



Revive
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Planning
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HERITAGE STATEMENT

24 Camden Road, London, NW1 9DP

Produced by:
Revive Renovations

October 2016

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1.0 INTRODUCTION

- 1.1 Revive Renovations Ltd has been instructed by Christ-And-Yioula Ltd to prepare this Heritage Statement in relation to No.24 Camden Road (from here-on referred to the “application site”) within the London Borough of Camden.
- 1.2 The application site comprises a three storey building, plus basement, which forms part of a wider terrace (Nos.18-62 Camden Road) which are Grade II listed. The application site and the wider terrace constitute designated heritage assets. Within the wider setting of the application site is a Grade II* listed Church (Church of St. Michael) and Grade II listed War Memorial attached to the Church. The terrace of 19th century properties fronting Greenland Road (Nos.7-41) is also Grade II listed. All of these fall within the wider setting of the listed building. The application site is not located within a conservation area or within an archaeological priority area.
- 1.3 National and local planning policy requires that consideration be given to the significance of all designated and non-designated heritage assets and the degree of harm that would be caused to the assets and their setting by any development proposals. Accordingly, this Statement considers the significance of the application site and its setting as well as the assets which form part of its wider setting before considering the potential degree of harm to these assets.
- 1.4 The building currently comprises an unoccupied unit at basement level, a shop (in separate ownership) at ground floor level and a 2-bed maisonette set over the first and second floors. The residential unit at basement level is currently laid out as an office but this was for private use, as demonstrated by Council tax records.
- 1.5 The works proposed to the application site are as follows:-
- Installation of internal staircase at ground floor level to provide access between the shop and basement storage area;
 - Conversion of office at basement level into a 2-bed residential unit;
 - Erection of rear extensions at basement and first floor level;
 - Erection of a mansard roof;
 - Conversion of first floor into a 2-bed flat and the second and third floors into a 2-bed maisonette;
 - General refurbishment of historic fixtures and fittings;
 - Installation of secondary glazing.
- 1.6 It is important to stress that planning permission for a mansard roof to the application site and the adjacent property (No.22 Camden Road) was granted at appeal in 1990, albeit never implemented.
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2.0 PLANNING HISTORY

2.1 The planning history of the property is set out below and is considered in greater detail in the Planning Statement which supports this application.

- 9003124 22-24 Camden Road **REFUSE**
To renovate existing building including small rear extension at no. 24 and mansard roof extension to accommodate retail use at basement and ground floor and three storeys of office (B1) at upper levels as shown on drawing nos CMD/001 and 004A. Appeal received against refusal.
APPEAL DECIDED 05-03-1990
- 9003106 22-24 Camden Road **APPROVE** subject to appeal decision
Refurbishment for use as retail at basement and ground floor level and residential at upper floors comprising two flats and two maisonettes including rear extension at first floor level at no. 24 and roof extension at nos 22 and 24 as shown on drawing nos CMD 001 and CMD 005A as revised on 11.05.90.
APPEAL DECIDED 23-02-1990
- 9070415 22-24 Camden Road **APPROVE** subject to appeal decision
To construct mansard roof and small rear extension in conjunction with restoration of existing retail and residential accommodation as shown on drawing nos CMD 001 and CMD 005A as revised on 11.05.90.
APPEAL DECIDED 23-02-1990

- 8903691 & 8970529 22-24 Camden Road **REFUSE**
Change of use from residential/retail to office/rental including annex extension in rear yard roof extension and basement and first floor extension at no.24 as shown on drawing nos CAM/001 002 and 003.
Final Decision 08-11-1989
- 8970522 22-24 Camden Road **REFUSE**
Change of use from residential to retail/office with extensions to roof and rear basement and first floor level of no.24 as shown on drawing nos CMD/001 002 and 003.
Final Decision 25-10-1989
- 8903645 -24 Camden Road **REFUSE**
Change of use from residential/retail to office/retail including annex extension in rear yard roof extension and basement and first floor extension at no.24 as shown on drawing nos CAM/001 002 and 003.
Final Decision 16-10-1989

2.2 It should be noted that all of these historic planning applications related to both Nos.22 and 24 Camden Road which have historically been treated as a pair.

3.0 PLANNING & LEGISLATIVE FRAMEWORK

3.1 The following planning policies relate solely to the historic environment. Other broader planning policies relevant to the application are considered fully in the Planning Statement submitted with this application.

3.2 National Development Framework

3.2.1 The **Planning (Listed Buildings and Conservation Areas) Act 1990** (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas. Sections 16(2) & 66(1) of the 1990 Act set out the duties on the decision maker, in this instance Camden Council, with regard to listed buildings.

