building, and the status of the floor level.

- Removal of the non-original staircase from the ground floor entrance hall, to reinstate the original proportions of this space and the experience of entering the building.
- Relocation of the ground floor spine wall alongside the entrance hall, to its original position.
- Reduction of opening into ground floor living space to a single door's width, in keeping with the historic plan form of the building.
- Repair of decorative cornice in ground floor front room to reach the full extent of the room following the relocation of the spine wall.
- Removal of the modern stair partition in the first floor stair landing, facilitating the unification of the lower floors of the house with the second and third floors and returning the house closer to its original use as a single dwelling.
- Removal of unsympathetic modern 'front door' partition at second floor.
- Reinstatement of lateral wall between front and rear room at second floor.
- Construction of a spine wall at the front of the house at second floor, which is consistent with a typical historic plan form, and which will regularise the shape and proportions of the front bedroom
- Installation of a traditional fire surrounds and cornices in main rooms at second floor, of a design appropriate to the age and style of the building, and the status of the floor level.
- Removal of 1964 front entrance partition at third floor, to return stair landing to its original proportions.
- Reinstatement of missing portion of spine wall to the front of the house at third floor.
- Removal of non-original partition between modern bathroom and kitchenette, to reveal the original proportions of this room.
- Installation of appropriate fire surround in rear room at third floor.

5.4 It is the conclusion of this report that the final application proposals will overall preserve the special interest of the listed building and terraced group, and will preserve or enhance the character and appearance of the surrounding conservation area. This is in accordance with the principles set out in the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012 (paragraphs 128, 131, 132, 134 and 137) and supported by NPPG 2014, and other relevant local policy and guidance (including FALP 2015: policy 7.8, Camden Core Strategy policy CS14, and Development Policies DP24 and DP25).

Appendix 1: List Entry

Nos.15-19 Chalcot Square and attached railings

NUMBERS 15-19 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 15-19 AND ATTACHED RAILINGS

List entry Number: 1258097

Location

NUMBERS 15-19 AND ATTACHED RAILINGS, 15-19, CHALCOT SQUARE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476868

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2884SW CHALCOT SQUARE 798-1/64/189 (South side) 14/05/74 Nos.15-19 (Consecutive) and attached railings (Formerly Listed as: CHALCOT SQUARE Nos.1-33 AND 33A (Consecutive))

GV II

Terrace of 5 houses forming south side of Chalcot Square. 1855-60, altered. Stucco with rusticated ground floors, mostly painted. Nos 16, 17 & 19, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements except Nos 15 & 18, slightly projecting, with 4 storeys and basements. 3 windows each; No.15, 4 windows. Prostyle Doric porticoes supporting balustraded stucco balconies continuing across 1st floor windows. Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Tripartite sashes to ground floors except No.15 with 3 2-pane sashes. Projecting houses with panelled pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice (which continues across other houses) below attic storey. Upper floors, lugged architrave sashes with margin glazing; 1st floors joined by continuous cornice with keystones above windows and console-brackets between and pediments over central windows (Nos 15 & 17, segmental). 2nd floors with keystones; central windows having large keystone projecting into the architrave above. Attic storeys with pilaster strips at angles, cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

