

Donald Insall Associates

Chartered Architects and Historic Building Consultants

6 Regent's Park Terrace

Historic Building Report
for Neil Wilson Architects

October 2016



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For Neil Wilson Architects

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1.1 Introduction

Donald Insall Associates were commissioned by Neil Wilson Architects in September 2016 to assist them with a revised application for 6 Regent's Park Terrace, London, NW1 7EE.

Planning permission and listed building consent have been granted for the refurbishment of this single-family dwelling, which includes the addition of a two-storey conservatory (2016/3393/L & 2016/3302/P). The Council previously raised concerns regarding the introduction of a room at ground-floor level within the conservatory. As such, the floor at this level was omitted from the consented scheme but consent was granted for a two-storey rear 'glass box'. This revised application now seeks permission to re-introduce the floor level, to be accessed from the closet wing, as well as some other minor changes to the approved scheme.

The investigation has comprised historical research, using both archival and secondary material, and a site inspection. An illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out below. Section 4 provides a justification of the revised scheme according to the relevant planning policy and guidance.

1.2 The Building and its Legal Status

6 Regent's Park Terrace is a Grade II-listed building located in the Primrose Hill Conservation Area in the London Borough of Camden. Development which affects the special interest of a listed building or its setting, and development in conservation areas requires listed building consent and planning permission.

The statutory list description is included in Appendix I and a summary of the conservation area statements provided by the local planning authority is in Appendix II, along with extracts from the relevant planning policy documents.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to have *'special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess; and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas'*.

In considering applications for listed building consent or planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework. At the heart of the Framework is *'a presumption in favour of sustainable development'* and there are also specific policies relating to the historic environment. The Framework requires local authorities

to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The Glossary to the National Planning Policy Framework defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Framework, in paragraph 128, states that:

In 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.

Section 1.3 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact on the proposals.

The Framework also, in paragraph 132, requires that local planning authorities, when considering the impact of a proposed development on the significance of a designated heritage asset, should give 'great weight ... to the asset's conservation' and that 'the more important the asset, the greater the weight should be'. The Framework goes on to state that:

... 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.

Section 4 of this report provides this clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to or total loss of significance' of a designated heritage asset, the Framework states, in paragraph 133, that:

... 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, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 134, that:

... this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

1.3 Assessment of Significance

6 Regent's Park Terrace was constructed between 1841 and 1849 as part of the development of the area following the subdivision of the Southampton Estate in 1840. 6 Regent's Park Terrace forms part of a terrace of yellow-brick houses with rusticated stuccoed lower floors which are a common building type in this area.

The special interest of the listed building lies primarily in its external appearance and its contribution to the streetscene and wider conservation area. Of high significance is also its remaining plan form (particularly at ground and first-floor levels) and surviving historic features.

1.4 Summary of Proposals and Justification

In 2016 planning permission and listed building consent (2016/3393/L & 2016/3302/P) was granted for the refurbishment of this single-family dwelling with the addition of a two-storey conservatory and minor internal alterations. These proposals are being resubmitted as part of this application, in addition to some minor changes. The proposals are outlined in the drawings and Design & Access Statement produced by Neil Wilson Architects which accompany this application. These are also discussed in detail in Section 4 of this report. In summary, the proposals involve the addition of a floor into the consented conservatory at ground-floor level, changes to the roof-level skylights, and the introduction of underfloor heating in the basement.

Previously, the Council raised concerns regarding the introduction of a ground-floor room within the conservatory as Officers were of the opinion that the 'internalisation' (which we understand to mean the change to the aspect of the room, looking out to a garden or yard, and not to another internal space) of the rear ground-floor room would cause unacceptable harm to the significance of the listed building. As such, the floor was omitted from the consented scheme, although consent was granted for a two-storey rear 'glass box'.

This revised application now seeks permission for this element of the works and Section 4.2 provides a clear justification for its acceptability. Furthermore, the existing French doors would be locked shut and access would be gained through the closet wing, lessening the 'internalisation' of the rear ground-floor room. In addition, several examples of similar proposals which have received consent are outlined in Section 2.4.

Overall, the proposals offer a good balance of intervention and restoration, and would secure the conservation of the building in its optimum viable use, which is that for which it was originally built. They should, therefore, be granted planning permission and listed building consent.

John Rocque's 1746 map of London shows that the land north of Tottenham Court and what was then known as Mary Le Bone (now Marylebone) was predominantly arable land [Plate 1]. It was not until the early 19th century that development of London reached beyond the Marylebone Road. In 1811, The Prince Regent (later King George IV) commissioned the architect John Nash to design The Regent's Park, with rows of grand terraced housing surrounding the landscaped park.¹ Richard Horwood's 1813 map of London records Nash's proposed plans for the new park alongside Chester Terrace [Plate 2].

The land north east of The Regent's Park belonged to Charles Fitzroy, 3rd Baron Southampton, and its development began after the completion of The Regent's Park. In 1820 Regent's Canal opened and soon after the London and Birmingham Railway line arrived, with a terminus located at Chalk Farm, just north of the Southampton Estate. The canal and railway are visible in an 1834 map of St Pancras Parish [Plate 3]. In 1840, Charles Fitzroy, 3rd Baron Southampton, sold the Southampton Estate in freehold portions for development. An 1841 plan of the estate shows the land broken up into plots and the development of some semi-detached housing along the north end of Gloucester Crescent as well as terraces on Park Street, Grove Street, Wellington Street and James Street [Plate 4]. However, in 1837 the railway terminus was relocated to Euston Square which cut through the estate and interrupted the development of the land.

The 1875-6 OS map shows the extent of development following the sale of the Southampton Estate plots, with the entire east side of Gloucester Crescent developed and new terraced housing erected on the west side of Gloucester Crescent, as well as large semi-detached villas west of Oval Road [Plate 5]. In addition, the proximity of the railway and the canal resulted in a number of industrial buildings north of Gloucester Road. Despite the amount of industrial activity, Charles Booth's 1889 poverty map of London described the houses in the area as mostly 'middle class/well to do' and those overlooking Regent's Park as 'upper class' [Plate 6].

The Blitz raids of 1941 caused some damage to buildings in this area. For example, the north end of Oval Road suffered some structural damage, whilst buildings on Arlington Road were damaged beyond repair [Plate 7]. A number of buildings on Inverness Street were totally destroyed.



1. John Rocque, *Survey of London, Westminster and Southwark* (1746)
2. Richard Horwood, *Map of London, Westminster and Southwark* (1813)





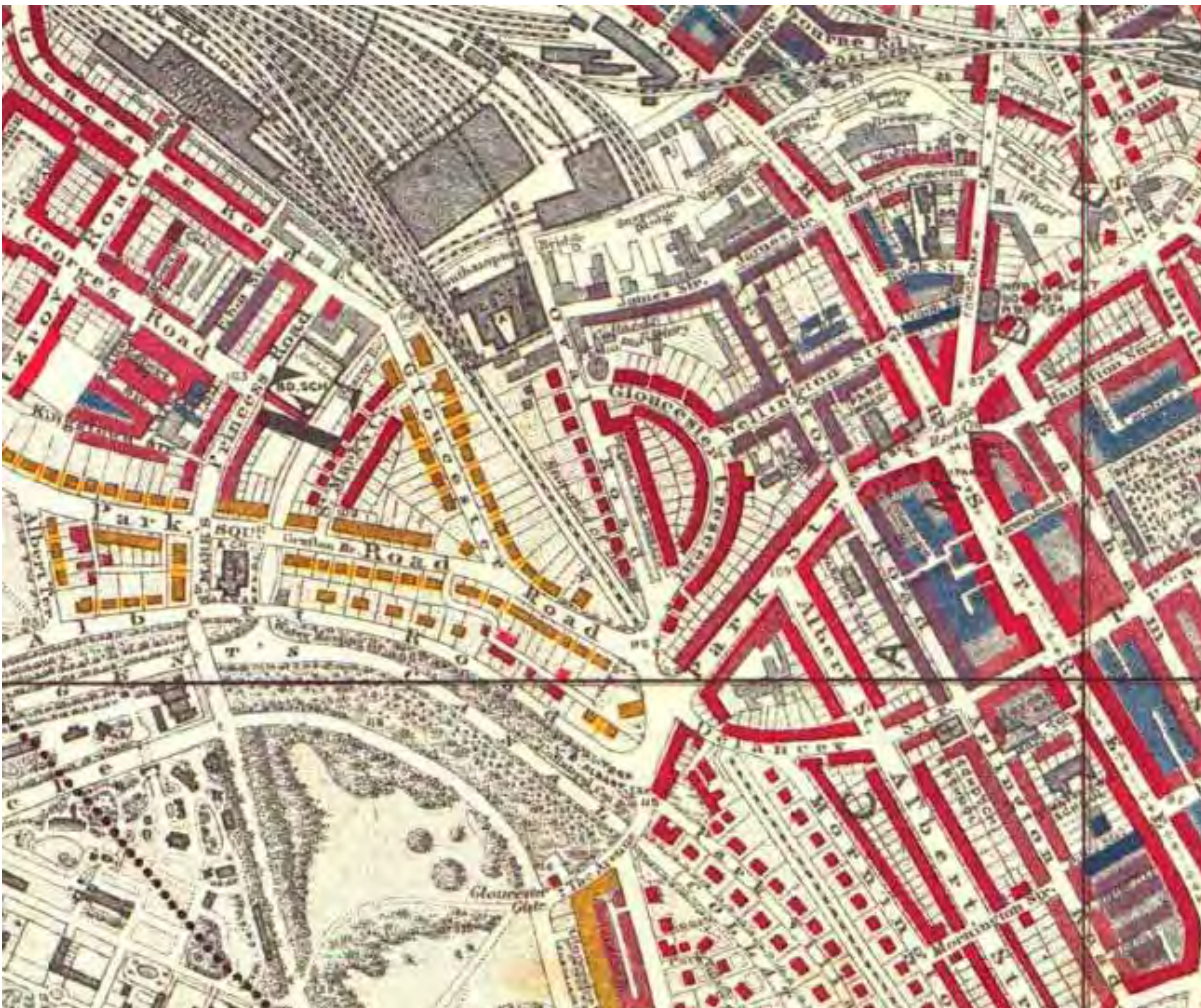
3. Map of St Pancras Parish (1834)

