

48 Stanhope Street, London

Heritage Statement & Impact Assessment

March 2016





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## **Heritage Statement**

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## 1. Introduction

Townscape has been commissioned by the owners of 48 Stanhope Street, London, to produce this Heritage Statement and Heritage Impact Assessment to support a planning application for alterations to 48 Stanhope St, a Grade II listed building. Townscape are Chartered Town Planning and Heritage Consultants who serve public, private and community sector clients. We specialise in all aspects of our historic environment, heritage, planning and wider urban design.

## 2. Building description and analysis.

No 48 Stanhope Street is a public house now a bar/restaurant and the building dates from approx. 1803 being rebuilt in 1899. Historical census (1861) evidence suggests the buildings address used to be 100 Mary Street The building is one of the last remaining historical commercial terraces buildings on Stanhope Street many others lost to later 20<sup>th</sup> century development. The building is typically four storeys (with cellars) in height and two bays wide, with prominent street frontage. Dating from 1899 (dated keystone) the buildings is constructed in brick with stucco dressings to upper floors and the ground floor is a large timber frontage below large transomed arch. Upper floors are stucco mullioned windows the top floor with gablet and pediment. The roof covering to the building is slate. The rear of the building not inspected. The interior is a long narrow bar with 20<sup>th</sup> century fixtures and fittings. Upper floors there are no architectural features of note or merit.

## 3 Description of works proposed

Works proposed include the conversion of the upper floor roof space and extension of roof to include a new space of the existing upper floor to the out rigger. Internally a new staircase will be created to provide access

## 4. Statement of Significance and Heritage Planning Policy Context

Understanding significance is a key principle for managing change to heritage assets, and is embedded within current government policy in the NPPF (National Planning Policy Framework, 2012). A key objective in the NPPF is ‘the desirability of sustaining and enhancing the significance of heritage assets’ (NPPF para.126). The NPPF advises that the more significant the heritage asset the greater weight should be given its conservation (policy 132). Within the main categories of heritage value, significance can be measured in hierarchical levels:

Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II\* Listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.

High – a designated asset important at a national level, including Grade II listed buildings and locally designated conservation areas. The NPPF advises that substantial harm should be exceptional.

Medium – an undesignated asset important at local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area.

Low – structure or feature of very limited heritage value and not defined as a heritage asset. Includes buildings that do not contribute positively to a conservation area and also later additions to listed buildings of much less value.

Negative – structure or feature that harms the value of heritage asset. Wherever practicable, removal of negative features should be considered.

The following table provides a significance level for each of the elements considered to have significance.

<b>Historical Element</b>	<b>Significance Level</b>
<b>External</b>	
All main elevations	High/Moderate
Windows – Original timber window frames	High/Moderate
Doorways external (openings)	High/moderate
Rear outrigger	Low
Roof	Low

## **5. Heritage Impact Assessment Scope and method of assessment.**

This impact assessment relies on the understanding of the identified heritage asset that is the 48 Stanhope Street, a brief understanding of the heritage asset; its significance has been discussed in the heritage statement. This impact assessment is a judgment on the proposal to further improve living arrangement within the building; to discuss the impact of the new proposals upon the character of the heritage asset, its overall design philosophy, and to provide a professional judgment on its acceptance.

Whilst no specific or direct guidance is available in assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on a number of key guiding documents, such as English Heritage Conservation Principles, 2008 and Historic England Guidance, Historic Environment good practice advice in planning Note 3, The Setting of Heritage Assets, March 2015

I have also considered the impact of the proposal upon the heritage asset by relating directly to the National Planning Policy Framework (NPPF) and Camden Council Planning policies.

In determining applications affecting listed buildings, local authorities have to take account of section 66 (1) in the 1990 Planning (Listed Buildings and Conservation Areas) Act: ‘the desirability of preserving the building or its setting or any features of special architectural or historic interest’. This duty

relies on understanding the special interest of the building (its significance) and how the proposals will affect this. Policies in the NPPF reinforce the 1990 Planning Act, but use slightly different words and emphasis balancing use, viability and conservation: ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’ (paragraph131).

This report provides an appropriate level of significance assessment for this case, when ‘considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’ (paragraph 129).

