



40 GREAT JAMES STREET

HERITAGE STATEMENT AND IMPACT ASSESSMENT

June 2015

Issue 2





NICHOLAS MENY

On behalf of Purcell®

16 Rutland Square, Edinburgh EH1 2BB

nicholas.meny@purcelluk.com

www.purcelluk.com

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DOCUMENT ISSUE

Issue 1	(March 2015)	-	Kay Georgiou Solicitors
Issue 2	(June 2015)	-	Kay Georgiou Solicitors
Issue 3	(December 2015)	-	Kay Georgiou Solicitors, Camden Council

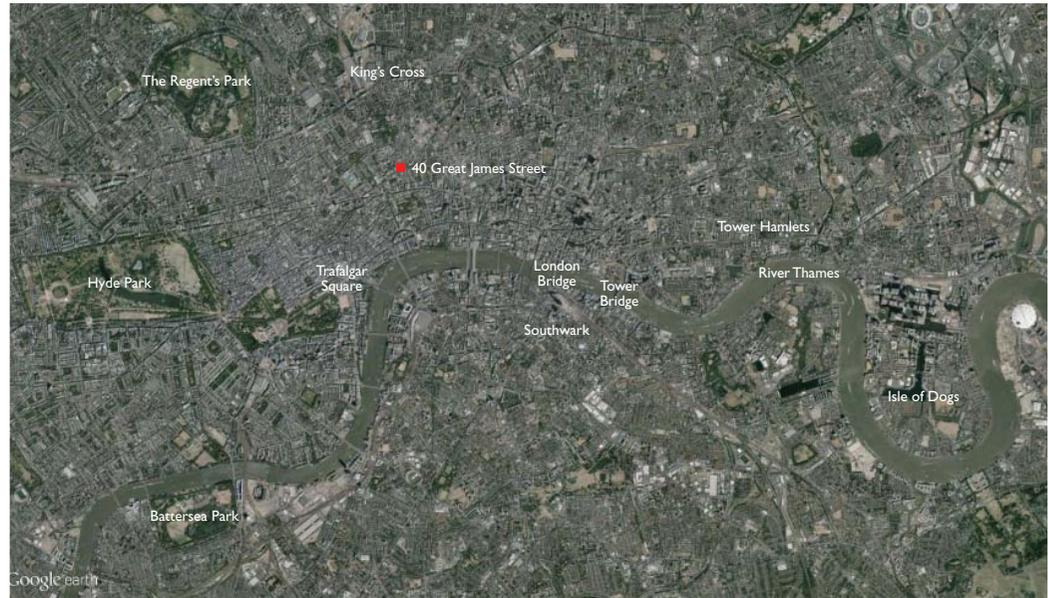
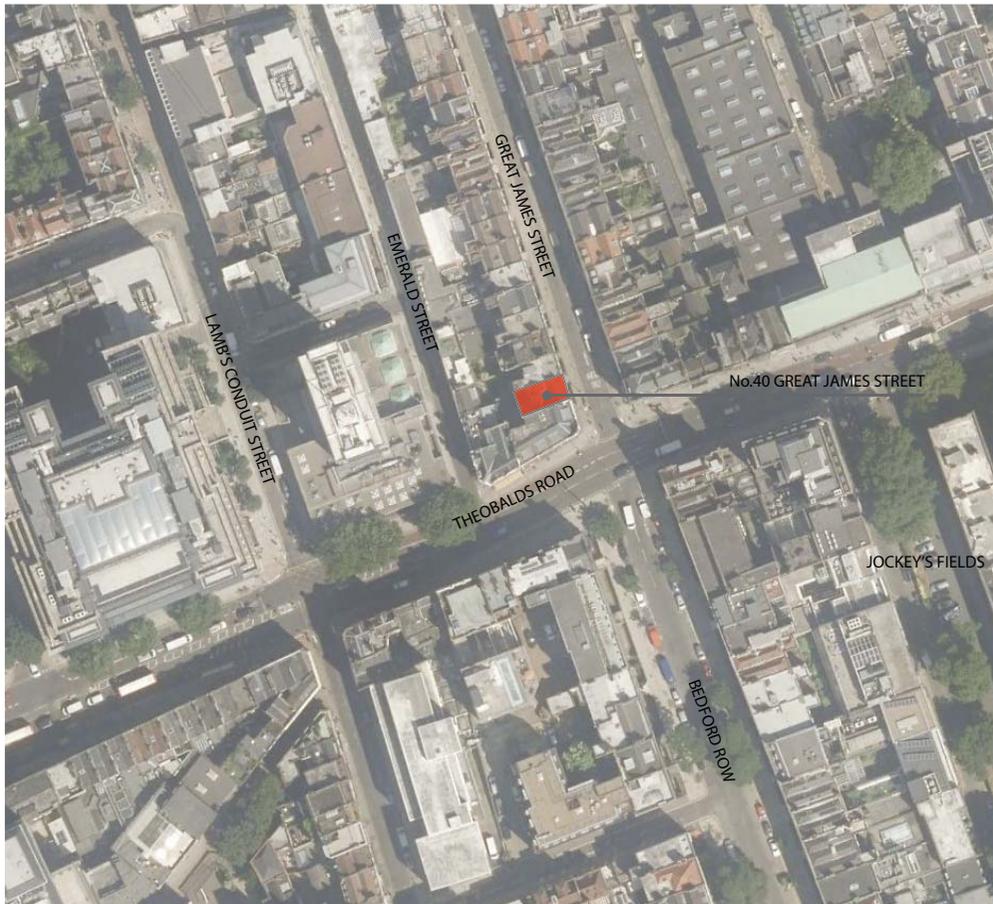