2.3.2 The **National Planning Policy Framework** (NPPF, March 2012) sets out the Government's planning policies for England. The NPPF supersedes the myriad of previous Planning Policy Statements (PPS) and Guidance (PPG) documents. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF recognises that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles, which are mutually dependent and should not be undertaken in isolation.

2.3.3 The NPP, at paragraph 128, requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. An

assessment of the special interest and significance of the application site and the heritage assets within its wider setting is set out in **Section 4.0**.

2.3.4 Paragraph 133 of the NPPF states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities 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”.

2.3.5 Paragraph 134 states that where a 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 viable use.

2.3.4 ‘Conservation’ is defined in the NPPF Annex 2: Glossary as *‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’*

2.3.5 The historical information set out in this report and its appendices provide such an understanding, proportionate to the significance of the asset and the limited impacts of the proposals.

3.3 Local Development Framework

3.3.1 The **London Plan** (2015) provides strategic guidance for development in London. Policy 7.8 provides guidance for development and the treatment of heritage assets and archaeology. Part D states;

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

3.3.2 Camden’s local development framework comprises of **Camden Core Strategy and Camden Development Policies (2010-2025)**. Of particular relevance to the proposals are;

- CS14 (Promoting high quality places and conserving our heritage),
- DP24 (Securing high quality design)
- DP25 (Conserving Camden’s Heritage).

The key focus of these policies is to ‘preserve and enhance’ the Borough’s heritage assets.

3.4 Supplementary Planning Guidance

3.4.1 The Historic England guidance document entitled ‘**London Terrace Houses 1660-1860 - A Guide to Alterations and Extensions’ (1996)** provides specific guidance in relation to changes to historic terraces houses and is particularly relevant to this application. It notes that whilst London terrace houses are varied, certain aspects of their special interest are common to nearly all, including;

*“Individual houses did not compete with each other but were subordinate to the overall composition”.
(p.3)*

*“The architectural composition of the terrace facades themselves, in which the single houses form a unit in a larger entity but are subordinate to it”.
(p.3)*

3.4.2 It describes the key characteristics of listed terrace houses, in particular;

“The principal and secondary staircases and chimney breasts are vital parts of the character and plan form of most domestic listed buildings and should be kept. Similarly, other elements such as internal doors and doorcases should be retained, even if redundant and fixed shut”.

3.4.3 Further guidance relevant to the application notes;

“where permitted, new internal walls and partitions should be scribed around existing mouldings or details to permit reinstatement at a later date”

3.4.2 Camden Council’s ‘**Design’ SPD** (July 2015) provides guidance on general design, heritage and extensions; all of which have been considered when developing the proposals for this application. Section 4 - Extensions, alterations and Conservatories identifies ‘Key Messages’ pertinent to this application, namely;

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- 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.

3.4.3 The guidance goes on to advise;

- In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist (para 4.12).
 - In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.
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4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 The NPPF, at paragraph 128, states that when 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 4.2 In accordance with the NPPF, this Statement has been produced by a Heritage Consultant with 20 years experience in the heritage field. I am a full member of the IHBC and have an accredited Masters Degree in Historic Building Conservation. In undertaking the necessary background research, the following sources were consulted:-
- The National Archives
 - London Metropolitan Archives (LMA)
 - Camden Local Studies and Archives Centre
- 4.3 None of the archives hold any records specific to the application site. However, a photograph dating from 1960 of Nos.50-60 Camden Road is held by the LMA (see Plate A).
- 4.4 The Statutory list description, included in Appendix 1, provides a broad description of the application site. The property is 3 storeys high, plus basement, 2 bays wide and is constructed of London stock brick. The ground floor, which



Plate A. Nos.50-60 Camden Road, dated 1960
(Source: The LMA Picture Archive; Record 106626)

is accessed directly off the street, echoes the arrangement of Nos.18-34 (odd). Other properties in the terrace have front lightwells providing access to the basement. The shop front incorporates a doorway which provides access to upper storeys. The property has a valley roof which not visible from the street as it is masked by a brick parapet with rendered cornice, which continues the length of the terrace. Only Nos.18-24 (even) have valley roofs. The cornice of Nos.26-60 is broken by attic windows which light an additional floor. At the rear, mansard roofs to Nos.26-60 are clearly visible. The windows of the application site are part original/part altered. Generally, the top sashes are original timber sashes with lambs tongue glazing bars; the bottom sashes have been replaced with later timber sashes with (internal) horns.

