



HERITAGE STATEMENT

NO. 1 ST. CHAD'S STREET, LONDON, WC1H 8BD

**PROPOSED CONVERSION INTO ONE SELF CONTAINED 4 BEDROOM DWELLING HOUSE AND
ONE SELF CONTAINED 1 BEDROOM FLAT**

Our Ref: 66647

SEPTEMBER 2016

HERITAGE STATEMENT

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APPENDICES:

APPENDIX A –Historic England List Entry Summary

1.0 Introduction to the Proposals

- 1.1 This statement sets out our analysis of the relevant planning policy principles and heritage conservation considerations in support of this application for a listed building application at 1 St Chad's Street. The property is Grade II listed and forms part of a listing that includes *"Numbers 1-7 and attached railings including midland Hotel (Numbers 2-5) and Clifton Hotel (Number 7)."* The application site is also within the Kings Cross St Pancras Conservation Area.
- 1.2 There is a requirement to submit a Heritage Statement with all applications for listed building consent. Heritage Statements, also referred to as 'Statements of Significance and Impact', are documents that are produced to describe the significance of any heritage assets affected by an application and to understand the potential impact (positive or negative) of a proposal on their significance. They should be produced to a level of thoroughness, proportionate to the significance of the heritage asset whose fabric, character or setting would be affected. Heritage assets are buildings, monuments, sites, places, conservation areas or landscapes that are positively identified as having a degree of significance meriting consideration in planning applications. The Design and Access Statement (DAS) is woven into the fabric of this Heritage Statement as the design process has sought to ensure that the significance of 1 St Chad's Street is maintained, and the principles of how this is achieved is teased out within this report.
- 1.3 The National Planning Policy Framework (NPPF) requires applicants to supply sufficient information and assessment to understand the impact of the proposal on the significance of any heritage assets affected. The Local Planning Authority (LPA) has a duty to assess the impact of any proposed works on the special interest of heritage assets. The planning policy section of this Heritage Statement sets down the Local Planning Policy (LPP) context alongside the NPPF.
- 1.4 A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest. Section 17(1) provides that without prejudice to this general power, listed building consent may be granted subject to conditions with respect to:
- Preservation of particular features of the building, either as part of it or after it is removed.

- Making good of any damage caused to the building by the works after work is completed.
- Reconstruction of the building or any parts of it following the proposed works, using the original materials as far as possible, and any alterations within the building as laid down in the conditions.

1.5 It is important to note that the term 'listed building' includes:

- The building itself.
- Any object or structure fixed to it.
- Any object or structure that has been within the curtilage of the building since 1948.

1.6 There will be external as well as internal works to the building, planning consent is also sought for the subdivision and a joint application is thus submitted. The internal works are required to renovate the property and are in the main minor decorative works which would not need listed building consent. There are also some internal works that do require listed building consent; such as the blocking of door openings. These are outlined in the schedule of work.

2.0 The Site Details

- 2.1 1 St Chad's Street is an end of terrace Grade II listed building found on the north side of the street and within the Kings Cross St Pancras Conservation Area. The property forms part of a block that formerly accommodated 7 residential dwelling houses but now nos. 2-7 form part of the Comfort Inn King's Cross Hotel. The terrace block was developed from 1827 to 1829. Each house is 3 storeys in scale with five window openings and a doorway, a mansard roof with two dormers and a basement. The ground floor windows and doors are round-headed and there are two upper storeys. On the first floor, the windows are rectangular within arched recesses and are mostly furnished with balconies. The properties have round-headed doorways with some good fanlights, and spearhead area railings - set back from the road on a private drive. Unlike its neighbour 1 St Chad Street, only its doorway benefits from stucco architraves feature.



Image 1: Site Location Plan

- 2.2 St Chad's Street is situated in urban west London, approximately 300m to the south-east of Kings Cross and St Pancras International Railway Stations and approximately 100 metres north-east of Argyle Square. Further afield, Great Ormond Street Hospital can be found approximately 800 metres to the south, whilst the University of Arts London Central can be found at approximately 700 metres to the north. The terrace property is adjacent to

properties that front onto the A501 Gray's Inn Road where a number of off licences, cafes, takeaways and restaurants can be found.