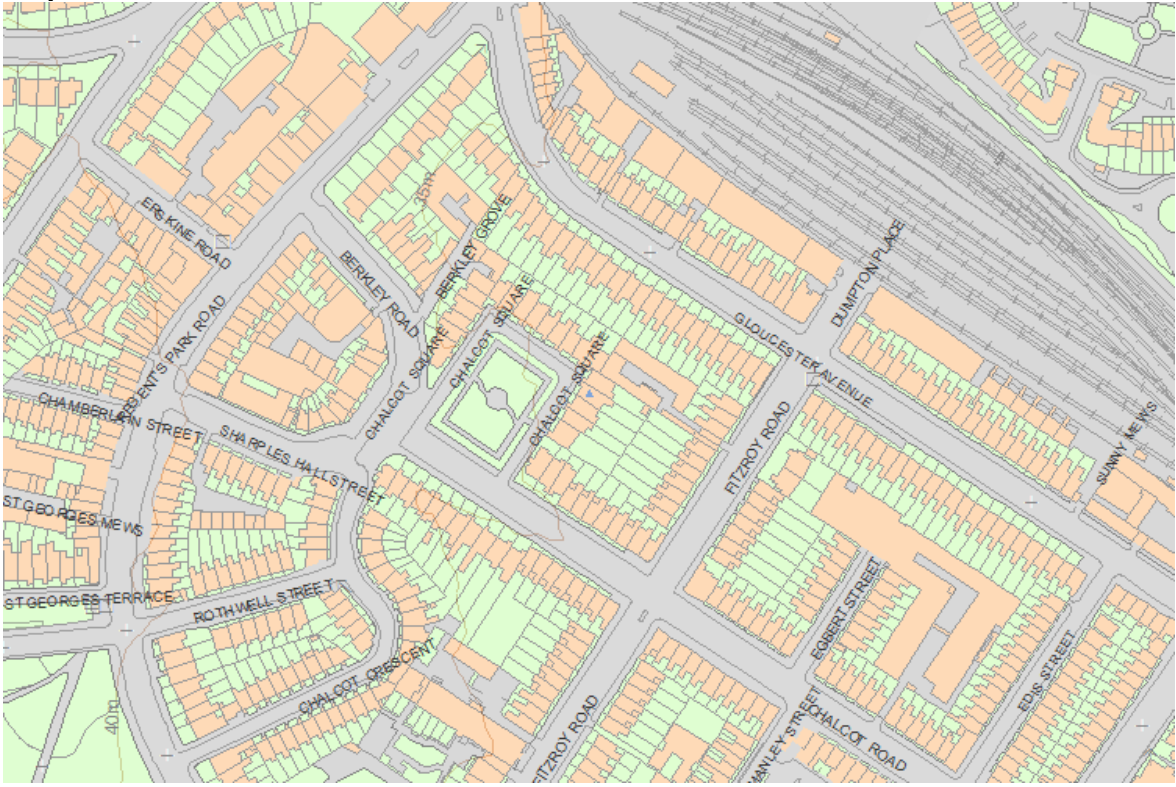
Listing NGR: TQ2806984084

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28069 84084

Map

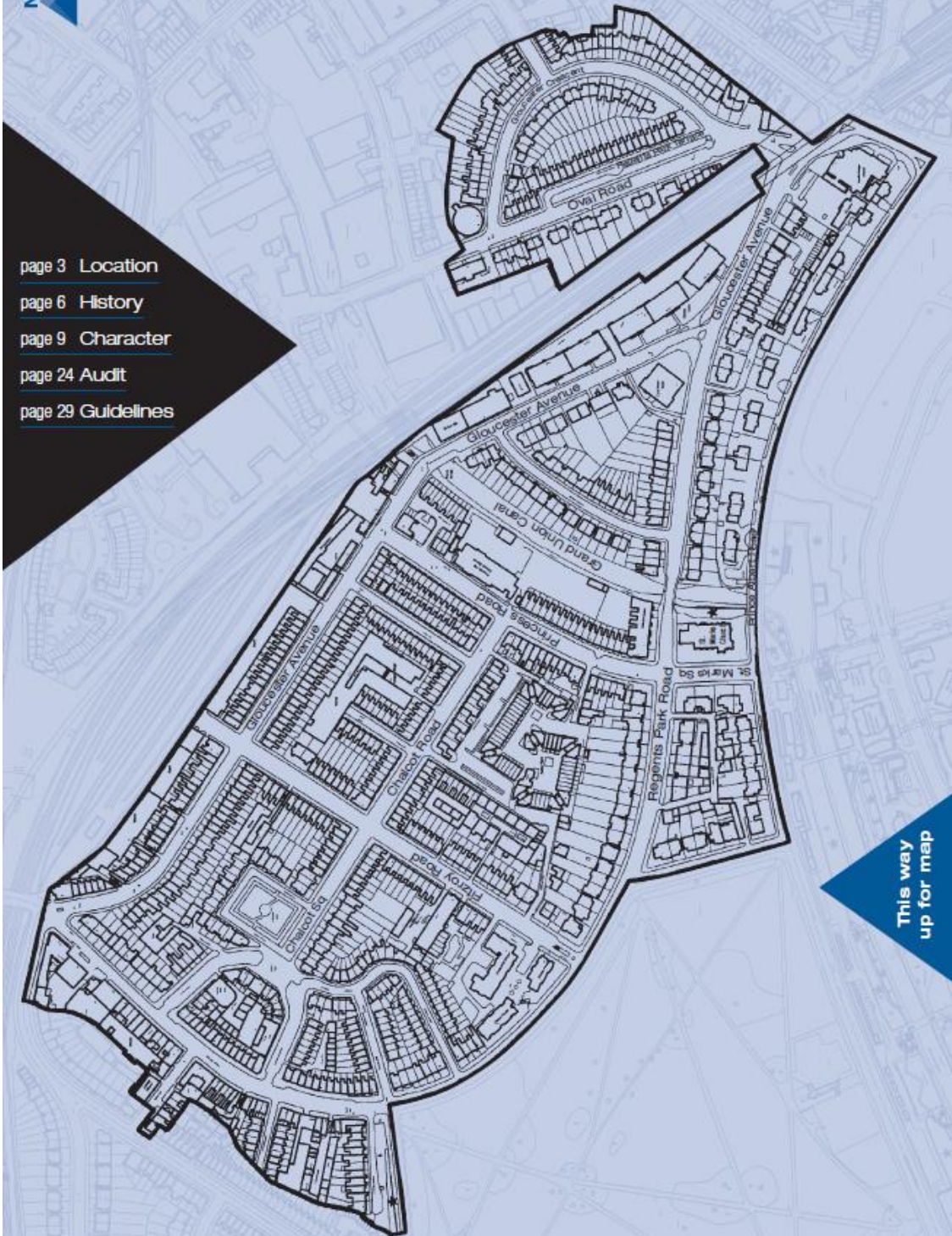


Appendix 2: Conservation Area Boundary Map

Primrose Hill Conservation Area



- [page 3 Location](#)
- [page 6 History](#)
- [page 9 Character](#)
- [page 24 Audit](#)
- [page 29 Guidelines](#)



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up for map

Appendix 3: Heritage Legislation, Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...”
2. In determining such applications the following duty is placed upon the decision maker:

“s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, 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.”
3. With regard to applications for planning permission within conservation areas, it is set out that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
4. Importantly, the meaning of preservation in this context, and for both listed buildings and conservation areas, as informed by case law, is taken to be the avoidance of harm.

National Policy

NPPF: National Planning Policy Framework, 2012

5. The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. One of the twelve core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”
6. Chapter 12 outlines the Government’s guidance regarding conserving and enhancing the historic environment. Paragraph 128 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
7. Paragraph 129 sets out those local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in

order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

8. Paragraph 131 provides a positive emphasis with regard to determining such planning applications, stating that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
9. Paragraph 132 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. Annex 2: Glossary defines conservation (for heritage policy):

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

10. It is also specified that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. Paragraph 133 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 134 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.
11. Paragraph 137 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

National Planning Policy Practice Guidance (NPPG) 2014

12. National Planning Practice Guidance 2014 has been issued by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF 2012.

Local Policy and Guidance

13. The development plan for Westminster City Council comprises the London Plan 2011, Westminster's City Plan: Strategic Policies 2013, and 'saved' policies from the Unitary Development Plan 2007.

Further Alterations to the London Plan 2015

14. The London Plan was adopted by the Greater London Authority in July 2011 and the Further Alterations to the London Plan adopted early in 2015. The document sets out the Spatial Development Strategy for all Boroughs within Greater London, including

policies regarding the historic environment in London, Policy 7.8 (Heritage assets and archaeology) states that:

“Strategic

A. London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.”

Camden’s Development Plan

15. The development plan for Camden comprises the Core Strategy 2010 and Camden Development Policies 2010. Camden is currently reviewing its main planning policies, and is consulting on a draft Local Plan which, when adopted, will replace the Core Strategy and Camden Development Policies. This is not expected to occur for some time, as the council undergoes the statutory procedure for consultation and adoption.