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CONTENTS

1	INTRODUCTION	5	4	HERITAGE IMPACT ASSESSMENT	47
1.1	Reasons for the Study	5	4.1	Impact Designations	47
1.2	Scope of Study	5	4.2	Summary of Proposals	48
1.3	Existing Information and Gaps in Knowledge	6	4.3	Impact Discussion	49
1.4	Statutory Legislation and Guidance	6	4.4	Conclusion	51
2	UNDERSTANDING	8			
2.1	Ownership, Location and Setting	8			
2.2	Designations	10			
2.3	Historic Overview	14			
2.4	Site Assessment	24			
3	SIGNIFICANCE	38			
3.1	Assessing Significance	38			
3.2	Evidential Value	39			
3.3	Historical Value	39			
3.4	Aesthetic Value	39			
3.5	Communal Value	40			
3.6	Significance Plans	41			
				APPENDICES	
				Appendix A: Bibliography	53
				Appendix B: List Description	54
				Appendix C: Camden Borough Council Strategy & Development Policies	56



Site Location Plan (©2015 The GeoInformation Group)

I INTRODUCTION

I.1 REASONS FOR THE STUDY

No.40 Great James Street is located at the southern end of Great James Street in the London Borough of Camden. No.40 Great James Street is statutorily protected as a Listed Building (Grade II*, Listed Building No: 1113203) and it lies within the Bloomsbury Conservation Area.

Because the building and surrounding Conservation Area have special architectural and historic value, Purcell have been commissioned to produce this Heritage Statement and Impact Assessment to consider the significance of the site and the impact of proposals for alterations to the building and its setting. This is in accordance with planning requirements set out in the government's *National Planning Policy Framework* (NPPF), which specifies that the significance of and impact on heritage assets be assessed during the planning process.

This report provides an understanding of the heritage significance of No.40 Great James Street and an assessment of the impact of the development proposals on the heritage significance, fabric and context of the building.

I.2 SCOPE OF THE STUDY

This report addresses the heritage significance of No.40 Great James Street and its setting in the Bloomsbury Conservation Area. The report will first look at relevant information required to understand the proposed development site. This includes a description of the building, assessment of relevant statutory legislation, the use and chronological history of the building including key associations and historic context.

The provision of baseline information will provide an understanding of the site, which will in turn inform an assessment of significance. This understanding of the significance of the building will inform the final stage of the report, the heritage impact assessment.

The document has been prepared in line with current English Heritage guidance, including *Conservation Principles* (2008) and *The Setting of Heritage Assets* (2011).



1.3 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

A desk-based study was undertaken to provide baseline information for this report. This involved consulting archives, documentary resources and online databases, which are referenced throughout the document. No historic floor plans of the site were located but gaps in understanding were addressed through visual site inspection, which aimed to enhance understanding of the construction and evolution of the building in the absence of historic building plans. An exterior and interior inspection of the building was undertaken on 10 February 2015. The site inspection assessed the existing form of the building and identified any features of heritage merit.

A full list of sources consulted for this study can be found in the Bibliography.