Ordnance Survey maps sourced from Old-Maps.co.uk



Figure 1. 1873



Figure 2. 1895

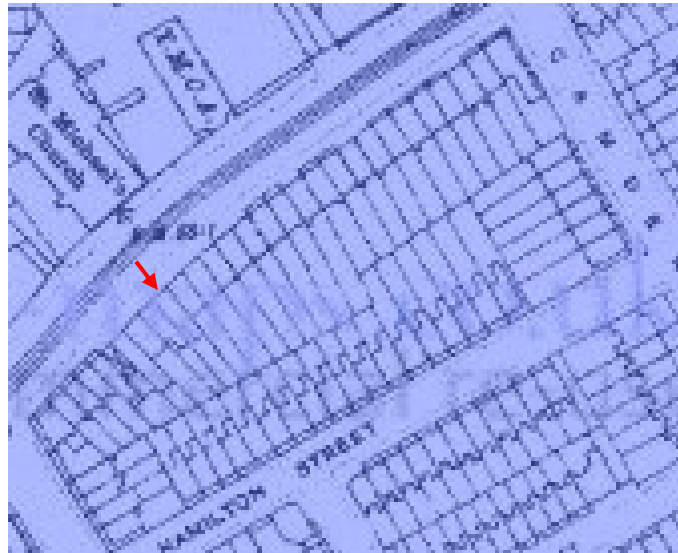


Figure 3. 1916

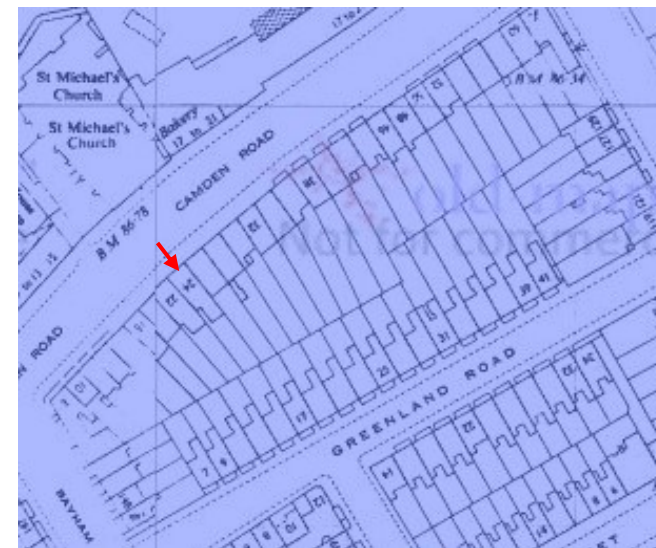


Figure 4. 1953

4.5 At the rear, the building has been extended at basement and ground floor level. From the historic map regression it can be established that these were added between 1873 and 1895. The maps also show that during this period the original front lightwell was infilled, doubtlessly when the new shopfront was installed. Identical works appear to have been undertaken to the adjacent property (No.22) at the same time, although the rear extension to No.22 is three storeys high. Strangely, a two storey rear extension to No.26 is not illustrated on any maps but the brickwork appears to be historic and is laid to a Flemish bond.

4.6 An assessment of the application site compared to the wider group determines that whilst there is a strong homogeneity across the group, there are now many differences between the properties, particularly at the rear.

4.7 The NPPF, in Appendix 2 Glossary, defines significance 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 setting”.

4.8 Each of these areas of significance will be considered below with regard to the application site and its setting.

Archaeological Significance

4.9 The application site is not located within an archaeological priority area. Therefore the below ground archaeological

significance of the site is thought to be limited. The building fabric has archaeological interest, which provides primary evidence of past human activity. Much of the historic external appearance of the building remains. Internally, whilst some historic architectural detailing has been lost, the building retains evidence of the historic plan form, an unaltered staircase between ground and second floor level (the basement staircase has been altered), window and door architraves, skirting and some elements of the original sash windows.

Architectural Significance

4.10 The building retains much of its original character and appearance and architectural proportions. Despite the building having been extended at basement and ground floor level, the original proportions of the building remain clearly evident. The front elevation, although altered by the removal of the lightwell and insertion of the shop front, conforms with many others within the wider group. The alterations to accommodate the shop front part of the architectural significance of the building. The valley roof, which is an original shape but is not original fabric, has some significance in terms of providing evidence of the original construction. However, the mansard roofs to Nos.26-60 are also of historic interest. The homogeneity of the London terrace house is one of the key characteristics in terms of architectural significance, therefore any changes which restore greater homogeneity to the roofline would enhance the architectural significance of the building and its setting.