4. Plan of the Southampton Estate in the vicinity of the Regents Park (1841)





5. London Ordnance Survey Map (1872-3)
6. Charles Booth, Descriptive Map of London Poverty (1889)





7. Detail from London County Council, Bomb Damage Map (1939-45)

8. Map of St Pancras Parish (1849)

9. London Ordnance Survey Map (1868)





11. Detail showing 6 Regent's Park Terrace from Map of St Pancras Parish (1849)

2.2 Development of Regent's Park Terrace

The 1841 plan of the estate shows that Regent's Park Terrace had not been developed by this time [Plate 4]. The earliest evidence of Regent's Park Terrace is on an 1849 map of St Pancras [Plate 8]. It shows the terrace on the east side of Oval Road, on the site of the semi-circular green serving the houses on Gloucester Crescent; part of the green is also portioned off to form gardens. It also shows that the houses were set back from the street behind lightwells, with closet wings to the rear.

The 1868 OS map shows the new terrace on the west side of Gloucester Crescent, occupying the remainder of the green [Plate 9]. Booth's maps of London poverty record Regent's Park Terrace as 'middle class/well to do' [Plate 6]. The London County Council bomb damage map records minor blast damage on the south end of Regent's Park Terrace, at Nos. 1-4 [Plate 7]. The rest of the terrace appears to have been unharmed; a photograph from 1958 of the terrace shows that the street consequently maintained its historic character [Plate 10].

2.2 6 Regent's Park Terrace

No. 6 constructed between 1841 and 1849. The 1849 map shows that No. 6, along with several adjoining houses to the north, was set back from the north and south ends of the terrace [Plate 11]. No. 6 also had a large closet wing which appears to be an original feature; the other houses in the terrace are also shown with similarly sized closet wings.

10. Photograph showing nos. 1-22 Regent's Park Terrace (1958)





Occupancy records for 1851 reveal that one of the earliest residents at 6 Regent's Park Terrace was the physician and biologist William Benjamin Carpenter.² Carpenter's ideas on the nervous system, brought together with new experimental knowledge—especially on reflex action and moral will - mediated the spread of a physiological and psychological science of human nature in Britain.³ He was also instrumental in unifying the University of London in 1836.

The 1870 OS map shows that a smaller outbuilding was attached to the rear of No. 6's closet wing, as with all the houses in the terrace [Plate 12]. However, this outbuilding appears to have been removed by the 1934 OS map [Plate 13]. The house experienced no bomb damage during the Second World War and in 1974 it was listed along with the rest of the houses on Regent's Park Terrace as Grade II.

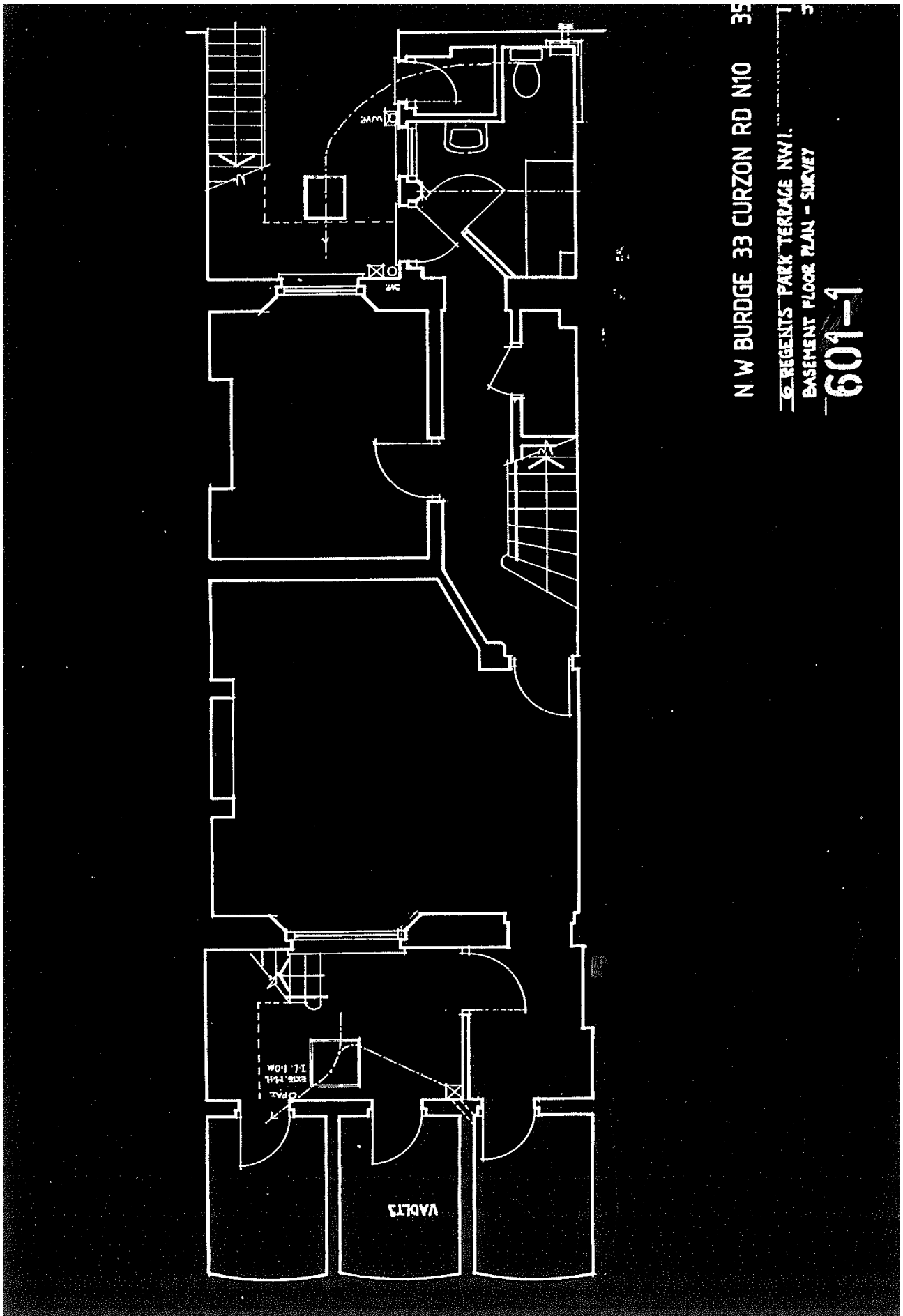
Drainage plans can provide early internal plans and sections of buildings. Unfortunately, no early drainage plans exist for 6 Regent's Park Terrace. However, as the building is a typical example of mid-19th-century terraced townhouse, it seems most likely that its internal layouts followed a characteristic late-18th/early-19th-century plan form: the ground floor would have included an entrance hall, staircase, and front and rear rooms; while the upper floors and basement had a large front room with a staircase and smaller room to the rear.



A 1986 drainage plan of the basement shows this typical layout [Plate 14]. There are also three vaults beneath the road, in front of the lightwell. The closet wing is subdivided with partitions forming a WC and also a cupboard that is accessed externally. Entry from the house into the garden is via a doorway in the closet wing.