- 2.3 St Chad's Street is a relatively quiet and narrow residential street, designated as a 20mph street, set off the busy A501 Gray's Inn Road. It is characterised by wide, flagged pavements with cycle stands associated with the Transport for London self-service bike sharing scheme. The carriageway is defined by coloured tarmac and consists of a number of motorcycle and car parking bays. The street is also designated as a cycle route.
- 2.4 The terrace properties that front onto St Chad's Street are set back from the street behind iron railings with a stepped entrance over the basement connecting to the street scene. This helps to create an element of defensible space and a buffer between the activities associated with St Chad's Street and the properties. Further west of the application site other residential terrace blocks can be found but they tend to side onto rather than front onto the street. Other than the residential terrace dwelling that can be found on the street, a large scale 7 storey 20th century block of flats can be found on the south side of St Chad's Street as well as a new large scale residential proposal that is currently being developed.

3.0 Planning Policy Relevant to Heritage Statements

National Planning Policy

- 3.1 Planning applications must be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration is whether the planning policies are relevant and up to date.
- 3.2 The government's NPPF was adopted on 27th March 2012 and represents the principal national guidance document and a material consideration which must be taken into account, where relevant, in determining planning applications.
- 3.3 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional.
- 3.4 LPA's should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits). Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public

benefits that outweigh that harm or loss. 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.

3.5 The overriding principles of the NPPF are to preserve and conserve heritage assets such as listed buildings and conservation areas and developments which enable such preservation should be encouraged. The National Planning Practice Guidance (NPPG) also sets out how the term 'substantial harm' which is referred to within the NPPF should be dealt with by decision makers.

3.6 Within London, the London Plan 2015 is of relevance and in this application Policy 7.8 Heritage Assets and Archaeology should be referred to. In planning decision criterion's C, D and E are relevant and the onus should be on conserving the significance by requiring development to be sympathetic to their form, scale, materials and architectural detailing.

Local Planning Policy

3.7 The application site is within the administrative area of Camden Council. The relevant policies can be found within the Camden Core Strategy and the Development Policies which were both adopted in November 2010. The planning policies in relation to heritage assets include:

Policy 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 and protecting important local views.*

Policy 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.*

Policy DP25: 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:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) 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*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

To the south of Euston Road, St Chad's Street, Chesterfield (now Crestfield) Street and Liverpool (now Birkenhead) Street were laid out and standardised late Georgian, "third class" housing, consisting of three storeys plus a basement level, were developed from the 1820s onwards.

- 3.8 The application site also falls within the King's Cross Conservation Area; the council has produced Conservation Area Statement 22: King's Cross (2004) which recognizes Nos. 1-7 St Chad Street as falling within Sub Area 3: Euston Road of the conservation area. Section 7 of

the conservation area appraisal provides a number of guidelines on design, listed buildings, materials and maintenance, change of use and extensions which are all relevant material considerations for this particular proposal.

- 3.9 The above policy guidance therefore aims to ensure that new developments protect existing levels of on-site and adjacent heritage assets and their settings. With regards to general heritage principles, the proposed development at 1 St Chad's Street would be relatively small in scale and sensitively designed so that any direct/indirect effects to any other listed building and the conservation area would be limited. The main effects would be confined to the direct effects on this individual property.

