

Heritage Statement

2nd Floor Flat of 22 Cleveland Street, Camden

Introduction

1. This statement accompanies an application for retrospective listed building consent for the replacement of four windows to the second floor flat of No. 22 Cleveland Street, Camden. Works involving the replacement of these windows have already been undertaken.
2. No. 22 Cleveland Street terminates a listed grade II series of three terrace properties sited on the north-east side of Cleveland Street at the junction with Tottenham Street - the front elevation faces Cleveland Street and the north-west facing elevation faces Tottenham Street. Three windows to the front elevation and a single bathroom window to the side elevation have been replaced. The property is also located in the Charlotte Street Conservation Area.
3. No. 22 Cleveland Street was built in the late 18th century as a townhouse. It was converted into flats in the 20th century though the exact date is not known. As such the building, together with its neighbours have undergone numerous internal changes. However, all proposals to No. 22 Cleveland Street that relate to this application for retrospective listed building consent are located on the second floor.
4. The purpose of this report is to assist with the determination of the application by informing the decision maker of the effects of the proposed works have on the historic built environment.
5. In accordance with the requirements of the National Planning Policy Framework (the NPPF) this statement describes the significance of the designated heritage assets affected by the proposal. It goes on to appraise the effects of the proposal on the heritage values and significance of the listed buildings and the conservation area.

- Particular regard is given to Sections 66 and 72 of the Planning (listed Buildings and Conservation Areas) Act, the London Plan 2015 and Camden's Local Development Framework, including policies CS14 and DP25.

List Description

List entry Number: 1356767

Grade: II

Date first listed: 14-May-1974

3 terraced houses. Late C18, altered. Darkened stock brick and stucco ground floor to parts between shopfronts. 4 storeys and basements. 3 windows each; No.20 with extra blind window; No.22 with 1-window return to Tottenham Street. No.18: bowed wooden shopfront (glazing altered) with enriched entablature, flanked by square-headed house and shop doorways with consoles supporting the entablature; rectangular fanlights (house entrance with radial pattern) and panelled doors (shop door half-glazed). Architraved, recessed 4-pane sashes with continuous moulded sill band above a stucco panel at 2nd floor level. Plain stucco band at cornice level. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. No.20: bowed wooden shopfront (glazing altered) with enriched entablature, flanked by square-headed house and shop doorways with consoles supporting the entablature; rectangular fanlights (house entrance with radial pattern) and panelled doors (shop door half-glazed). Architraved, recessed window with C20 glazing to right of house door. Architraved, recessed 4-pane sashes. Added stucco cornice. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to area. No.22: wooden double shopfront on corner with enriched entablature breaking forward over entrance. Shop windows and doorway altered. Early C20 double doors, half-glazed with small panels, with cast metal enrichment. House doorway round-arched with stucco pilasters and archivolt, radial fanlight and panelled door. Architraved, recessed window with C20 glazing to right of house door. Architraved, recessed sashes, some with original glazing bars. Plain stucco band at cornice level. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to area.

Significance

Architectural Interest

7. The architectural interest of No. 22 is mostly derived from its external appearance, internally the building's architectural interest has been compromised by extensive internal alterations, likely undertaken when the house were converted to flats. This has resulted in some loss of plan form, features and details. Externally it is the front elevation which is of primary architectural interest due to the relatively formal composition, classical Georgian detailing, materiality and clear hierarchy. This being said the front and side elevations have been subject to minor modifications, such as extract vents and cable runs, which have impacted on its appearance and interest. It also appears that the window surrounds to No. 22 have been altered - these would have presumably matched the moulded detailing found on surrounds seen on Nos. 20 and 18 Cleveland Street.
8. The previous window arrangement of No. 22 Cleveland Street comprised mostly of sliding sash windows in a variety of configuration and ages though the second floor (which this report is concerned with) were fitted with non-traditional timber casement windows (seen in appendix 1.2). These windows were out of keeping with both the appearance of the listed building and the appearance and character of the conservation area.

Contribution to the character and appearance of the Conservation Area

9. The building is part of a wider terrace that forms part of an informal townscape that contains a variety of building types, styles and ages. Its architecture is dictated by, and common to, its immediate neighbours to the south and its townscape value is therefore a major part of its architectural interest and contributes to both the character and appearance of the Charlotte Street Conservation Area.

Impacts

10. The recent works for which consent is retrospectively being applied for has involved the replacement of the non-original timber casement windows with new timber sliding sashes to the second floor flat of No. 22 Cleveland Street. On the frontage these casement windows have been replaced by six-over-six sliding timber sashes with double glazing (details of which can be viewed in appendix

1.6 to 1.9). On the Tottenham Street elevation the casement window was replaced with a top hinged timber casement window (appendix 1.10).

11. The building, along with the neighbouring terraced buildings to the south display a variety of window types and arrangements, most of which are sliding sash windows either in original six-over-six or later two-over-two arrangements. In some cases, particularly on the upper storeys, the windows look to have been replaced by uPVC casement windows with glazing bars. The new windows to the front elevation have reinstated an external configuration more in keeping with the building's and neighbouring building's original appearance and therefore enhance its architectural significance and enhance the character and appearance of the conservation area. The replacement of the window to the Tottenham Street side with a modern timber casement does not represent a heritage gain. It has however, replaced a non-original and non-traditional element and is located of the subservient side elevation, and will therefore not impact on the significance of the listed building or conservation area. It should be considered a neutral change.
12. The new windows are high quality replacements that have made use of traditional materials and features such as timber frames and sash boxes, so as to better integrate into the surrounding context. Although the use of other elements and materials such double glazing and frosted glass does not reflect the character of the building what perceived harm there might be will be outweighed by returning the front elevation, the primary architectural feature of the building, back to a more traditional appearance. Alongside these benefits the distance of the windows from street levels means the modern nature of some of the materials employed will not be readable from the public realm, lessening the impact of any perceived detrimental changes.