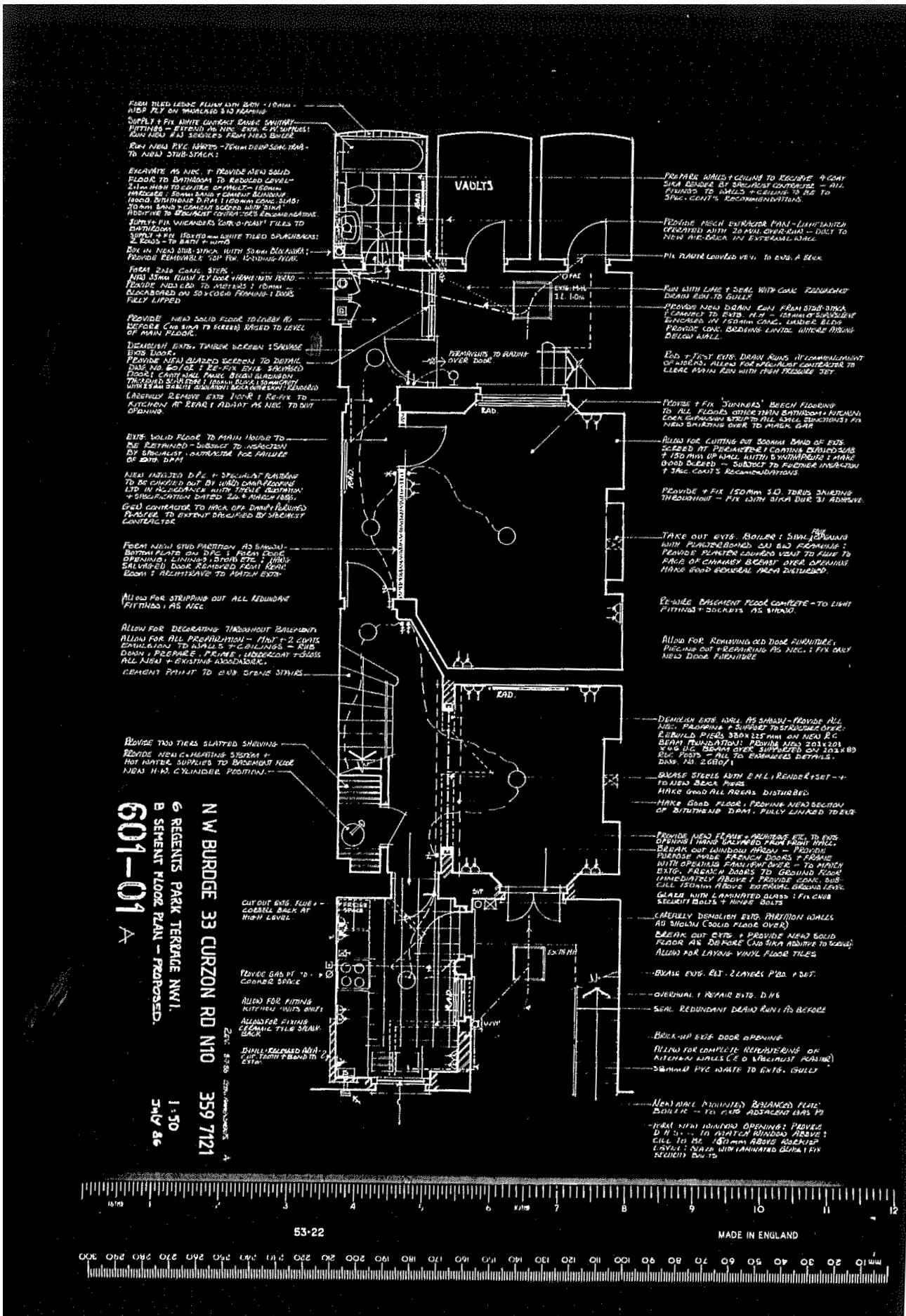
This 1986 plan also shows that there was a rear external staircase leading up to a balcony at ground-floor level. The proposed 1986 basement plan reveals that the balcony served a set of ground-floor French doors - as the proposals involved the replacement of the rear-room basement window with French doors that matched the design of the existing ones directly above at ground-floor level [Plate 15]. The ground-floor French doors would also have replaced an original window opening. It is unclear when the staircase and associated ground-floor French doors were added to the building as the staircase is not shown on any Ordnance Survey maps. However, a site visit has revealed that they are 20th century and, as there is no record of these changes, it is likely that these were installed prior to the listing of the building in 1974 when planning permission was not required.

12. *Detail showing 6 Regent's Park Terrace from Map of St Pancras Parish (1849)*
13. *Detail from London Ordnance Survey Map showing 6 Regent's Park Terrace (1934),*



N W BURDGE 33 CURZON RD N10 35
 6 REGENTS PARK TERRACE NW1.
 BASEMENT FLOOR PLAN - SURVEY
601-1

14. Drainage Plans of No. 6 Regent's Park Terrace (1986)



15. Plans showing proposed alterations to No. 6 Regents Park Terrace (1986)

2.3 Relevant Planning History

- **Ref: 2016/1531/P**
Conversion of 2x flats (1x 1-bed & 1x 4-bed) to form 1x single family dwellinghouse (5-bed) – Granted 8/6/2016
- **Ref: 2016/2425/L**
Removal of non-original partition at top of basement stairs in connection with conversion of 2x flats to form 1x single family dwelling house – Granted 8/6/2016
- **Ref: 2016/3393/L & 2016/3302/P**
Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level; internal alterations – Granted 12/8/2016.

2.4 Examples of Comparable Schemes

Advice received from the Conservation Officer during the progress of the earlier scheme indicated that what was objectionable to the insertion of the floor within the double-height conservatory was the ‘internalisation’ of the rear ground-floor room, which we understand to mean the change to the aspect of the room, looking out to a garden or yard, and not to another internal space. What follows is a list of similar schemes which have been granted planning permission and listed building consent, and which have resulted in the ‘internalisation’ of the rear ground-floor rooms of listed buildings.

2.4.1 Direct Access to Rear Addition from Rear Ground-Floor Room

The following consented examples have resulted in the ‘internalisation’ of the rear ground-floor room with the addition of a rear addition that is accessed from the rear room:

Schemes granted consent under the National Planning Policy Framework 2012

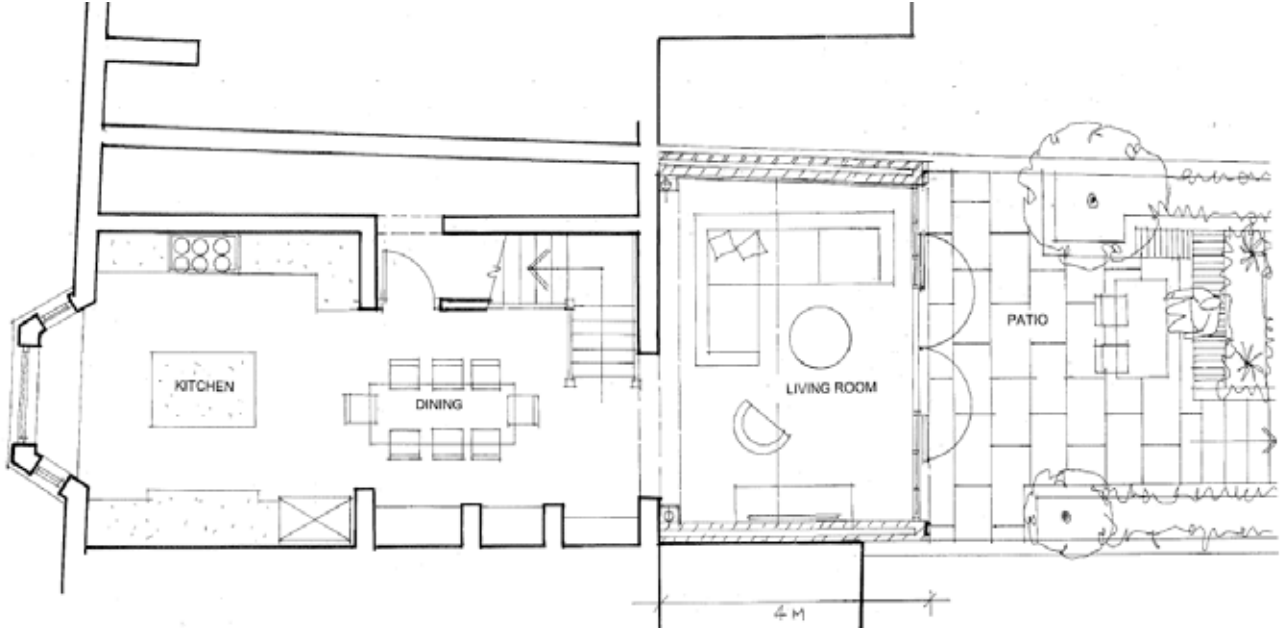
Whilst the Conservation Officer noted some schemes had indeed gained consent, it was held that the publication of the NPPF had changed the policy landscape such that this type of scheme would no longer be allowed unless ‘public benefits’ outweighed the perceived harm. This Report notes that this is inconsistent with policy; however, the following examples have all been granted consent after the publication of the NPPF and are therefore directly and entirely comparable.

55 Gloucester Crescent London NW1 7EG

'Erection of a single storey rear extension (4m deep x 5.7m wide x 3m high).' [Plate 16]

2016/0403/L & 2015/6658/P

Granted 21-03-2016



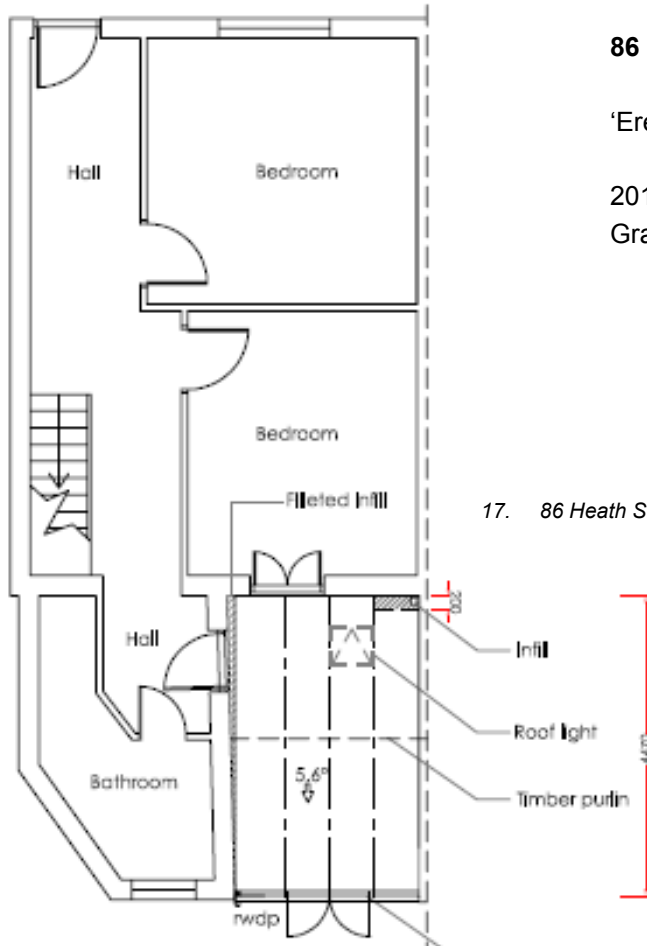
16. 55 Gloucester Terrace, access to rear extension through rear room