4.0 Planning History

4.1 The following table illustrates the planning history associated with this property:

Application Number	Development Description	Date Registered	Decision
2016/2074/L	Internal alterations associated with the conversion of dwelling to provide 5 flats (5x1 bed) and erection of single storey rear ground floor extension.	21-04-2016	Refused
2016/1227/P	Conversion of dwelling to provide 5 flats (5x1 bed) and erection of single storey rear ground floor extension	18-04-2016	Refused
2014/0358/L	Internal and external alteration for the erection of three storey rear extension at basement, ground and first floor level following the excavation at basement level and conversion of house to 3 residential flats (1x1 bed, 1x2 bed and 1x3 bed). Installation of new staircase to front lightwell.	13-05-2014	Withdrawn Decision
2014/0146/P	Erection of three storey rear extension at basement, ground and first floor level following the excavation at basement level and conversion of house to 3 residential flats (1x1 bed, 1x2 bed and 1x3 bed). Installation of new staircase to front lightwell.	13-05-2014	Withdrawn Decision
LSX0304196/L	Erection of a roof extension in connection with existing dwelling house.	04-07-2003	Granted
PSX0304129/P	Erection of a roof extension in connection with existing dwelling house.	03-07-2003	Granted
LS9704525	Approval of details of structural design, new doors, chimney pieces, landscaping and relocated services, pursuant to additional conditions 3(a-f), 5 and 6 of listed building consent (Reg.no.LS9604329) dated 6th March 1997; as shown on drawing numbers 031/10A, /11A, /17A, /23, /30, /31, /32A,	06-06-1997	Grant Approval of Details (Listed Building)

	/33, /35B, /36A, /40A, /41A, /42A, /43A and /44.		
LS9604329	Internal and external alterations, as shown on drawing Nos: (031) 01-08, 10-17.	18-12-1996	Grant L B Consent with Conditions
9470128	External and internal alterations; as shown on drawings numbered 0293/01 02 03 04 05 06 07 08 09 12 and 13.	03-05-1994	Grant Listed Building or Conservation Area Consent
8870030	Reinstatement of period glazing to ground floor front window as shown in three accompanying photographs.	10-02-1988	Grant Listed Building or Conservation Area Consent

Table 4.1: Planning History

4.2 As can be seen in the table there has been quite a significant number of alterations to the building, particularly internally.

4.3 The previous proposal for the conversion of a dwelling to provide 5 flats (5x1 bed) and erection of single storey rear ground floor extension (Ref: 2016/2074/L and ref: 2016/1227/P) was refused by the council for a number of issues in relation to the adverse effect such proposal would have on the heritage asset outlined below as:

- a. *“The proposed works to this Grade II listed building, by reason of the extent of internal alterations required for converting the property into 5 flats, would adversely affect its special architectural and historic interest, thereby not sustaining the designated heritage asset's significance. Therefore, the proposal is contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.*

2. *The proposed works to this Grade II listed building, by reason of the bulk, height and detailed design of the rear extension, would adversely affect its special architectural and historic interest, thereby not sustaining the designated heritage asset's significance. Therefore, the proposal is contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies."*

4.4 This proposal addresses the above issues as the number of dwelling units has been reduced from five to two, with the upper floors being occupied as a dwelling house. This arrangement minimises the need for alterations and removes the need for a rear extension. As such, this proposal would now not adversely affect the listed building's special architectural and historic interest, and sustain the designated heritage asset's significance in accordance with local and national heritage planning policy.

5.0 Summary of Schedule of Works

5.1 The application is accompanied by detailed plans. The main elements that require listed building consent and a summary of work is outlined below:

Summary of Schedule of Works
Lower Ground Floor– Flat
<p>Work in the basement includes the introduction of new partition walls, kitchen worktops, storage areas and associated appliances to create kitchen, bedroom and bathroom areas. The removal of a wall to create proposed bathroom area is to be confirmed by a Structural Engineer. The blocking off of the existing stairwell with new partition wall and incorporation of a 1.1sqm built-in storage cupboard. Trench to be dug through the existing floor (part suspended timber and part concrete) to connect the new stub stack into the existing drain that runs beneath the lower ground floor level. New central fan system to be sensitively installed at a high level in a slim line duct. Connections to be made into the existing soil ventilation pipe and new clay air brick to the side wall of the rear lightwell. There would be some joinery work including the existing joinery work, however, in all cases joinery work would be scribed around existing skirting boards. Cornicing would be restored in all rooms to match existing cornicing found on the ground floor. Walls checked for damp and repaired where necessary. Other alterations are largely decorative within these rooms not requiring listed building consent such as new carpets, painting, lighting and repair work. Basement vault to be converted into a bin and cycle store. Externally, a new metal staircase in style and colour to match existing railings and to the same design and configuration as the original staircase (removed decades ago) would be installed.</p>
Ground Floor – Dwelling House
<p>The existing walls would be maintained and there would be no new internal walls. Double door opening to be reinstated between kitchen/diner and living room with the detailing to match. Sink, oven, worktop surfaces and cupboards to be installed within kitchen/diner area and in all cases joinery work would be scribed around existing skirting boards. Fireplace detail to be retained. The existing staircase would be left open at ground floor level and blocked off</p>