Policy Compliance

13. In accordance with policy paragraph 128 of the NPPF this statement describes the significance of the heritage assets affected. The description is considered proportionate to the asset's importance.
14. To assist in the determination of the application, and with reference to paragraph 131 of the NPPF, consideration has been given to the desirability of sustaining the significance of the heritage assets. The assessment of impacts presented in this report conclude that the proposals will sustain the significance

of the designated heritage assets. The level of harm and impact to the significance of the designated heritage assets is acceptable and within their tolerance for change.

15. What harm is caused will be less than substantial and in accordance with Paragraph 134 of the NPPF, that harm is considered to be outweighed by the public benefits of the scheme - removal of the non-traditional timber casement windows and replacement with traditional sliding sashes at second floor level of the building's frontage.
16. At a local level Policies CS14 and DP25 of the London Borough of Camden's policy framework are of relevance. Policy CS14 ensures that new development is of a high quality and is a strategic policy encompassing the requirement to respect the boroughs heritage and promote high quality places. The proposals accord with Camden's Core Strategy, Policy CS14 insofar as they have been completed to a very high standard, using high quality materials and respect the local context and character.
17. Policy DP25 'Conserving Camden's Heritage' is of relevance and the proposals accord with this policy insofar as they: i) do not result in any harm to the special interest of the listed building; and ii) preserve the character and appearance of the conservation area.

Summary and Conclusion

18. No. 22 Cleveland Street is part of a listed grade II terrace located in the Charlotte Street Conservation Area, in which windows to the second floor flat have been replaced. The proposed replacement of the non traditional casement windows with modern timber sashes has resulted in a change of appearance to the listed building.
19. Following an assessment of the significance of the building and conservation area, it is established that the replacement of the non-traditional casement windows with modern timber sashes (to the front elevation) and a modern timber casement (to the side elevation) has resulted in an acceptable degree of change and the alteration will preserve and enhance the character and appearance of the conservation area. The alterations have provided a change in appearance that better suits the original arrangement of the listed building and conservation area. What harm might be perceived by this change will be

lessened by this enhancement and the relative height and distance of the new windows from the public realm.

20. The proposals have been assessed against the policy and guidance within the NPPF and Camden's development plan policies. The assessment concludes that the proposals are compliant and accord with the policy and offer sympathetic and informed alteration within minimal effect on heritage significance.

APPENDIX 1: Photographs



Appendix 1.1: View of front and side elevations of No. 22 Cleveland Street.



Appendix 1.2: View of front and side elevations of No. 22 Cleveland Street showing previous casement windows to second floor.



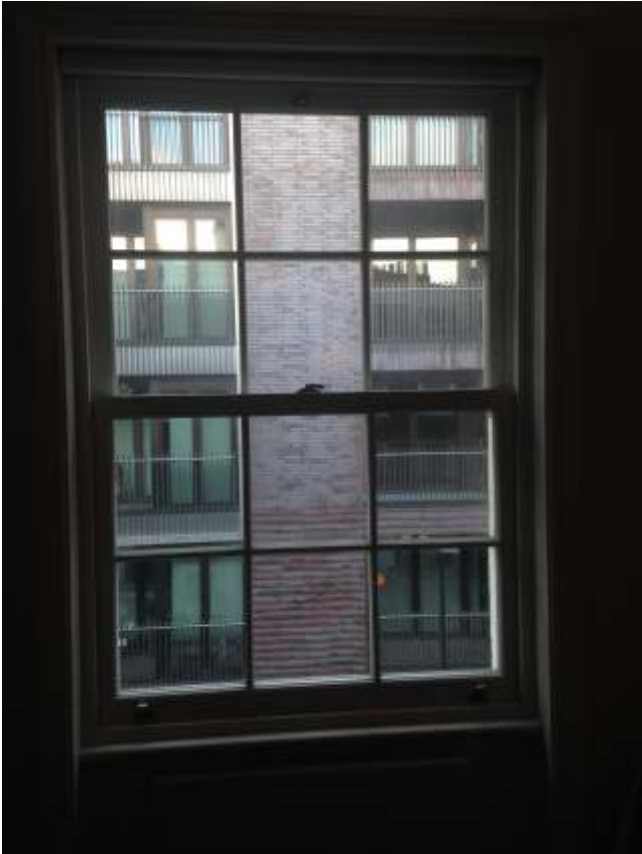
Appendix 1.3: View of front elevation showing new sash windows.



Appendix 1.4: View of No. 22, 20 and 18 Cleveland Street.



Appendix 1.5: Side view of No. 22 Cleveland Street, showing new window to second floor flat.



Appendix 1.6: Internal view of new timber sash window to second floor flat.



Appendix 1.7: View of bottom rail and furniture to new timber sash window.



Appendix 1.8: View of top rail and head jamb.



Appendix 1.9: View of side jamb and sash cord.



Appendix 1.10: New timber awning window to bathroom of second floor flat.