## 6. Description of Proposed Development and its Impact.

This report is to be read in conjunction with plans and design and access statement submitted by JBP Architects, which proposes alterations to the property to enable improved external(rear) living arrangements.

### Externally

The roof alterations will result in no change to the principal street facing elevation with slight change to the rear.

### Internally

The works proposed extend only to the alterations to the roof space as required and internal access arrangements.

Description of proposed development	Significance level	Reason and justification for development	Level of harm/Impact	Mitigation
<i>THIS DOCUMENT TO BE READ IN DIRECT RELATION TO THE ACCOMPANYING PLANS &amp; DESIGN AND ACCESS STATEMENT</i>				
Conversion of the existing roof space, introduction of extended new roof canopy over the existing outrigger, new roof skylights and internal access arrangements	Medium/Low	The roof space is currently underused. The outrigger is a functional element of the property and its significance is limited.	<b>Low harm</b>	Any original historic material scheduled for removal will be appropriately recorded

## 7. **Assessment of proposed development against Heritage Planning Policy Criteria; Nationally and Locally**

The heritage impact assessment set out above has identified that moderate/less than substantial harm will result in the proposed works to 48 Stanhope St. Paragraph 134 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum use'.

The benefits offered by the proposed scheme area as follows:

- The proposal will enable the owners of this important building to enjoy an enhanced lifestyle
- The current owners have over the years invested a lot of time and money refurbishing the property and maintaining its character to a high standard. The works proposed continues this investment whilst ensuring the intrinsic character of the property is enhanced. These benefits are considered to substantially outweigh the proposed changes to the property

### **Locally Policy DP25 'Conserving Camden's Heritage' of Camden Development policies, Local Development Framework 2010-2025, adopted Nov 2010**

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

- Prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- 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
- Not permit development that it considers would cause harm to the setting of a listed building.

These core principles for the historic environment have been carefully considered in this assessment of the building and the development proposals.

## • 8. **Conclusions**

This report has considered the history and significance of 48 Stanhope Street. The current owners see the site as an opportunity to boost the potential of the site yet retaining, converting and improving the building and the environment.

Government policy set out in the National Planning Policy Framework requires that proposed changes to the historic environment are based on a clear understanding of significance of any heritage assets and their setting that are affected, providing information so that the likely impact of proposals can be assessed. The statement of significance provided in this report is carried out in accordance with the historic environment policies in the NPPF and local planning policy, and is intended to aid the assessment of the planning

application. I have addressed the historical development of the house, its character and appearance, and the statement of significance demonstrates that the principal features of significance are;

This report has considered the nature and significance of 48 Stanhope Street, including a brief analysis of its historical development, its overall layout and identifies those parts of the heritage asset that makes up its significance. My impact assessment has outlined the main proposed interventions both internally and externally, and its relationship to current heritage planning policy.

I believe the proposals strike a balance between the special architectural and historic interest of the property and that the proposals as set out will not present any detrimental impact or substantial harm upon the heritage assets.

Jason Alexander Kennedy, MA, MRTPI, IHBC  
Director  
Townscape: Chartered Town Planning & Heritage Consultant Ltd.

March 2015

CAMDEN

TQ2982SW STANHOPE STREET

798-1/93/1526 (East side)

14/05/74 No.48

Lord Nelson Public House

GV II

Terraced public house. c1899. Red brick with stucco ground and 1st floor and dressings.

4 storeys and cellars. 2 windows. Recessed, wooden C20 reproduction public house frontage of 3 windows (small panes) and panelled dado; glazed door. Flanked by stucco pilasters supporting at 1st floor level panelled dado to large 8 window (transom and mullion), architraved lunette with keystone inscribed "Estab. 1803/rebuilt 1899". Cornice at 2nd floor level; inscribed "Ye Lord Nelson" in panelled band above. 2nd floor with 2 architraved, segmental-arched, 2-light transom and mullion casements with keystones; 2 narrow stucco bands. Continuous sill band at 3rd floor with central segmental arched 3-light casements having scroll supported surround, scrolled pediment with central feature surmounted by broken pediment. Wrought-iron bracket carrying circular sign board. INTERIOR: long, narrow bar with counter to left. Counter and back bar early or mid-C20, upper part of counter front embellished with scenes, c1950, of the Battle of Trafalgar.