at basement level. New cornicing and covings to be reinstated to match existing where necessary. Walls checked for damp and repaired where necessary. Other alterations are largely decorative within these rooms not requiring listed building consent such as new carpets, tiling, painting, lighting and repair work. Externally a lightwell with 1100 high frameless guarding with frameless opaque glass would be installed for privacy. Cycle and bin storage would be provided to the rear yard with lighting.

First Floor – Dwelling House

The existing walls would be maintained and there would be no new internal walls or door openings. Internal double door to be retained and kept locked shut for privacy. Fireplace detailed to be retained. New cornicing and covings to be reinstated to match existing where necessary. Staircase banister and electric wiring to be repaired. Walls checked for damp and repaired where necessary. Other alterations are largely decorative within these rooms not requiring listed building consent such as new carpets, painting, lighting and repair work.

Second Floor – Dwelling House

The existing walls would be maintained and there would be no new internal walls or door openings. Staircase banister between first and second floor and electric wiring to be repaired. New cornicing and covings to be reinstated to match existing where necessary. Walls checked for damp and repaired where necessary. Other alterations are largely decorative within these rooms not requiring listed building consent such as new carpets, tiling, painting, lighting and repair work.

Third Floor – Dwelling House

The existing walls would be maintained and there would be no new internal walls or door openings. New cornicing and covings to be reinstated to match existing where necessary. Walls checked for damp and repaired where necessary. Staircase banister and electric wiring to be repaired. Other alterations are largely decorative within these rooms not requiring listed building consent such as new carpets, tiling, painting, lighting and repair work.

Table 5.1: Schedule of Works

- 5.2 1 St Chad Street is a Grade II listed building forming part of a block of terrace houses which are also listed and thus, any alterations must protect the special architectural and historic interest of the building. It is considered that the proposed development summarised above would achieve this. The merits of this assertion are explored in detail within the assessment section of this report.

6.0 Assessment

- 6.1 The application site can be found within the King's Cross Conservation Area. King's Cross derived its name from the sixty foot high structure which was erected as a memorial to King George IV in 1830-35. Built at the junction of the New Road (Euston Road), Maiden Lane (York Way) and Gray's Inn Road, this structure was removed within fifteen years. This conservation area contains some of the most important historic buildings and structures in the country and has areas of great interest and variety. The King's Cross area has formed a major gateway into central London for over two centuries. The Regent's Canal introduced a major transport system for goods into and out of the area. The construction of Euston Road was an important change. Later, the railways enabled the rapid transportation of people and goods and materials to, from and through London to meet the demands of industry and the burgeoning urban population. By the mid-19th century, King's Cross was the busiest goods handling area in Britain. The construction of the King's Cross Goods Station, opened in 1850, King's Cross station in 1852, the Great Northern Hotel in 1854, the Metropolitan Railway (the first underground station in the world) a decade later, St Pancras Station in 1865-69 and the Midland Grand Hotel (St Pancras Chambers) in 1868-76 reflects the importance of the railway companies and the significance of rail travel in the Victorian age. The passing of the Channel Tunnel Rail Link (CTRL) Act in 1996 began a new chapter in the evolution of the area. Through the extension of St Pancras Station, the King's Cross area has now become an international terminus for trains to Europe via the Channel Tunnel.
- 6.2 Whilst parts of the King's Cross Conservation Area are dominated by the stations and the area's function as a gateway to Central London, there is great variety in the character and appearance of the area as a whole. The stations are major landmarks in the urban fabric of London and major centres of public transport interchange. However, the streets to the south of Euston Road and to the north and west of St Pancras Garden are more characteristic of the general grain and land uses beyond the conservation area boundary and are largely unrelated to the stations. This is the case with the application site which forms part of a relatively quiet residential street, which is not physically or visually associated with the stations. The proposal would potentially enable more people to utilise this sustainable location without having an adverse effect on the overall character and appearance on the conservation area.