86 Heath Street London NW3 1DP

'Erection of a rear conservatory.' [Plate 17]

2013/3993/L & 2013/3968/P

Granted 06-09-2013

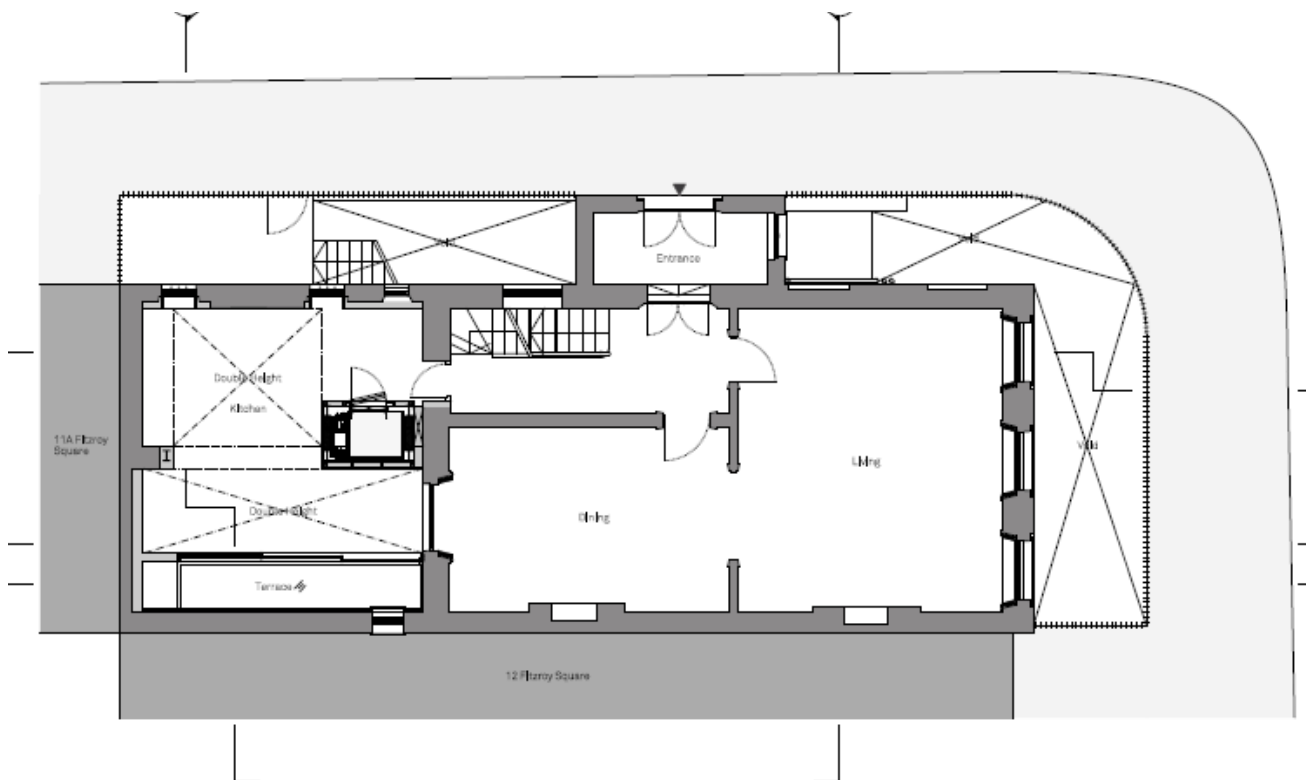


17. 86 Heath Street, access to conservatory through rear room

11 Fitzroy Square London W1T 6BU

'Erection of 2 storey rear infill extension at lower ground and ground floor level (following removal of existing lower ground floor level conservatory), replacement of window with door at rear ground floor level, new window at first floor level to Fitzroy Street elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwellinghouse (Class C3).' [Plate 18]

2013/0353/L & 2013/0351/P
Granted 11-03-2013



18. 11 Fitzroy Square, access to glazed rear structure through rear room

7 St Katharine's Precinct London NW1 4HH

'Excavation to create enlarged basement with rear lightwell, erection of conservatory at rear ground floor level, and re-landscaping of rear garden all in connection with existing dwellinghouse (Class C3).' [Plate 19]

2012/0264/L & 2012/0056/P

Granted Subject to a Section 106 Legal Agreement 21-12-2012



19. 7 St Katharine's Precinct, access to rear conservatory through rear room and closet wing

Schemes granted consent before the National Planning Policy Framework 2012

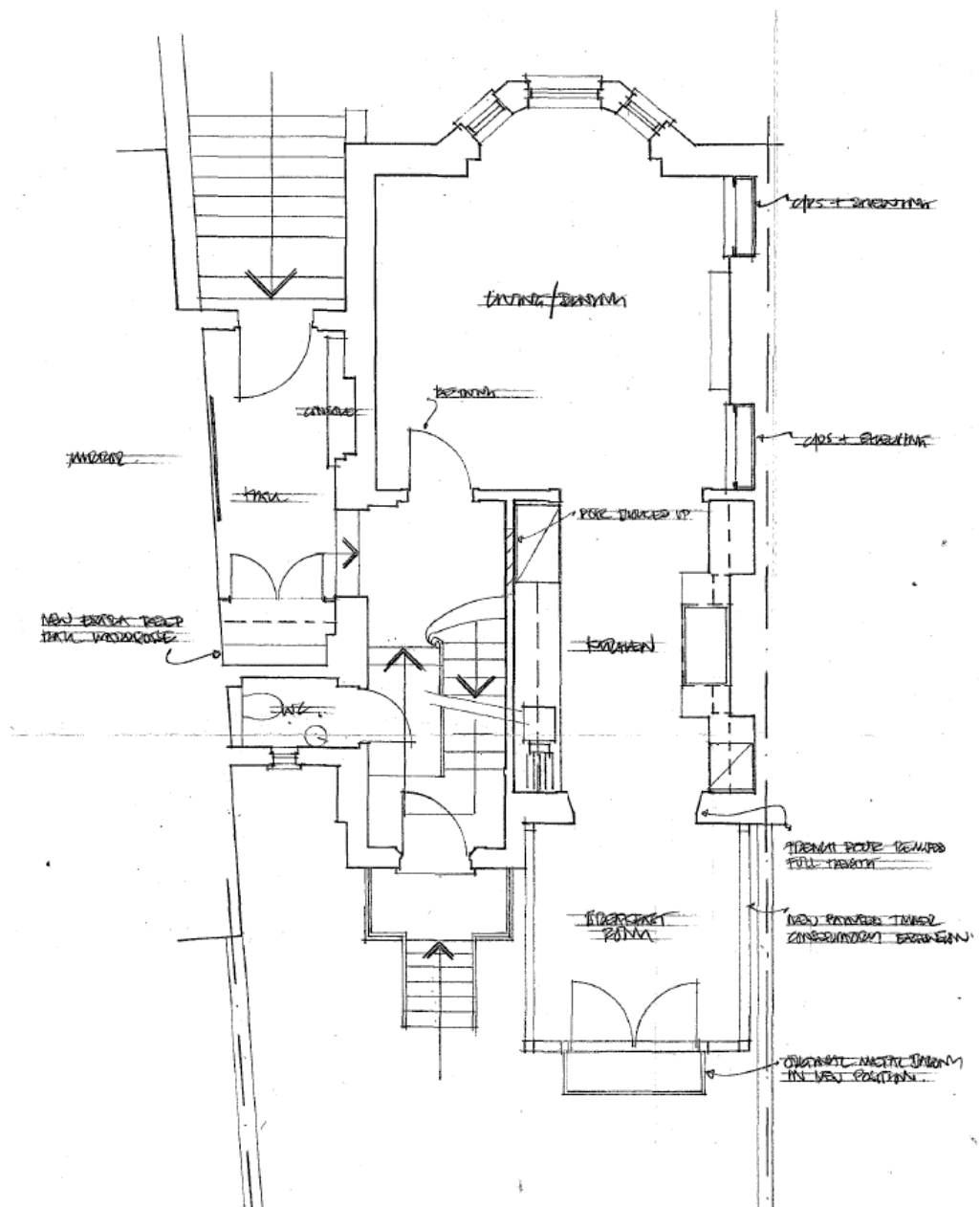
The following schemes were consented recently but prior to the publication of the NPPF, although several schemes were consented using the same local policies that are in place now.

