

Heritage Statement

2nd Floor Flat of 22 Cleveland Street, Camden

Introduction

1. This statement accompanies an application for listed building consent for the replacement of four windows to the second floor flat of No. 22 Cleveland Street, Camden.
2. No. 22 Cleveland Street terminates a listed grade II series of three terrace properties sited on the north-east side of Cleveland Street at the junction with Tottenham Street - the front elevation faces Cleveland Street and the northwest facing elevation faces Tottenham Street. The property is also located in the Charlotte Street Conservation Area.
3. No. 22 Cleveland Street was built in the late 18th century as a townhouse. It was converted into flats in the 20th century though the exact date is not known. As such the building together with its neighbours have undergone numerous internal changes. However, all proposals to No. 22 Cleveland Street that relate to this application for listed building consent are located on the second floor.
4. The purpose of this report is to assist with the determination of the application by informing the decision maker of the effects of the proposed works have on the historic built environment.
5. In accordance with the requirements of the National Planning Policy Framework (the NPPF) this statement describes the significance of the designated heritage assets affected by the proposal. It goes on to appraise the effects of the proposal on the heritage values and significance of the listed buildings and the conservation area.
6. Particular regard is given to Sections 66 and 72 of the Planning (listed Buildings and Conservation Areas) Act, the London Plan 2015 and Camden's Local Development Framework, including policies CS14 and DP25.

List Description

List entry Number: 1356767



Grade: II

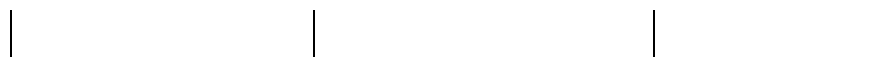
Date first listed: 14-May-1974

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

Significance

Architectural Interest

7. The architectural interest of No. 22 is mostly derived from its external appearance, internally the building's architectural interest has been compromised by extensive internal alterations, likely undertaken when the house were converted to flats. This has resulted in some loss of plan form, features and details. Externally it is the front elevation which is of primary



architectural interest due to the relatively formal composition, classical Georgian detailing, materiality and clear hierarchy.

8. The previous window arrangement of No. 22 Cleveland Street comprised mostly of sliding sash windows in a variety of configuration and ages though the second floor (which this report is concerned with) were fitted with three double glazed sliding sash windows to the front on Cleveland street and a casement window to the side on Tottenham road.

Contribution to the character and appearance of the Conservation Area

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

Planned works

10. The works for which consent is being applied for involve the replacement of the timber six-over-six double glazed sliding sashes to the second floor flat of No. 22 Cleveland Street, with timber six-over-six single glazed sliding sash windows, to ensure that the windows comply with Camden Council listed building regulations.

On the Tottenham Street elevation the casement window is a top hinged timber casement window, which will be replaced with a timber six-over-six single glazed sliding sash window.

11. The building, along with the neighbouring terraced buildings to the south display a variety of window types and arrangements, most of which are sliding sash windows either in original six-over-six or later two-over-two arrangements.

Policy Compliance

12. In accordance with policy paragraph 128 of the NPPF this statement describes the significance of the heritage assets affected. The description is considered proportionate to the asset's importance.
13. To assist in the determination of the application, and with reference to paragraph 131 of the NPPF, consideration has been given to the desirability of

sustaining the significance of the heritage assets. The assessment of impacts presented in this report conclude that the proposals will sustain the significance of the designated heritage assets. The level of harm and impact to the significance of the designated heritage assets is acceptable and within their tolerance for change.

14. At a local level Policies CS14 and DP25 of the London Borough of Camden's policy framework are of relevance. Policy CS14 ensures that new development is of a high quality and is a strategic policy encompassing the requirement to respect the boroughs heritage and promote high quality places. The proposals accord with Camden's Core Strategy, Policy CS14 insofar as they will follow the design of the original windows and respect the local context and character.
15. Policy DP25 'Conserving Camden's Heritage' is of relevance and the proposals accord with this policy insofar as they: i) do not result in any harm to the special interest of the listed building; and ii) preserve the character and appearance of the conservation area.

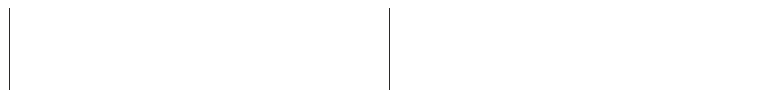
Summary and Conclusion

16. Following an assessment of the significance of the building and conservation area, it is established that the replacement of the double glazed timber sash windows with timber single glazed sliding sashes is an acceptable degree of change and the alteration will preserve and enhance the character and appearance of the conservation area.
17. The proposals have been assessed against the policy and guidance within the NPPF and Camden's development plan policies. The assessment concludes that the proposals are compliant and accord with the policy and offer sympathetic and informed alteration within minimal effect on heritage significance.