6.3 In terms of the significance, therefore, of 1 St Chad's Street, the Department of Culture Media and Sport (DCMS) uses the following criteria to decide which buildings to include on the list of protected buildings:

- Architectural interest: buildings of importance because of their design, decoration and craftsmanship.
- Historic interest: buildings which illustrate an aspect of the nation's social, economic, cultural or military history.
- Historic association: buildings that demonstrate close historical association with nationally important people or events.
- Group value: buildings that form part of an architectural ensemble, such as squares, terraces or model villages.

6.4 Nos. 1-7 St Chad's Street are recognized as one of the early residential terraces within King's Cross Conservation Area. It forms part of the original residential urban grain that was developed in the early 19th century. The simplicity of these early terraces with careful proportions and rhythm of door and window openings is balanced by its more elaborate fenestration found on its lower levels. The character and appearance of the St Chad's Road is predominately defined by this block of terrace houses as it provides the necessary visual interest, as well as solid street frontage and building enclosure. The block of terrace houses also helps to provide people with their 'first impressions' of St Chad's Street; particularly as they turn into the street from A501 Gray's Inn Road.



Image 6.1: Application Site (white arrow) within Terrace Block, St Chad's Street

- 6.5 Nos. 1 – 7 St Chad's Street were laid out and standardised as late Georgian, "third class" housing, originally three storeys plus a basement level. It is constructed of yellow stock brick and incorporates round arched doors and windows at ground floor, windows in blind arched recesses as well as a 1st floor sill at first floor and flat arched windows at second floor. The terrace block has ornate cast iron balconies at first floor and railings around small front areas. Nos. 2-5 and 7 St Chad's Street have a rusticated rendered ground floor level. All these features contribute to defining this distinctive street frontage.
- 6.6 The setting of the listed building to the front is defined by its basement area and its relationship with St Chad's Street scene. The setting of the listed building to the rear comprises of its small rear private courtyard and its wider relationship is very much constrained by its position within the triangular urban block form of 3 storey terrace houses with modern infill, as shown in image 6.2.



Image 6.2: Wider Setting of the Listed Building to the Rear

- 6.7 It is clear that the significance of 1 St Chad's Street lies with its group value forming part of an architectural ensemble. However, it is evident that a number of alterations have already been made to the terrace block, particularly since the 1970's these include painted channelled cement ground floors for nos. 2-5, slate mansard roofs with dormers and door and window style alterations. The block of terrace houses also used to consist of 9 dwelling houses but nos.8 and 9 were demolished and replaced with a modern, mid-20th century, three-storey property (now known as no.8 St Chad's Street). This building 'buck ends' the original terrace block. It is of similar scale to the original terrace block and is constructed of yellow brick. However, its large contemporary windows, blank walls with smaller windows and flat roof form as well as its modern railings mean that this building makes a neutral contribution to the historic street scene.
- 6.8 Since the mid-20th century a number of internal alterations have been made to the original terrace building nos. 2 – 7 so that the building could be used as a hotel instead of residential dwelling units. As a result, it appears that only no.1 St Chad's Street has many of the original features including the staircase, cornices, fireplaces and fittings. The listing specifically

recognizes no.1 (along with nos. 2 - 5) as having a doorway with stucco architraves, fluted quarter Doric columns carrying cornice-heads, and a patterned fanlight and panelled door with coloured glass margins. The proposal would not alter the façade of the building and in fact would be enhanced as the client is willing work with the council and Historic England on how best to repair and clean the brickwork, windows, railings and mansard roof with dormers so that it appears more in-keeping with its hotel neighbour.