Artistic Significance

- 4.11 The building has no known artistic significance.

Historic Significance

- 4.12 The historic significance of the building can be derived from past events, people and developments. The architectural design of the building and its role within the wider group provides evidence of the architectural design that was prevalent in the early 19th century. The Trade Directory and Post Office records and the historic map regression provide evidence of how the building functioned throughout history; namely starting out as a residential dwelling, but evolving to include a shop in the late 19th century and more recently an office at basement level. Post Office Directory records indicate that the shop was occupied by James Richard Aughtie, an upholsterer, in 1902. The information derived from the surviving fabric and secondary research is of historic significance as it provides evidence of the changing use of the building and the area throughout its history.

Setting

- 4.13 The setting of the building can be considered two-fold. The primary setting of the building is confined to its rear garden setting. The rear garden is surrounded by a brick wall and a timber fence. The garden is substantial and allows the rear elevations of the application site and the wider groups of listed buildings to be viewed. Otherwise, the rear elevations cannot be seen from the public realm.
- 4.14 The wider setting of the listed building also has significance. It is clear from the brickwork, architectural proportions and

architectural detailing that these buildings were originally all identical in terms of their design and materials. It is apparent, however, that although alterations have been made over the years, that a significant degree of historic fabric and detailing survive. These incremental changes, however, add to the archaeological and historic significance of the buildings as they provide evidence of how and why they have evolved over time, accommodating ever changing requirements of new occupants and owners.

- 4.15 One of the main differences apparent across the wider group is the two distinct roof forms. The valley roof form, which the application site has, is an uncommon roof form across the wider terrace. Only 5 out of the 24 listed buildings within the terrace have valley roofs. The common roof form across the terrace is the mansard roof, visible at the rear but masked by a brick parapet pierced by sash windows to the principal frontage. Both are historic roof types of the London terrace house.
- 4.16 The front elevations of many of the buildings within the wider terrace suggest that many of these properties are very neglected and run down. Those properties which are in use as flats and occupied enhance the wider terrace and provide the streetscape with surveillance at all times of the day. Those upper floors which are only used for storage impair the appearance of the listed buildings and the streetscape.
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5.0 ASSESSMENT OF THE PROPOSALS

- 5.1 Each of the works outlined in Section 1.0 are considered below with regard to national and local planning policy and with regard to the significance of the building. In short, the proposals would retain evidence of the original plan form of the building, the extensions will replicate (in part) the listed buildings on either side and the surviving historic fixtures and fittings will be restored to improve the somewhat tired interior.
- 5.2 Installation of internal staircase to provide access between the ground floor shop and basement storage area
- 5.2.1 The proposals would retain the footprint of the front room, albeit with a new staircase inserted to provide access between the ground floor and basement so the front room will only be used by the ground floor shop. It was not possible to gain access into the shop so it is not known whether any historic flooring remains within the shop. However, the installation of the staircase could be considered as a reversible alteration which could be removed and the original floor plan reinstated.
- 5.2 Conversion of office at basement level into a 2-bed residential unit
- 5.2.1 The change of use of the basement to residential use will restore the original use of the building to a greater degree.
- 5.2.2 The existing basement retains no significant fixtures or fittings and is of lesser architectural significance compared to the upper floors. It does retain evidence of the original plan form of the building and the original window opening in the original rear wall of the building survives, now as an internal opening.
- 5.2.3 Except for the removal of the original basement window and creation of a new doorway, evidence of the original basement wall would be retained. New partitions can be considered as a reversible alteration which could be removed to restore the original plan form in the future, without harm to the significance of the listed building.
- 5.4 Erection of rear extension at basement level
- 5.4.1 The addition of the basement extension would cause less than substantial harm to the significance of the heritage asset. Only a small amount of late 19th century historic fabric, which has already been harmed by insensitive cement pointing, would be lost through the removal of the late 19th century rear basement wall. The existing sash window within the rear wall is original to the late 19th century extension. Although this would be removed, it would be reinstated at ground floor level to replace the modern replacement which currently exists. This would be a heritage gain.
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5.4.2 The proposed basement extension would have minimal impact on historic fabric and due to the large rear garden, would also have only a minimal impact on its setting. The scale of the extension will reflect the visible outbuildings within the rear garden of No. 16 Camden Road, which are visible from the garden of the application site. These historic outbuildings clearly form part of the wider setting of the listed building. One can conclude therefore that garden extensions and outbuildings form part of the historic character and setting of these listed buildings.