60 Gloucester Crescent London NW1 7EG

'Erection of a two-storey rear extension with balcony, replacement of existing roof tiles and replacement of rear dormer window framing to single dwellinghouse.' [Plate 20]

2005/0318/L & 2005/0317/P

Granted 07-04-2005



20. 60 Gloucester Terrace, access to rear conservatory through rear room

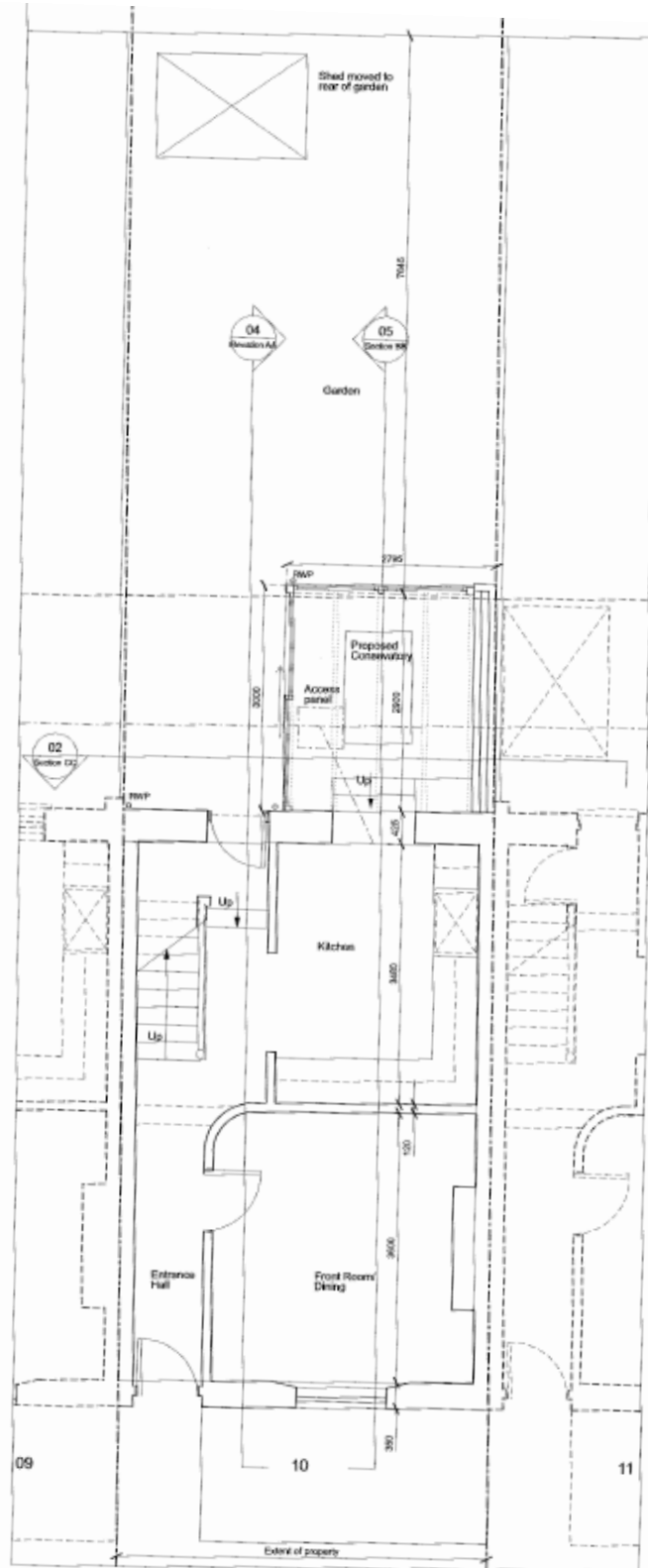
10 Medburn Street London NW1 1RJ

'Erection of a part width glazed rear conservatory extension to existing residential property.' [Plate 21]

2003/3404/L & 2003/3390/P

Granted 09-01-2004

- 21. 10 Medburn Street, access to rear conservatory through rear room



(01) Proposed Ground Floor Plan 1:50

2.4.2 Rear Addition Accessed from Closet Wing

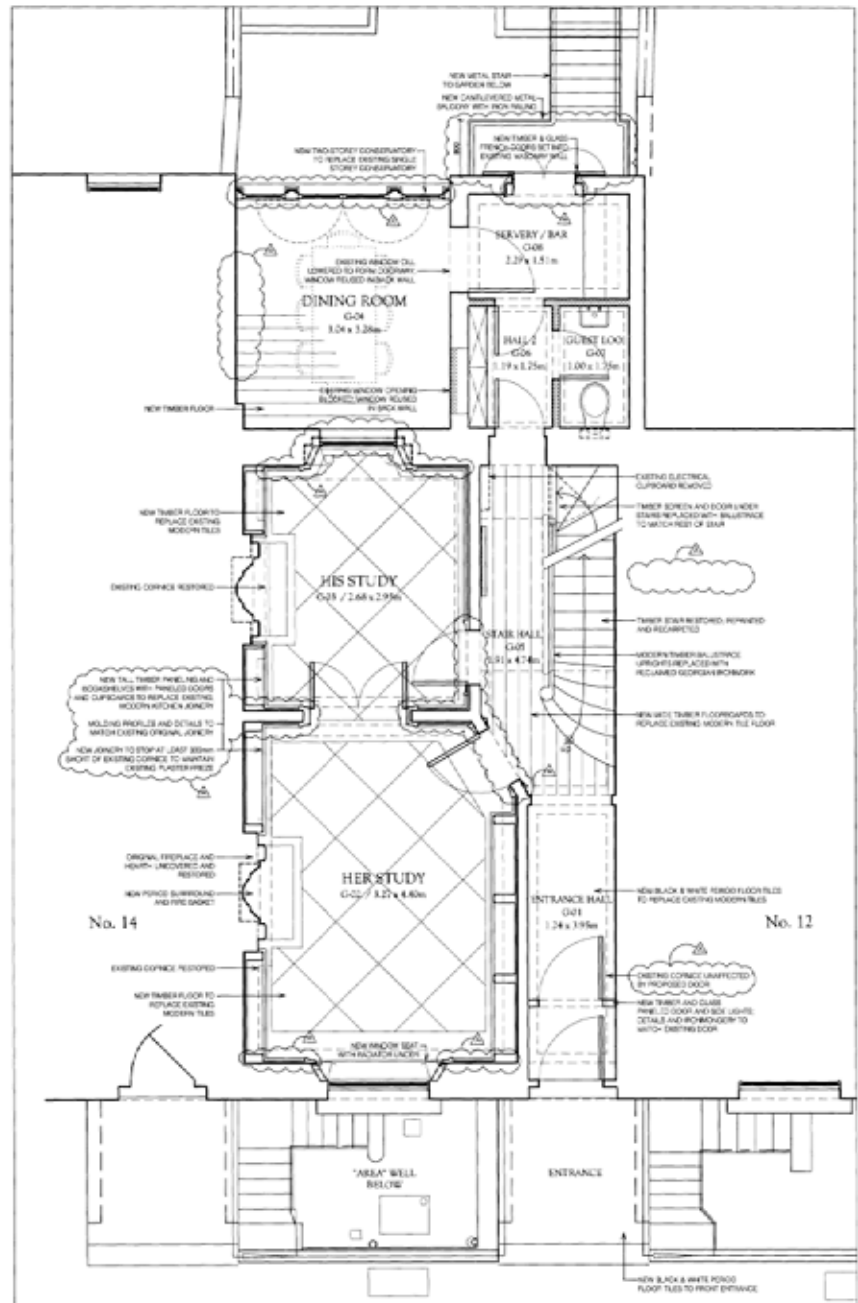
The introduction of a conservatory to the rear of the house even if accessed from the closet wing would still result in the change of aspect to the rear ground-floor room. These following examples were given consent:

13 Regent's Park Terrace London NW1 7ED

'Erection of two storey extension at lower ground and upper ground floor level to rear elevation, installation of balcony and staircase on upper ground floor rear elevation with additions and alterations to include the installation of roof light and solar panel to butterfly roof of existing house (Class C3).' [Plate 22]