Images 6.3: Existing Front and Rear Elevations of 1 St Chad's Street

6.9 A new external metal staircase would be sensitively reinstated to connect the basement flat with the ground floor and would be necessary in establishing two self-contained dwelling units. As shown in images 6.4 these external staircases and their arrangement are a common characteristic found on other properties on St Chad's Street. The colour and style will match the existing railings and it will have the same configuration as the original staircase that was previously taken out. Therefore, the reinstatement of this historic feature will enhance the significance of the building's architectural and historic values.



Images 6.4: Illustrating Former External Staircase and Neighbouring External Staircase

6.10 As shown in image 6.5 the curtilage of the listed building is defined by a triangular courtyard flanked by bricked walls. The courtyard consists of a concrete flagged area with a stepped area to the basement. There is no planning history in relation to when these alterations were made to the curtilage of the building and have to some extent eroded the historical significance the courtyard once had with the building. The proposal will mean the incorporation of a new high quality lightwell above the rear access to the basement area with new clay airbrick to the side, to gain the necessary light and ventilation into the new kitchen/diner area. Some penetrations will need to be made into the existing soil ventilation pipe to the rear of the building which would in turn be screened from view by such pipe. A trench would need to be made at the basement level which is a combination of suspended timber and solid concrete. This will enable a new stub stack to be established with the existing drain to serve the proposed basement bathroom and kitchen areas. The trench will be filled in with like for like materials after such drainage connections have been established.



Image 6.5: Rear Curtilage of the Building

- 6.11 As shown in the accompanying photo pack the building has the original staircase, cornices, fireplaces and fittings. These internal features are of historical significance in relation to how the building functioned and appeared particularly during the early 19th century. This proposal aims to conserve and where necessary restore such features to ensure that the listed building's special character is maintained for future generation to enjoy and appreciate.
- 6.12 The accompanying plans shows that majority of the proposed works are small scale internal alterations to create a self-contained residential dwelling unit and basement flat. Whilst the layout of the property has not been substantially altered in the past the proposed works set out here also do not substantially alter this existing layout. The proposals to create a self contained basement flat would mean some minimal changes to the lower ground floor level to create a bedroom, combined kitchen, lounge and diner area as well as a bathroom. This will mainly entail the erection of partition walls, creation of new door openings and the installation of kitchen and bathroom related appliances and storage cupboards. In relation, to the proposed dwelling house the main changes will be at ground floor and first floor levels. This will entail the reinstatement of a door opening and the permanent locking of a door, as well as the installation of kitchen related appliances and storage cupboards. In addition, this proposal seeks to retain the original internal features and in the main, to update and replace

already modern elements of the building which are not of architectural or historic interest; such as joinery work, electrics, plumbing, flooring, carpets and lighting. It is considered that such works are necessary and would have no adverse effect on the special character of the listed building due to the scale of development and retention of its historic fabric. Unlike 2-7 St Chad's Street, 1 St Chad's Street will retain its historically residential land use. However, it is acknowledged that it will be partially affected with the proposed conversion into one dwelling house and one basement flat. Overall, the proposal would accord with the NPPF, as well as Clause b of Policy CS14 and Clause b of Policy DP25 in terms of preserving and enhancing the character and appearance of the listed building within a conservation area.

- 6.13 It is worth noting that photographs obtained online (such as Image 6.6) and the planning history of the neighbouring Comfort Inn show that the council have repeatedly accepted internal alterations for the terrace building. Therefore, the historical significance for the whole terrace building internally has already been eroded to a degree due to the conversion of the other dwellings into a single hotel use, which today consists of 63 modern guest bedrooms, each with ensembles.
- 6.14 It is considered that this proposal would accord with Clauses f and g of Policy DP25 and the NPPF; as this is a sensitive conversion of a listed building that would not cause harm to the special historic and architectural interest of the building or its setting.