5.4.3 It should also be noted that a very large (7.5m deep x 9.15m width), modern extension, approved by the Council in 2003 (2003/1452), exists within the rear garden of 40 Camden Road. This extension covers 50% of the rear garden and was considered acceptable to the Council. No.40 was Grade II listed when the application was considered.

5.4.4 Half of the existing garden of the application site would remain undeveloped as usable garden space, which would ensure the listed building, and wider group, would continue to be visually appreciated from its garden setting. Whilst the setting of the listed building would change, the harm caused would be less than substantial. Public benefits which would arise from the proposals include improvements to the appearance of the building. The brickwork will be pointed using lime render with a flush joint as opposed to cement render with weather-struck pointing which currently exists. Thus, the appearance of the building and the wider setting of the listed properties on Greenland Road would be improved.

5.5 Erection of rear extension at first floor level

5.5.1 The proposed first floor rear extension would follow the volume of the basement and ground floor rear extensions and would echo the rear extension of No.22 Camden Road, which would restore some consistency to these two dwellings. After all, one of the significant characteristics of early 19th century terraced houses, as specified in the 'London Terrace Houses 1660-1860' guidance document, is that *"Individual houses did not compete with each other but were subordinate to the overall composition"* (p.3).

5.5.2 The rear elevations of the Camden Road listed terrace are not unaltered. In fact, they are greatly altered. Mansard roofs have only been added to part of the terrace (Nos.26-62) and rear extensions differ in design and scale. Accordingly, there is no significant consistency to maintain or replicate.

5.5.3 The Grade II listed terrace on Greenland Road (Nos.7-41 (odd)) has a far greater degree of consistency at the rear in terms of the original character and appearance compared to the rear elevations of Camden Road terrace.

5.6 Erection of a mansard roof

5.6.1 It is significant to recognise that planning permission was **granted** for a mansard roof extension to the application site and the adjacent property (No.22 Camden Road) at appeal in 1990. Whilst these permissions have expired and not been implemented, this is considered to be an important consideration

which must be taken into account. The property, and the adjacent property, were Grade II listed at the time permission was granted, suggesting that the Planning Inspector determined the erection of a mansard roof would not cause harm to the special interest of this, and the adjacent listed building.

- 5.6.3 Plate 16 in Appendix 2 demonstrates the existing roof timbers are not historic and appear to date from the 1960s (note the close boarding between the rafters). Accordingly the removal of the existing roof would not result in the loss of any significant historic fabric.
- 5.6.4 It is not known when the mansard roofs were added to Nos.26-62 Camden Road but the design and casement windows suggest they are historic. The reason for Nos.18-24 having not been extended at roof level is not known but may be a result of ownership. It is understood that Nos.26-62 are or were previously in Council ownership.
- 5.6.5 The proposed mansard roof would identically replicate a characteristic feature of the wider terrace. Therefore it would not harm the character or appearance of the terrace. Instead, it would improve the character and appearance by reinstating a greater degree of completeness which has been, in part, been lost.
- 5.6.6 There is no known significance in terms of the 'group' of properties without the mansard roofs. As a result, there would be no harm to the significance of the application site or the 'group', only an improvement to the appearance of the wider terrace.

- 5.6.7 Whilst the valley roof form is characteristic of the London terrace house, mansard roofs are also characteristic. Given that the mansard roofs along the wider terrace are more historic than the existing valley roof and, moreover, are more prevalent across the terrace than the valley roof form, it is considered that a mansard roof would be a more appropriate form of roof. A mansard roof which identically matches the existing mansard roofs would enhance the architectural significance of the terrace which accords with national and local planning policy.

5.7 Internal alterations

First Floor

- 5.7.1 The front room, which originally would have been one of the most significant rooms, used for entertaining, will remain as one room. The original doorway off the hallway will be blocked but the architrave will be retained. The door is a modern plasterboard replacement so no historic fabric will be lost when this is removed. The original cornice will be restored by the careful removal of the layers of paint to uncover the original detail.
- 5.7.2 A new doorway is proposed between the front and rear room. A six panelled door and architrave to match the original will be installed.
- 5.7.3 The existing modern partitions in the rear room will be removed to uncover the original chimneybreast and the original cornice will also be restored. New partitions for the

new bathrooms will be scribed around the original cornice and skirting.

- 5.7.4 Although the original window will be removed, a nib of wall and the fabric adjacent to the existing window will be retained as evidence of the original rear wall and plan form.

Second Floor

- 5.7.5 The original doorway into the front room will be blocked. The existing modern door will not result in the loss of any historic fabric. The historic architrave will be retained in situ as evidence of the original plan form. A new doorway will be inserted to provide access between the front and rear rooms and architraves will match the originals. The new partitions proposed to create a WC within the front room and shower in the rear room will be scribed around existing skirting and cornices. Both are reversible alterations and of a scale which would allow the original scale of the rooms to remain apparent and the chimneybreasts uncovered.