2010/1997/L & 2010/1993/P
Granted 05-07-2010

22. 13 Regent's Park Terrace, access to rear conservatory through closet wing



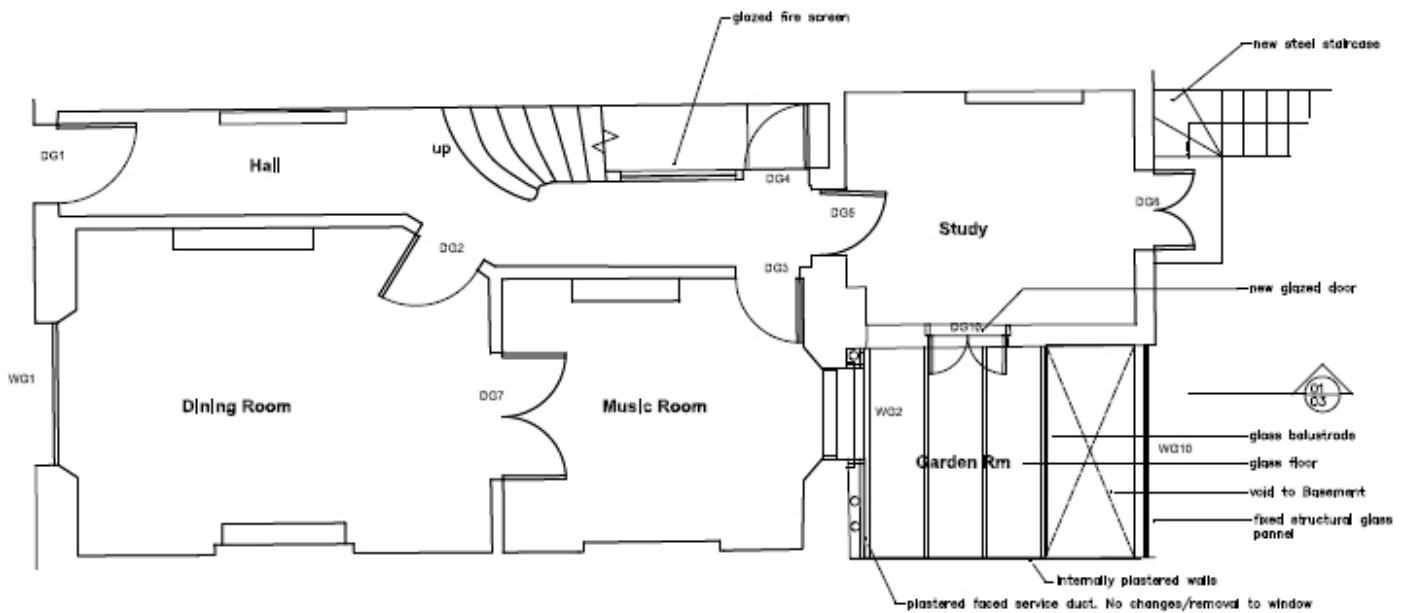
18 Regent's Park Terrace London NW1 7ED

'Alterations and additions to single dwelling house, including the erection of a two storey rear extension, erection of new staircase from rear ground floor to garden (following the demolition of a single storey rear conservatory and rear spiral staircase), installation of balustrading to rear first floor level flat roof and alterations to rear façade.' [Plate 23]

2008/4573/L & 2008/4488/P

Granted 28-11-2008

Wide balcony with a glass floor permitted.



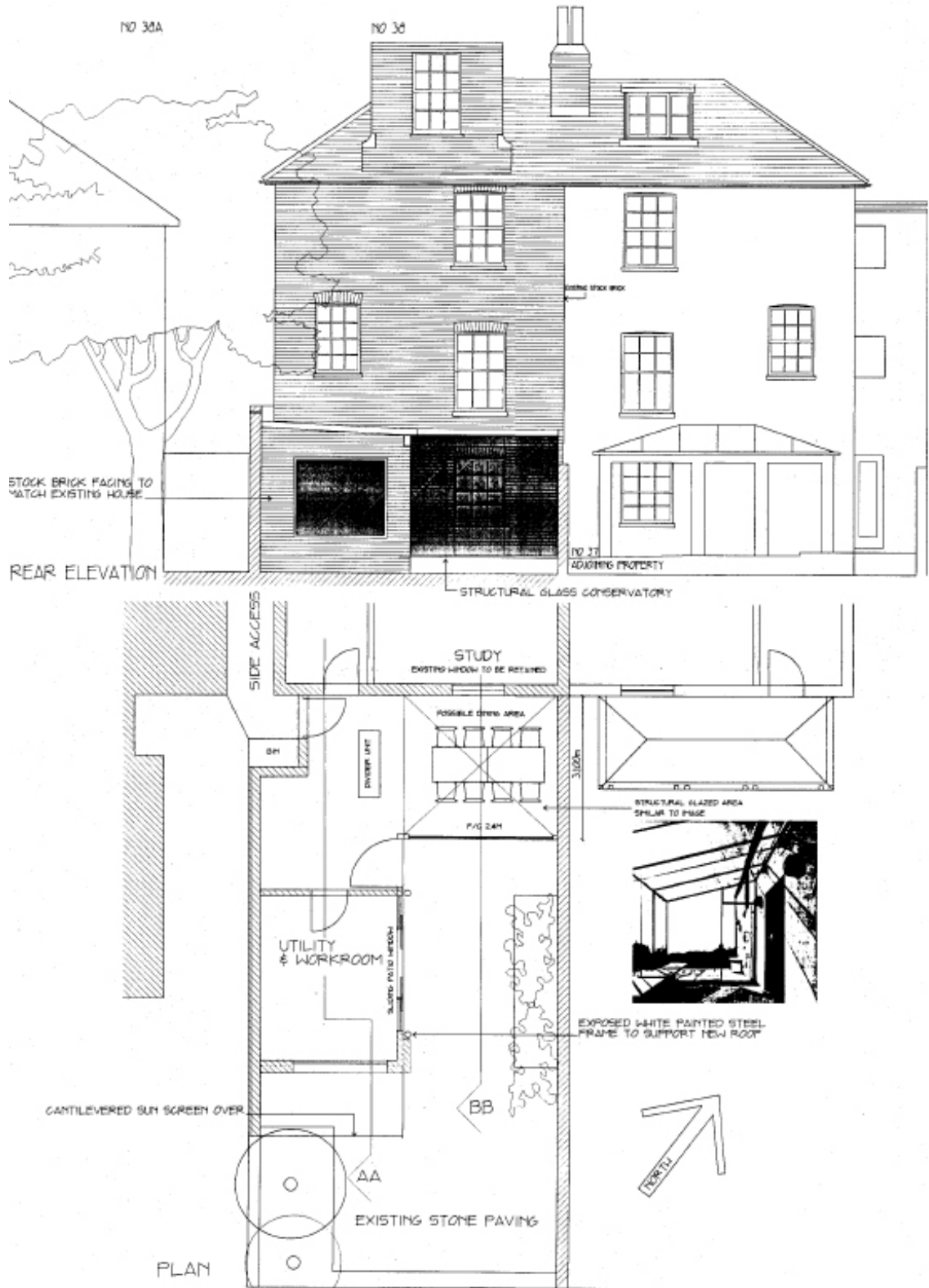
23. 18 Regent's Park Terrace, access to rear conservatory through closet wing

38 Downshire Hill London NW3 1NU

'Erection of a single storey rear conservatory and refurbishment of existing rear extension to a single family dwelling house.' [Plate 24]

2007/2671/L & 2007/2669/P

Granted 01-10-2007



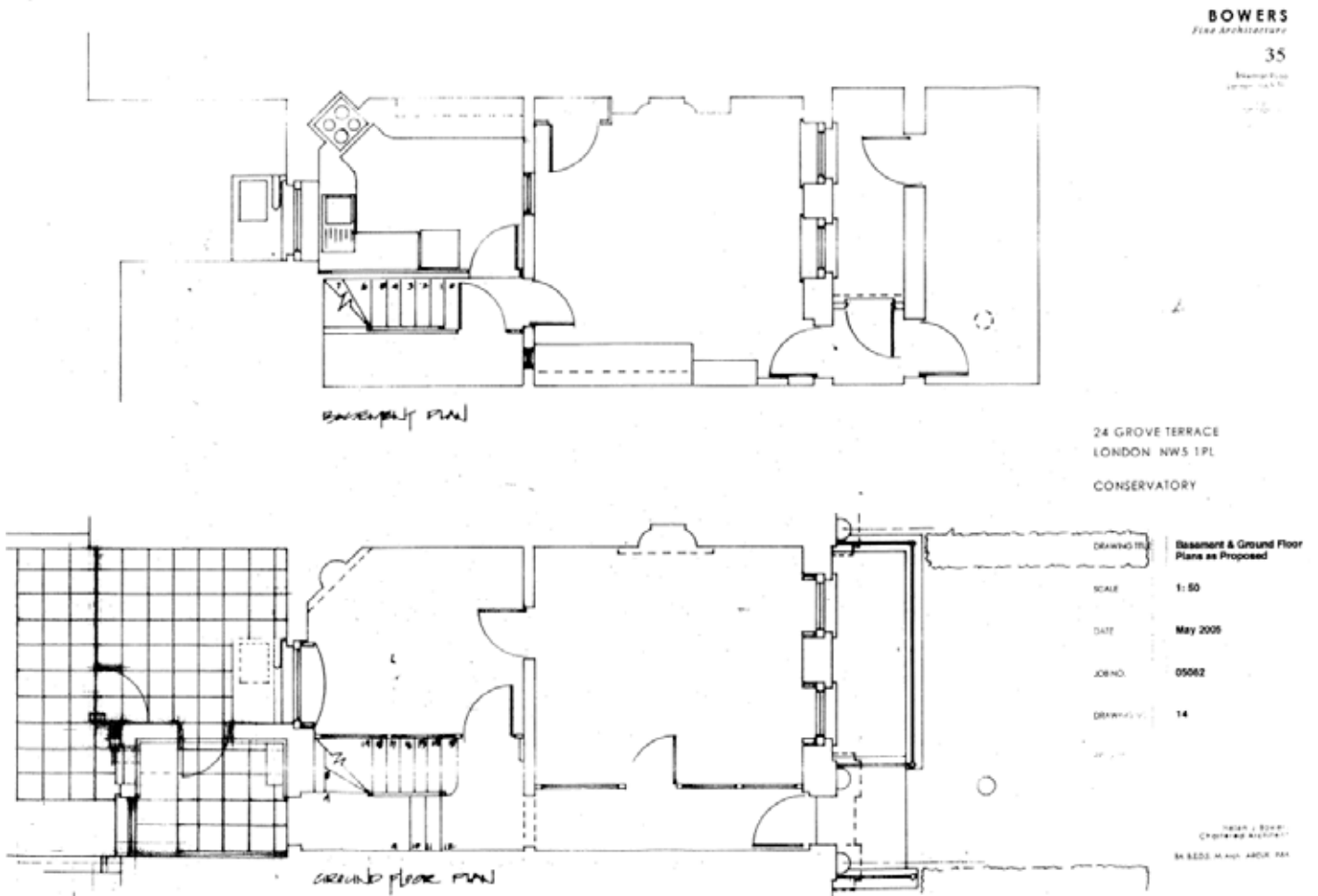
24. 38 Downshire Hill, access to rear conservatory through closet wing