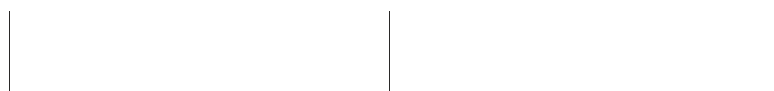


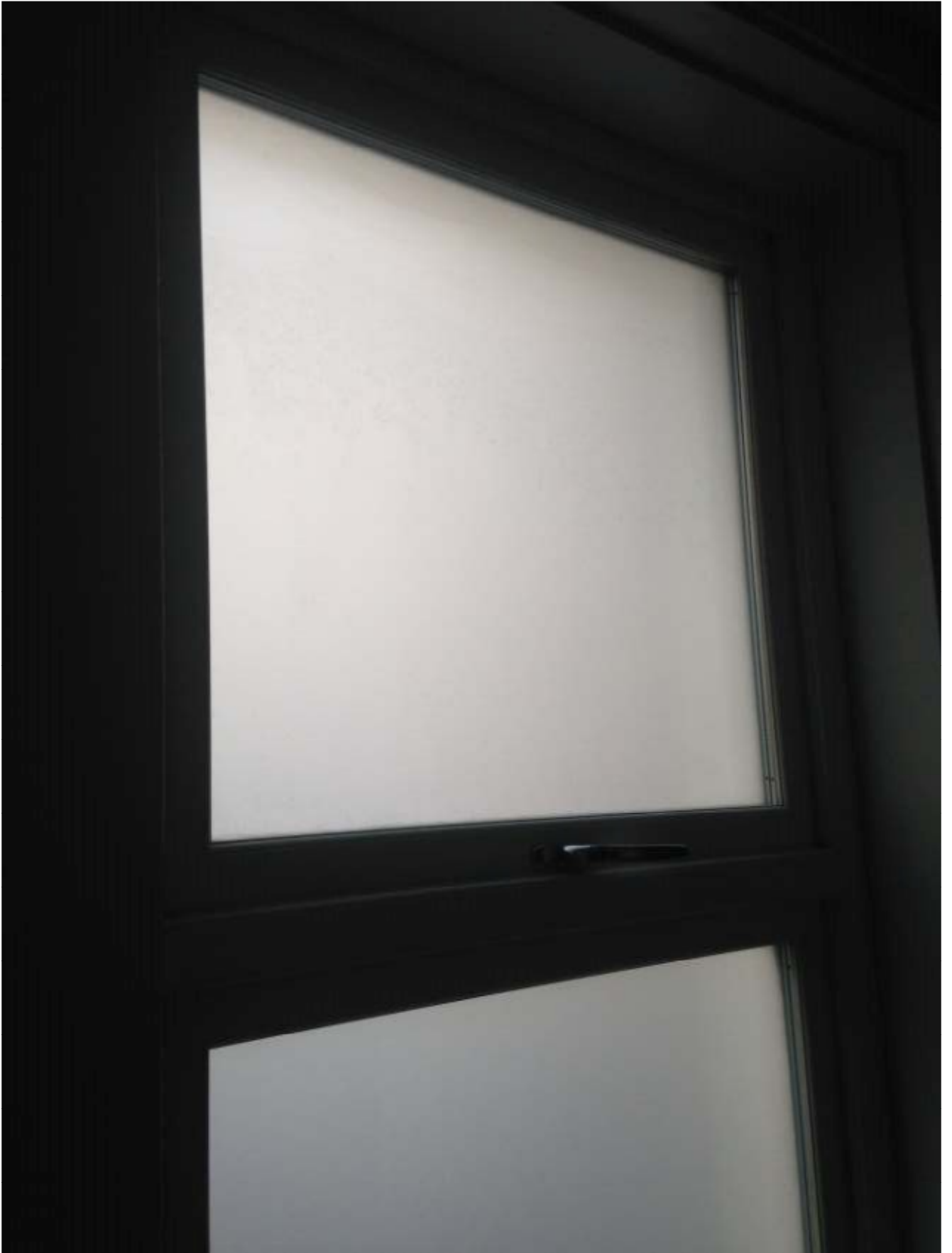
Front view of existing double glazed windows on Cleveland street





Existing casement window in the bathroom on Tottenham street





Existing casement window in the bathroom on Tottenham street

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