- 5.7.6 A new dogleg staircase will be inserted within the stairwell and will follow the form of the original staircase. The new balusters will replicate the original simple squared design. No cornices would be installed within the staircase bay or on the new floor above.

Third Floor

- 5.7.7 The floor plan would follow the general arrangement of the front and rear room to echo the historic character of the building listed.

5.8 Refurbishment of historic fixtures and fittings

- 5.8.1 All of the historic fixtures and fittings, including the sash windows, staircase, door and window architraves and floorboards, where they survive, will be retained and refurbished to improve the historic internal character.

- 5.8.2 Only the upper sashes of all of the timber sash windows are original with lambs tongue glazing bars. The lower sashes, however, have been replaced by modern sashes which have internal horns, suggesting they were installed incorrectly and should have been external upper sashes.

- 5.8.3 The windows will be overhauled with brush seals to improve their acoustic and energy efficiency. Secondary glazing is also proposed and will be designed to respect the design of the windows and will be installed to abut the internal staff bead.

6.0 SUMMARY

- 6.1 The application site is a Grade II listed building and as such recognised as a designated heritage asset. Legislation and local planning policy seek to ensure the special interest and significance of the heritage asset and its setting are fully understood and that works preserve or enhance its significance.
- 6.2 The significance of the building has been assessed by an accredited heritage professional, in accordance with the NPPF. This assessment of significance has determined that the building has archaeological, architectural and historic significance derived from its surviving historic fabric, plan form, garden setting and integral role within a wider group of listed buildings.
- 6.3 The proposed alterations have been designed to respect the significance of the listed building and its setting and the settings of the listed buildings within the wider group.
- 6.4 The proposed rear extensions will reflect those of adjacent buildings, particularly the rear extension at No.22 and the outbuildings at No.16, and would restore a greater degree of homogeneity, integral to the significance of the building.
- 6.5 It is significant to recognise that planning permission was granted for a mansard roof extension to the application site in 1990. Whilst the permission has expired and not been implemented, this is an important factor which must be taken into account. The property was Grade II listed at the time permission was granted. Thus, the Planning Inspector determined that the erection of a mansard roof would not cause harm to the special interest of the listed building or its setting.
- 6.6 Only 5 out of the 24 listed buildings within the terrace have valley roofs; most have mansard roofs. The proposed mansard roof has been accurately designed to identically replicate the design of the existing mansard roofs which are consistent across the wider terrace, to preserve and enhance the architectural and historic significance of the listed building and wider its setting.
- 6.7 In accordance with Camden's planning policy DP25, relating specifically to listed buildings, the following conclusions can be drawn in relation to the proposals:-
- The proposals do not constitute total or substantial demolition,
 - The proposed change of use, alterations and extensions would not cause harm to the special interest of the building; and
 - would not cause harm to the setting of the listed building by virtue that the original scale of the building will remain evident and half of the garden will remain.
- 6.8 Many of the internal alterations are reversible alterations which could be removed and the original plan form reinstated with little impact on the special interest of the listed building.
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- 6.9 All of the restoration works will be undertaken in accordance with BS 7913: 2013 and all materials will match the existing historic materials.
- 6.10 The NPPF states that where proposed alterations would cause less than substantial harm to a designated heritage asset, which is concluded in this instance, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The property will provide a greater amount of housing than the current building will allow thereby supporting one of the Council's chief housing needs.
- 6.11 National policy and guidance is clear that conservation is a process of managing change, not simply preserving a heritage asset for its own sake. The emphasis is on understanding what is special about a heritage asset, and by extension, identifying those elements which are capable of accepting change without harm to the special heritage values of a place. The alterations which are proposed would preserve much of the significance of the historic building whilst allowing it to evolve to accommodate modern housing requirements.
- 6.12 Whilst changes are proposed, the overall package of refurbishment proposals must be considered. The proposals will lead to the demonstrable enhancement to the appearance of the application site which will aid in improving the appearance of the building the wider terrace which is extremely run down.
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APPENDIX 1
Statutory List Description

NUMBERS 18-62 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 18-62 AND ATTACHED RAILINGS