24 Grove Terrace London NW5 1PL

'Erection of rear conservatory extension at ground floor level.' [Plate 25]

2005/2438/L & 2005/2437/P

Granted 24-05-2006



25. 24 Grove Terrace, access to rear conservatory through closet wing

2.5 Sources and Bibliography

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GLC Photographs Collection
Maps Collection

British Library

Maps Collection

Camden Local Archives

Drainage Plans
Occupancy Records
Census Records
Historic Maps Collection

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R. Smith, 'Carpenter, William Benjamin (1813–1885)', *Oxford Dictionary of National Biography*, Oxford University Press, 2004; online edn, May 2006 [<http://www.oxforddnb.com/view/article/4742>, accessed 21 Sept 2016]

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3.1 The Setting of the Building and the Conservation Area Context

3.1.2 The Setting

6 Regent's Park Terrace forms part of a Grade II-listed terrace of uniform houses which runs north to south between the east and west ends of Gloucester Crescent. It is located in the Primrose Hill Conservation Area, to the north-east of the Regent's Park Conservation Area. Whilst there is some commercial character in the vicinity of the site, the streets surrounding Regent's Park Terrace are predominantly residential.

Immediately west of Regent's Park Terrace is Oval Road which runs north to south between Gloucester Avenue and Regent's Canal alongside the railway line and comprises both 20th-century and mid-late-19th-century semi-detached housing. Regent's Park Terrace is set back from Oval Road behind a brick wall which encloses a narrow garden with trees, providing the street with a degree of privacy from traffic and pedestrians. The north and south ends of the terrace project from the buildings in the middle of terrace. The handsome and uniform appearance of the mid-19th century terrace contributes to the wider Conservation Area.

3.2 The Building Externally

3.2.1 Front Elevation

The building is two bays wide and four storeys high with a basement [Plate 25]. The building includes banded rusticated white stucco at basement and ground floor and yellow-stock brick at first, second and third floor. The house is set back from the street behind a lightwell which is enclosed by iron railings. It is also set back from the adjacent building, 5 Regents Park Terrace, but is in line with No. 7. Access into the building is via a short flight of steps in the south bay which bridges over the lightwell. The entrance door is panelled with a plain fanlight above. The ground-floor window in the north bay is a six-over-six sash, set into a plain surround.

At first, second and third floor there are two six-over-six sash windows which diminish in size according to floor level. Those at first floor have a plain architrave and an entablature supported on corbels. There is a cast-iron balcony which is continuous across the terrace. A plain-white stucco cill band separates the first and second floor, as well as the second and third floor. The parapet is decorated with a modillion cornice.

3.2.2 Rear Elevation

The rear elevation is five storeys high and two bays wide and is of yellow stock brick [Plate 26]. Some areas of the brick wall at basement level have been painted white. The closet wing is four storeys high and at second floor is set back from the lower levels.

At basement level are French doors providing access into the basement. There is a white-painted 20th-century metal staircase against the side

- 26. *Front Elevation*
- 27. *Rear Elevation*



wall of the neighbouring closet wing that provides access to the ground floor rear room through modern French doors. There are six-over-six sash windows to the upper levels. All of the window and door openings retain original segmental heads.

The rear elevation of the closet wing consists of: a six-over-six plain sash window at basement level; a small window opening with modern glazed louvres on the ground floor, in addition to small vents and some pipework; two tall rectangular casement windows with geometric fanlights on the first floor; and a three-over-three sash on the second floor, in addition to a small vent. The side elevation of the closet wing includes: a glazed door and six-over-six sash window at basement level; a pair of six-over-six sash window on the ground floor; and two tall rectangular casement windows with geometric fanlights on the first floor. All of the window openings have segment heads, apart from the first-floor windows which retain flat concrete lintels.

There are several downpipes and some wiring which run from the roof down to the basement level.

The roof is concealed behind a parapet which is continuous with the rest of the terrace.

3.2.3 Roof

The roof was not inspected but views of the roof using online mapping (www.bing.com/mapspreview) reveals that it is an original butterfly roof covered with slates and incorporates a small rooflight.

3.3 The Building Internally

A detailed site survey of the building was not undertaken as the changes to the consented proposals only relate to a limited number of areas. A brief overview of the house is, therefore, only provided.

The basement largely retains its original plan form, in addition to an original chimneypiece in the front room. On the ground floor the original plan form survives and several original features remain, such as cornices, ceiling roses, doors and architraves. The original principal open-string cantilevered staircase rises to the second floor. The first floor also retains its original form and retains original features, such as marble chimneypieces, cornices and ceiling roses. The second and third floors retain little historic fabric, apart from an original secondary staircase with stick balusters which connects the upper floors.

4.1 Description of the Proposals and their Impact on the Listed Building

In 2016 planning permission and listed building consent (2016/3393/L & 2016/3302/P) was granted for the refurbishment of this single-family dwelling with the addition of a two-storey conservatory and minor internal alterations. These proposals are being resubmitted as part of this application, with the addition of some minor changes. The proposals are outlined in the drawings and Design & Access Statement produced by Neil Wilson Architects which accompany this application.

The minor changes to the consented works involve the following:

- the addition of a floor within the consented conservatory at raised ground-floor level;
- locking shut the French doors and creating access to the conservatory through the closet wing;
- introducing a three-part glazed door to the conservatory at ground-floor level, with the addition of a glazed railing for safety purposes;
- the introduction of underfloor heating at basement level;
- the replacement of the existing skylight;
- the addition of a new skylight to the inner slope of the roof.

The impact of these changes on what is significant about the listed building is entirely neutral or in some case beneficial.

4.2 Justification of the Proposals

The following works were consented as part of the 2016 submission (2016/3393/L & 2016/3302/P) and it has therefore already been accepted by the Council that their impact on the significance of the listed building and the wider conservation area is neutral:

- The erection of a two-storey conservatory to the north of the closet wing;
- At basement level the north wall of the closet wing would be partially removed to allow a more open-plan living space but nibs would be retained;
- The French doors installed in the 1980s to the rear room would be removed;
- On the ground floor the two sash windows on the north elevation of the closet wing would be removed and the openings blocked;
- The introduction of a metal walkway and staircase to the rear of the closet wing;
- A bathroom would be formed in the front vaults with the formation of a door-width opening between two vaults;
- The door to the central vault would also be removed and the opening blocked;
- On the ground floor, the kitchen would move from the rear room to the front room and an island unit would be positioned in the centre of the room;

- The utility in the closet wing would be converted to a boot room with a small WC in the southeast corner;
- Changes to the partition walls on the second floor;

In addition to these, the following alterations (which now form part of these proposals) are also requested.

Insertion of a floor into the conservatory

Regarding the floor within the conservatory at raised ground-floor level, this was omitted from the previous consented application due to concerns raised by the Council. This application now seeks consent for this element of the works and provides commentary and justification regarding its acceptability.

Officers' previously stated that the addition of a floor in the conservatory would lead to the 'internalisation' of the rear principal room which they felt was unacceptable in listed building terms. They also recognised that similar consent was granted at 13 Regent's Park Terrace but stated that since this application was approved planning policy has changed with the introduction of the National Planning Policy Framework (March 2012) and that the harm which they perceived to be caused by the addition of the floor is now required by policy to be outweighed by public benefits arising from the proposal.

The legislative basis for decision making on applications that relate to the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and their setting and conservation areas and also to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and preserving or enhancing the character or appearance of a conservation area.

The adoption of the National Planning Policy Framework (NPPF 2012) has simply crystallised previous policy approaches to the historic environment. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development and it emphasises the need to take account of the pros and cons of any proposal to alter and adapt buildings of 'special' architectural and historical interest. Following on from this, the NPPF states that any 'less than substantial' harm to the significance of a heritage asset should be weighed against the public benefits of the proposal, including securing the optimum viable use of a designated heritage asset (NPPF para 134 – see appendix).

This Report shows clearly that the main impact on the character of the listed building has been the permission for a double-height conservatory. This has already 'internalised' the rear ground floor room. Whether this is accessed only at basement level, or at basement and ground-floor level, has no impact whatsoever on the significance of the building over and above the impact which would be caused by the existence of the conservatory. The conservatory is also clearly a glazed modern addition and would not impact on the appreciation of the original form of the listed

building or its original plan form. The addition of a floor simply allows the consented two-storey conservatory to work as a more functional and meaningful addition.

The design of the consented conservatory also already gives the impression that there is a floor at ground-floor level. Also, the new floor would span between two closet wings and would, therefore, not result in any alteration of the principal façade. The floor and the conservatory are also additions that are easily reversible in the future.