Camden Core Strategy 2010

16. The Core Strategy sets out the key principles for development within the borough. The document outlines the high-level policy for heritage within the city:

“CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- (a) requiring development of the highest standard of design that respects local context and character;*
- (b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*

- (c) *promoting high quality landscaping and works to streets and public spaces;*
- (d) *seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- (e) *protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough."*

Development Policies 2010

The Council's Development Policies document sets out the detailed planning policies that will be used to determine planning applications within the borough. DP 24 sets out the requirement for securing high quality design for new developments:

"DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- (a) *character, setting, context and the form and scale of neighbouring buildings;*
- (b) *the character and proportions of the existing building, where alterations and extensions are proposed;*
- (c) *the quality of materials to be used;*
- (d) *the provision of visually interesting frontages at street level;*
- (e) *the appropriate location for building services equipment;*
- (f) *existing natural features, such as topography and trees;*
- (g) *the provision of appropriate hard and soft landscaping including boundary treatments;*
- (h) *the provision of appropriate amenity space; and*
- (i) *accessibility."*

17. DP25 has specific regard to the conservation of the historic environment:

"DP 25 – Conserving Camden's Heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- (a) *take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- (b) *only permit development within conservation areas that preserves and enhances the character and appearance of the area;*

- (c) *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- (d) *not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- (e) *preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- (f) *prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- (g) *only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- (h) *not permit development that it considers would cause harm to the setting of a listed building."*

Material Considerations and Supplementary Planning Guidance

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2010

18. The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 9 and 10, as below:

"Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

10. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares,

terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.”

Historic England, Listing Selection Guide: Domestic 2: Townhouses

- 5.5 This is one of a series of guides which set out some of our approaches to designating buildings. This selection guide focuses on town houses and terraces from the seventeenth to the end of the nineteenth centuries.

Historic England: Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment 2015

19. This document replaces in part the Practice Guide document for Planning Policy Statement 5: Planning for the Historic Environment. It forms part of a suite of Good Practice Advice notes which supersede the Practice Guide. The advice in this document emphasises the need for a proportionate knowledge and understanding of the significance of the affected heritage asset in order to properly assess the impact of any new development proposals.

Historic England: Good Practice Advice Note 3 – The Setting of Heritage Assets 2015

20. This document replaces in part the Practice Guide document for Planning Policy Statement 5: Planning for the Historic Environment. It forms part of a suite of Good Practice Advice notes which supersede the Practice Guide. The document sets out a staged approach to the analyses of the setting of a heritage asset, of the contribution of setting to the significance of the heritage asset, and of the impact of a proposed development on that significance.

Camden Planning Guidance 1: Design 2013

21. This is a supplementary planning document which supports the policies of Camden’s Core Strategy and Development Policies documents. It provides further guidance on topics within the borough including design excellence, heritage and extensions and alterations:

“2. Design Excellence

Key Messages:

Camden is committed to excellence in design and schemes should consider:

- *The context of a development and its surrounding area;*
- *The design of the building itself;*
- *The use of the building;*
- *The materials used; and*
- *Public spaces.*

3. Heritage

Key Messages

- *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*
- *Our conservation area statements, appraisals and management plans contain more information on all the conservation areas*
- *Most works to alter a listed building are likely to require listed building consent*
- *The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.*
- *Historic buildings can and should address sustainability*

4. Extensions, Alterations and Conservatories

Key Messages:

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*
- *You can make certain types of minor alterations without planning permission (see below) external alterations."*

Primrose Hill Conservation Area Appraisal and Management Strategy 2001

22. This document defines the special interest of Primrose Hill Conservation Area in order to understand the historic development of the area and to identify its key characteristics, so that these can be protected.

Turley Office
The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010