List entry Number: 1272437

Location

NUMBERS 18-62 AND ATTACHED RAILINGS, 18-62, CAMDEN ROAD

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: 476817

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

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

Selected Sources

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

National Grid Reference: TQ 29042 83984

APPENDIX 2

Photographs of the application site



Plate 1. Aerial view of application site and wider terrace

BASEMENT

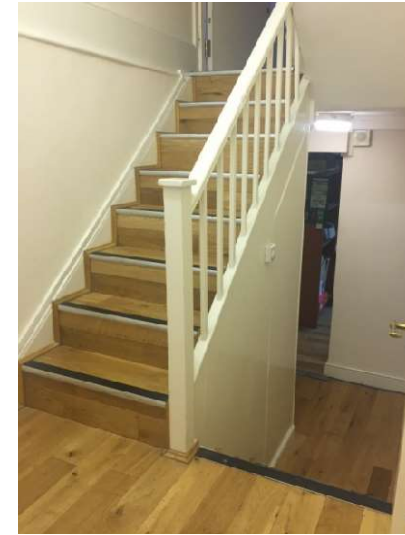


Plate 2. Basement staircase

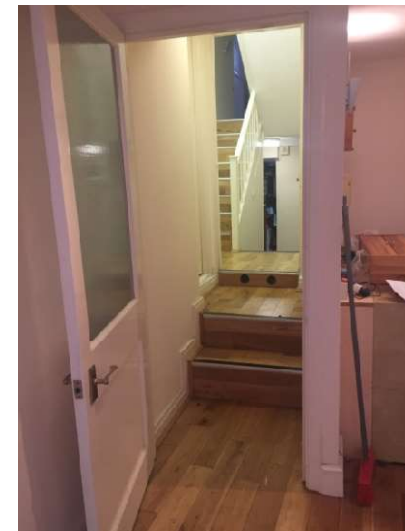


Plate 3. View from 19th century addition



Plate 4. Original window opening

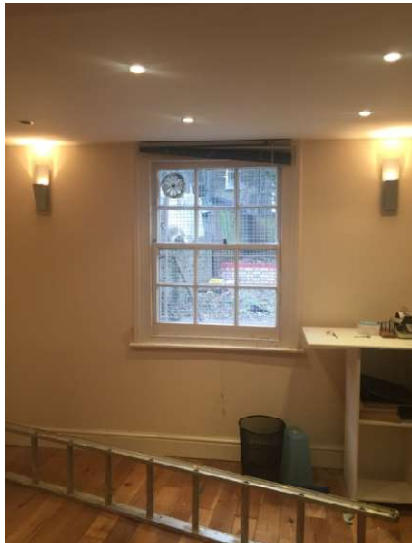


Plate 5. Late 19th century window

GROUND FLOOR



Plate 6. Original gas lamp fitting



Plate 7. Original doorway, now blocked, & corbel

FIRST FLOOR



Plate 8. Front room, original cornice, skirting and top sashes



Plate 10. Modern bathroom partition



