



## HERITAGE STATEMENT

for

**Refurbishment and remedial repairs  
Required in conversion from  
House in Multiple Occupation to single flat  
at  
30 Camden Road,  
London.  
NW1 9DP**



14 Cornard Road  
Sudbury  
Suffolk CO10 2XA

## 1. INTRODUCTION

- 1.1 This Statement accompanies a Listed Building application for the necessary refurbishment and remedial repair works at 30 Camden Road NW1 9DP.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms and its impact on the host Listed Building.

### Property Description

- 1.3 The property comprises a terraced four storey building with self contained café on the ground floor with residential use above. Previously this had been used as a House in Multiple Occupation (HMO).

### List Entry Description

- 1.4 The following is an extract from the statutory list:

*CAMDEN*

*TQ2984SW CAMDEN ROAD 798-1/66/155 (South East side) 14/05/74  
Nos.18-62 (Even) and attached railings*

*GV II*

*Terrace of 23 houses, some with later shops. Early C19, shops mid C19. Yellow stock brick (No.28, 1st floor painted) with rusticated stucco ground floors or stucco shopfronts. 3 storeys, Nos 26-62 with attic storeys, and basements. 2 windows each except No.62 which projects slightly, has 3 windows and blind 3-window return to Camden Street. Nos 18-34, 40, 46, 48 & 58 have stucco shopfronts with pilasters carrying an entablature flanked by simplified scrolls; shop windows and doorways mostly altered. Nos 18 & 26, shopfronts altered. Nos 36 & 38, 42 & 44, 50-56 and 60 & 62, round-arched doorways with patterned fanlights and panelled doors. Upper floors with gauged brick flat arches to recessed sashes; Nos 36, 42 & 44, 50-56 and 60-62 1st floors with cast-iron balconies. Stucco cornice and blocking course to Nos 18-24. Nos 26-62 with stucco cornice and band at 3rd floor level and parapet above attic storey (No.32, cornice missing). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to those with areas.*

*Listing NGR: TQ2904283984*

## 2. **SIGNIFICANCE**

### Assessment

- 2.1 The importance and significance of the building is confirmed by its listed status.
- 2.2 No work is required and planned to the exterior of the building, thus its appearance is unaffected.
- 2.3 Although there are no records of the interior prior to the works, subject of this application, as it had been converted to use as an HMO approximately 20 years ago, there will have been significant changes required.
- 2.4 Apart from the partition forming the kitchen and lobby to the first floor, assumed inserted with the previous conversion, the building layout appears original and unchanged.

## 3. **JUSTIFICATION FOR PROPOSAL**

- 3.1 The proposal is for full refurbishment works to return the upper floors to a single residential unit of accommodation. To accord with current standards and requirements where possible and practicable.
- 3.2 The accommodation layout and exterior of the building are not affected save for repair and overhaul of windows to ensure proper operation.

## 4. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 4.1 The principle objective is to repair the building to ensure its continued use and occupation.
- 4.2 All repairs will be carried out in matching materials with traditional and sympathetic detailing.

## 5. **PLANNING POLICY**

- 5.1 The Camden Local Development framework, adopted 8<sup>th</sup> November 2010 has a number of well-defined policies covering built heritage and work to Listed Buildings.

The overall aim being protection from unsympathetic work and maintain historic interest and significance.

- 5.2 The new National Planning Policy Framework, March 2012, supersedes Planning Policy Statement (PPS) 5. Section 12 *Conserving and enhancing the historic environment* provides general guidance and advice centred on the principle of conserving and enhancing significance.

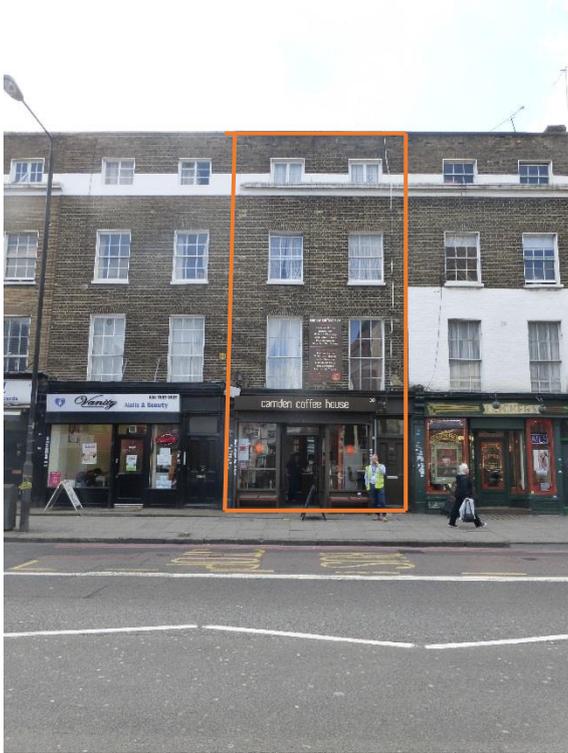
## 6. **CONCLUSION**

- 6.1 The works do not affect the exterior or appearance of the building, therefore its character and special interest are unaffected.
- 6.2 The setting of the building is unaffected.
- 6.3 There are no extensions proposed, all work is internal refurbishment.
- 6.4 The building layout is unchanged and unaffected.
- 6.5 Traditional materials and methods will be used to ensure a sympathetic appearance and no adverse effect on the character of the building.

## 7. **CONCLUSION**

- 7.1 The significance of the building is apparent in its status as a Grade II Listed Building.
- 7.2 Repair and refurbishment is essential to ensure the building meets current building and habitable standards.
- 7.3 The approach taken to the underpinning and repair works are considered essential and sympathetic, in keeping with the history of the building, and therefore in compliance with both National and Local planning guidance.

## General Photographs



Front  
Elevation



Rear Elevation



Living Room



Kitchen



B



Bedroom 1



Stairs/Landing  
Second floor