Image 6.6: Typical Bedroom of Comfort Inn with few Historical Architectural Features

7.0 Conclusion

7.1 In assessing this listed building application in relation to policy and environmental context, it is considered that the application should be granted for the following reasons:

- 1 St Chad's Street as outlined previously one of the early terraces within the King's Cross Conservation Area which are set piece compositions, and subsequently in the case of 1 St Chad's Street, listed for their group value.
- The proposed conversion would seek to preserve internal features of historical and architectural significance such as the original staircase, cornices, fireplaces and fittings. Although such features have been lost for the other terrace properties to create a single hotel use building.
- The reinstatement of an external staircase to connect the basement with the ground floor and the will be of an appropriate scale and design hence would not harm the listed building nor its setting.
- The proposals would see some minimal changes with the reinstatement of a doorway, blocking up of a stairwell and the permanently locking of a door as well as the introduction of some partition walls for the basement flat. However, taken as a whole they do not alter the historical layout of the building which would still be fully understood.
- The proposals also seek to update and replace already modern elements of the building which are not of architectural or historic interest, such as plumbing, electrical, joinery work as well as decoration and flooring. The significance of the asset would be preserved.
- The architectural vernacular of the external facade of 1 St Chad's Street is of most interest as this links with the terrace group with its dignified and unified composition. This composition and associated architectural interest would be fully conserved and enhanced if the council agrees on a programme of works to repair and clean the façade of the building so that appears more in-keeping with its hotel neighbour.
- The application would subsequently comply with the requirements of the council's heritage and design policies found in the Core Strategy (Policy CS14) and Development

Policies (Policies DP24, DP25), the London Plan (Policy 7.8), along with the NPPF (Section 7) and NPPG (Section 12).

- 7.2 Compared with the previous proposal for the conversion of a dwelling to provide 5 flats (5x1 bed) and erection of single storey rear ground floor extension (Ref: 2016/2074/L and ref: 2016/1227/P) this proposal minimises the need for such perceived adverse alterations and removes the need for a rear extension. As a result this proposal now addresses the council's previous concerns.
- 7.3 It is subsequently considered that the proposals can be granted subject to reasonable conditions requiring work to be completed in accordance with the accompanying plans and associated Building Works Schedule, and require the preservation of the special architectural and historic interest of listed buildings.

APPENDIX A:
Historic England List Entry Summary

NUMBERS 1-7 AND ATTACHED RAILINGS INCLUDING MIDLAND HOTEL (NUMBERS 2-5) AND CLIFTON HOTEL (NUMBER 7)

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 1-7 AND ATTACHED RAILINGS INCLUDING MIDLAND HOTEL (NUMBERS 2-5) AND CLIFTON HOTEL (NUMBER 7)

List entry Number: 1246162

Location

NUMBERS 1-7 AND ATTACHED RAILINGS INCLUDING MIDLAND HOTEL (NUMBERS 2-5) AND CLIFTON HOTEL (NUMBER 7), 1-7, ST CHADS STREET

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: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 477934

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

TQ3082NW ST CHAD'S STREET 798-1/90/1504 (North side) 14/05/74 Nos.1-7 (Consecutive) and attached railings. Midland Hotel (Nos.2-5), Clifton Hotel (No.7)

GV II

Terrace of 7 houses, Nos 2-7 in hotel use. c1827-9. Yellow stock brick, Nos 2-5 and 7 painted. Stucco 1st floor sill bands. Nos 2-5 painted channelled cement ground floors. Nos 2-5 slate mansard roofs with dormers, added post 1974. 3 storeys and basements. 2 windows each. Round-arched ground floor openings. Nos 1-5 doorways with stucco architraves, fluted quarter Doric columns carrying cornice-heads; fanlights (No.1 patterned) and panelled doors. No.6 with fluted quarter Doric columns carrying cornice-head; fanlight and panelled door. No.7, C20 doorway with glazed door. No.1 with coloured glass margin lights. Nos 2-5 ground floor sashes with architraves. Gauged brick flat arches to upper floor sashes (No.7 casements); 1st floor in shallow round-arched recesses with cast-iron balconies. Parapets. INTERIORS: No.1 with original staircase, cornices, fireplaces and fittings. The others not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn and disc finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras IV): London: -1952: 110).

Listing NGR: TQ3042082918

Selected Sources

Books and journals

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 110

National Grid Reference: TQ 30420 82918