The rear room has also acted as walk-through room for many years due to the presence of the French doors leading to the external staircase. In order to mitigate this and lessen the internalisation of the rear room, it is proposed to lock these doors shut and access the conservatory from the closet wing, with the insertion of a new doorway in an existing window opening. Permission has already been granted for the removal of the existing window and the blocking of this opening. As such, this alteration would have a neutral impact on the significance of the listed building. Furthermore, locking shut the French doors would be an enhancement as the rear room would no longer be used as a 'walk through'.

Several public benefits are also offered by the proposals. As outlined in Paragraph 20 of the National Planning Policy Guide, 'benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.' The proposals would offer the follow benefits:

- The introduction of a door (serving the external walkway and staircase) at ground-floor level in the closet wing as this area of the closet-wing façade is very plain and the proposals would improve its appearance;
- The removal of the unattractive 20th-century white-painted metal staircase and balcony;
- Locking shut the ground-floor French doors;
- The introduction of an element of the original plan form on the third floor with the reinstatement of a doorway and wall;
- The addition of underfloor heating in the basement as this would allow a more consistent temperature throughout the year which would be better for the listed building and also enables the removal of radiators from walls;
- The proposals would sustain and enhance the significance of the listed building;
- The scheme would ensure the ongoing use of this building as a single-family dwelling which is its optimal viable use.

The introduction of the conservatory floor would not cause any harm to the significance of the listed building. However, any perceived harm would also be outweighed by the many benefits offered by the scheme.

Three-Part Glazed Door

Introducing a three-part glazed door to the conservatory at ground-floor level would be a very minor change as the design of the consented

conservatory at ground-floor level copies the detailing of the lower three-part door. The proposed glazed balustrade at this level would also have a negligible impact on the appearance of the conservatory. As such, these works would have a neutral impact on the significance of the listed building.

Underfloor Heating

Underfloor heating is also proposed throughout the basement which, as outlined above, would benefit the listed building as this it would allow a more consistent temperature throughout the year and also enables the removal of radiators from walls. There are no historic features at basement level which would be affected by this change.

Rooflight

The existing rooflight would be shift slightly so that it is in a more practical and useable position and would be replaced with a new conservation grade rooflight. A new rooflight is also proposed adjacent to the existing rooflight. This would be in a discreet position and would not be visible from street views. These works would have no impact on the significance of the listed building.

4.3 Conclusion

This Report finds that the main impact on the character of the listed building has been the permission for a double-height conservatory. The introduction of the floor to the ground-floor level of the conservatory would have no impact on the significance of the listed building. Furthermore, the existing French doors would be locked shut and access would be gained through the closet wing, lessening the internalisation of the rear ground-floor room.

In accordance with the statutory duties outlined in The Planning (Listed Buildings and Conservation Areas) Act 1990, the special architectural and historic interest of the listed building would be preserved and indeed enhanced by the proposed works. With regard to the National Planning Policy Framework, any perceived harm caused by the proposals would also easily be outweighed by the many benefits offered by the scheme. The proposals are considered to be acceptable in heritage terms and should be granted listed building consent.

Appendix I

Statutory List Descriptions

NUMBERS 1-22 AND ATTACHED RAILINGS, 1-22, REGENTS PARK TERRACE

Grade II

Date first listed: 14 May 1974

Terrace of 22 houses. c1840-50. Yellow stock brick with rusticated stucco ground floors. Nos 1-21 form a symmetrical facade with slightly projecting end houses. 4 storeys and basements. 2 windows each. Square-headed doorways with cornice-heads, fanlights and panelled doors. Entrance to No.1 on right hand return with stucco portico having pilasters, cornice and parapet; round-arched door way. Architraved sashes; 1st floor with cornices and continuous cast-iron balconies, 2nd floor with cornices. Plain stucco sill bands to 2nd and 3rd floors. Stucco modillion cornice and blocking course. No.22: rusticated stucco. 2 storeys and basement. 1 window. Projecting stucco portico with balustraded parapet. Cornice with balustraded parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

Appendix II

Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(1) of the above Act states that:

... with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2012). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

The NPPF has the following relevant policies for proposals such as this:

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

The NPPF sets out twelve **core planning principles** that should underpin decision making (paragraph 17). Amongst those are that planning should:

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk*

and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

With regard to the **significance** of a heritage asset, the framework contains the following policies:

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 131 of the NPPF identifies the following criteria in relation to this:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

With regard to potential '**harm**' to the significance designated heritage asset, in paragraph 132 the framework states the following:

...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.

With regard to '**less than substantial harm**' to the significance of a designated heritage asset, of the NPPF states the following:

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

National Planning Practice Guidance

The planning practice guidance was published on the 6th March 2014 to support the National Planning Policy Framework and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment. The relevant guidance is as follows:

Paragraph 3: What is meant by the conservation and enhancement of the historic environment?

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Paragraph 8: What is “significance”?

“Significance” in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework.

In legislation and designation criteria, the terms ‘special architectural or historic interest’ of a listed building and the ‘national importance’ of a scheduled monument are used to describe all or part of the identified heritage asset’s significance. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset.

Paragraph 9: Why is ‘significance’ important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals

Paragraph 15: What is a viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in paragraphs 132 – 134 of the National Planning Policy Framework.

Paragraph 20: What is meant by the term public benefits?

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset*

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

The purpose of the Good Practice Advice note is to provide information on good practice to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the relate guidance given in the National Planning Practice Guide (NPPG).

Note 2 ‘Managing Significance in Decision-Taking’

This note provides information on:

assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It states that:

The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.

In their general advice on decision-taking, this note advises that:

Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.

Paragraph 6 highlights the NPPF and NPPG's promotion of early engagement and pre-application discussion, and the early consideration of significance of the heritage asset in order to ensure that any issues can be properly identified and addressed. Furthermore, the note advises that:

As part of this process, these discussions and subsequent applications usually benefit from a structured approach to the assembly and analysis of relevant information. The stages below indicate the order in which this process can be approached – it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate.

- 1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*

The Assessment of Significance as part of the Application Process

Paragraph 7 emphasises the need to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process, in order to form a successful development, and in order for the local planning authority to make decisions in line with legal objectives and the objectives of the development plan and the policy requirements of the NPPF.⁴

8. Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

9. Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

10. Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives.

11. To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.

Conservation Principles and Assessment

Conservation Principles (2008) explores, on a more philosophical level, the reason why society places a value on heritage assets beyond their mere utility. It identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. These values can help shape the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.⁵

Listed Building Consent Regime

29. Change to heritage assets is inevitable but it is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be needed if it is to go ahead. In the case of listed buildings, the need for owners to receive listed building consent in advance of works which affect special interest is a simple mechanism but it is not always clear which kinds of works would require consent. In certain circumstances there are alternative means of granting listed building consent under the Enterprise & Regulatory Reform Act 2013.

Opportunities to Enhance Assets, their Settings and Local Distinctiveness

52. Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.

Design and Local Distinctiveness

53. Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

A staged approach to proportionate decision-taking

10. *Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.*

Camden Local Policy

Camden Council's Local Policy (2010) has the following policies which are relevant to the proposals outlined in this report. Policy CS14 promotes high quality places and conserving the council's heritage.

- 25.2 *In order to preserve and enhance important elements of local character, we need to recognise and understand the factors that create this character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved and enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.*
- 25.3 *The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration. The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat.*

Regarding listed buildings, Camden's core strategy states:

- 25.11 *Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions, and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations. There are over 5,600 buildings and structures in Camden that are on the statutory list for their special architectural or historic interest.*
- 25.13 *In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building. The matters which will be taken into consideration in an application for alterations and extensions to a listed building are those set out in Policy HE7 of PPS5.*

Conservation Area Statement (2000)

Primrose Hill Conservation Area was first designated in 1971. In 1985 it was extended to include the north park of Erskine Road. The area was designated on account of its well laid out Victorian terraces. The Conservation Area is divided into four sub areas. These are Regent's Park Road South, Central Area, Regent's Park Road North and Gloucester Crescent. No. 6 Regents Park Terrace is located in the Gloucester Crescent sub area which is located to the east of the Conservation Area.

The railway line forms the west boundary of the sub area and is slightly isolated from the main body of the Conservation Area. Many of the buildings in the area are set back from the road with large front garden spaces and rear gardens. A large majority are statutorily listed and are amongst the oldest buildings in the Primrose Hill Conservation Area.

Regarding Regents Park Terrace, the audit states:

The terrace is accessed by a private highway and is set back some distance from Oval Road behind a long narrow grassed garden area. This private garden makes a significant contribution to the green character of the Conservation Area and is a London Square, as designated under the London Squares Act.

Nos.1-21 Regent's Park Terrace form a rigidly designed symmetrical façade with slightly projecting end houses. Each property is four storeys high, with basements, narrow lightwells and railings. Decorative features include rusticated stucco at ground and basement levels, stucco surrounds and brackets to windows, continuous first floor balcony, railings and prominent cornices.

The London Plan Policies (Further Alterations to the London Plan (FALP) 2016)

In March 2016, the Mayor published (i.e. adopted) the Further Alterations to the London Plan (FALP). From this date, the FALP are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London.

The London Plan has been updated to incorporate the Further Alterations. It also incorporates the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013 and March 2015.

Policy 7.8: Heritage Assets and Archaeology

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

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

Policy 7.9: Heritage-led regeneration

Strategic

A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration.

This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Appendix III

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Endnotes

- 1 H. Colvin, *A Biographical Dictionary of British Architects 1600-1840* (London and New Haven, 1995), p.694.
- 2 Occupancy Records, 1851
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