Plate 9. Original chimneybreast. No original fireplace survives

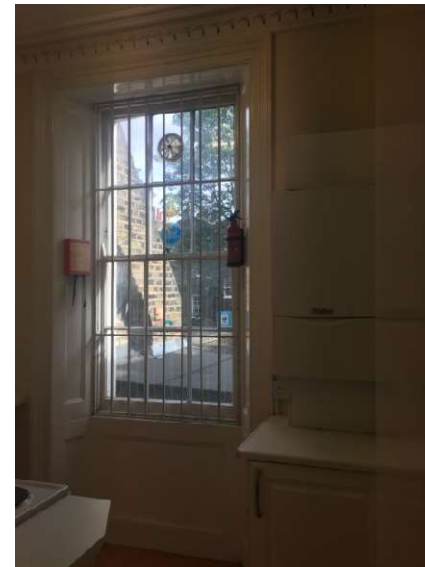


Plate 11. Rear window, modern bottom sash

FIRST FLOOR STAIRCASE BAY



Plate 12. Ground to first floor flight



Plate 13. First to second floor flight

SECOND FLOOR



Plate 14. Original window, modern bottom sash



Plate 15. Boxed in chimney breast, no cornice

ROOF



Plate 16. Modern roof timbers and close boarding

REAR ELEVATION & SETTING



Plate 17. Rear elevation with late C19th extension



Plate 18. Three storey extension to No.22



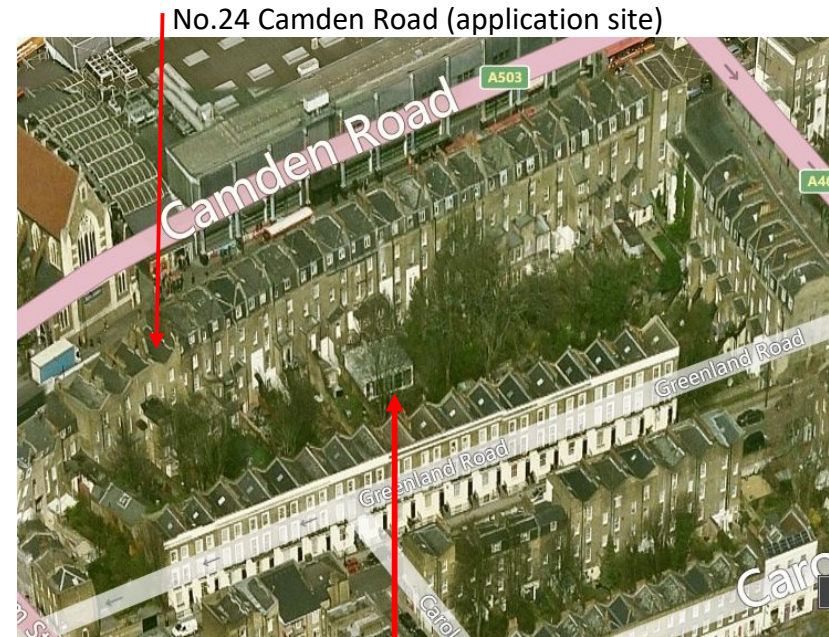
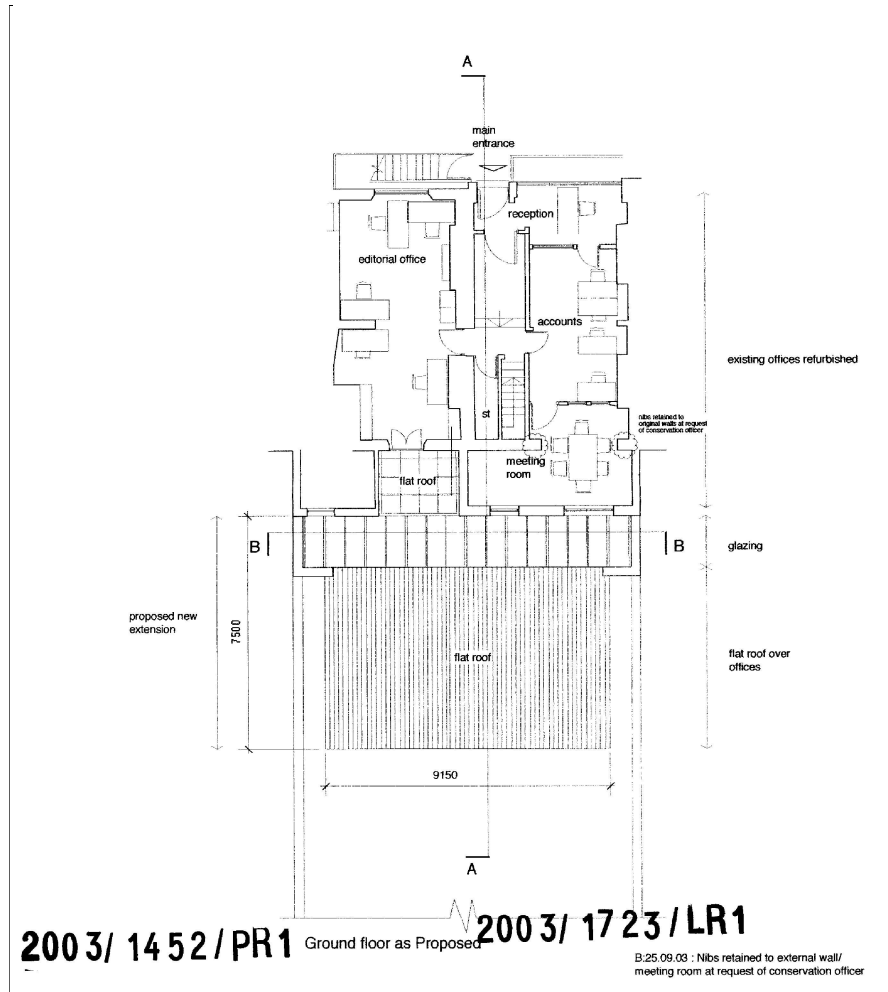
Plate 19. Rear extensions to No.16 Camden Road demonstrating Buildings within the rear gardens is a characteristic of the locality



Plate 19. Nos.26 (far left) to 62. Note the large extension in the Garden of No.40 Camden Road (see Appendix 3)

APPENDIX 3

Rear extension, approved by the Council,
at No.40 Camden Road



No.40 Camden Road