1.4 STATUTORY LEGISLATION AND GUIDANCE

1.4.1 LEGISLATION

National Planning Policy Framework

The National Planning Policy Framework (NPPF, published 27 March 2012) is the overarching planning policy document for England. Within Section 12: Conservation and enhancing the historic environment are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed 'heritage assets'. These consist of designated assets (such as listed buildings or conservation areas) non designated assets (such as locally listed buildings) or any other features which are considered to be of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

1.4.2 POLICY

The London Plan

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

The plan was revised in 2011, with alterations in 2013. The document 'Further Alterations London Plan, January 2014', proposed no material change to policies on built heritage.

Key Policies to be considered in the context of the site include:

- 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.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

- 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.

LDF Preparation

- C Boroughs should support the principles of heritage-led regeneration in LDF policies.

Camden Local Development Framework

The Camden Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. The LDF is a collection of planning documents that (in conjunction with national policy and the London Plan) sets out Camden London Borough Council's strategy for managing growth and development in the borough, including where new homes, jobs and infrastructure will be located.

A central part of the LDF is the Core Strategy as it sets out the key elements and vision for the Borough. CS14 'Promoting high quality places and conserving our heritage' is relevant.

Development policies set out detailed planning criteria used to determine applications for planning permission in the borough. Policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP27 (Basements and lightwells) are relevant to No.40 Great James Street with regards the development proposals. These policies are reproduced in full in Appendix C.

1.4.3 HERITAGE GUIDANCE

Conservation Principles: English Heritage Guidance 2008

Conservation Principles provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. The guidance also provides a set of four heritage values, which will be used to assess significance within this document. These values may be understood as follows:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The Setting of Heritage Assets: English Heritage Guidance 2011

The Significance of a heritage asset not only derives from its physical presence but also from its setting and the surroundings in which it is experienced. The Setting of Heritage Assets provides guidance on managing change within the setting of a heritage asset.



2 UNDERSTANDING

2.1 OWNERSHIP, LOCATION AND SETTING

Great James Street has well preserved 18th century terraces along each side from Theobalds Road to the south to Northington Street and Rugby Street to the north. No.40 Great James Street is positioned at the southern end of the terrace of townhouses that runs the length of the west side of the street. Emerald Street, behind, is a more modest street with its mews properties, many of which are 19th and early 20th century warehouses.

Great James Street conforms to the formally planned arrangement of Bloomsbury and is one of the secondary streets in the area. As such it is narrower and less grand than the relatively spacious and leafy primary streets. It is densely developed with its four storey terraces built on small, narrow plots. The width of the roadway, the tall building heights and the continuous frontages form a strong sense of enclosure¹.

There are uninterrupted views along the length of Great James Street and these extend southwards down Bedford Row. Bedford Row continues south on the same line as Great James Street but, as a principal street, is lined with trees and noticeably wider with its larger properties set back from the road. Intersecting Great James Street and Bedford Row is the busy main arterial route of Theobalds Road.

The property is allocated to mixed use, with offices to the basement, ground and first floors, and residential use to the second and third floors. It is currently vacant, although it was in use as solicitors' offices until late 2014. The new owners intend to sensitively restore and refurbish the townhouse, maintaining the existing use mix, albeit altering it by introducing a self-contained apartment in the basement and offices to ground, first and second floors, with further residential accommodation to the third floor.



View north along Great James Street with No.40 visible in the left foreground

¹ Bloomsbury Conservation Area Appraisal and Management Strategy, p.7



- 1 View north along Great James Street from outside No.40 Great
- 2 View south along Great James Street
- 3 View south along Bedford Row
- 4 View west along Theobalds Road

2.2 DESIGNATIONS

Listed Buildings

No.40 Great James Street is protected by Grade II* Listed Building status, which offers protection under policies in the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are listed because of their special architectural and historic interest, which through designation is considered to be important in national terms. Alterations, extensions or demolitions of listed buildings need to gain Listed Building Consent from the local planning authority, and in certain cases English Heritage, before they can proceed.

All of the houses on Great James Street are listed. No.40 Great is listed as part of a group along with 13 other terraced houses on the west side of the street. The list description is detailed here:

Numbers 26 to 37 and 39 to 40 and attached railings (List entry Number: 1113203).

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, **good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors.** No.27, C20 hood with shaped brackets; No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks.

INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.

Conservation Areas

The site lies within the Bloomsbury Conservation Area.

The Conservation Area was first designated in 1968 and has subsequently been extended numerous times. The area currently covers 160 hectares and includes numerous listed buildings.

The initial designation of Bloomsbury as a Conservation area sought to protect elements of development from the Georgian and earlier eras but excluded areas where there had been significant later redevelopment. The later extensions have mostly reflected a growing appreciation of Victorian, Edwardian and high quality 20th century architecture.

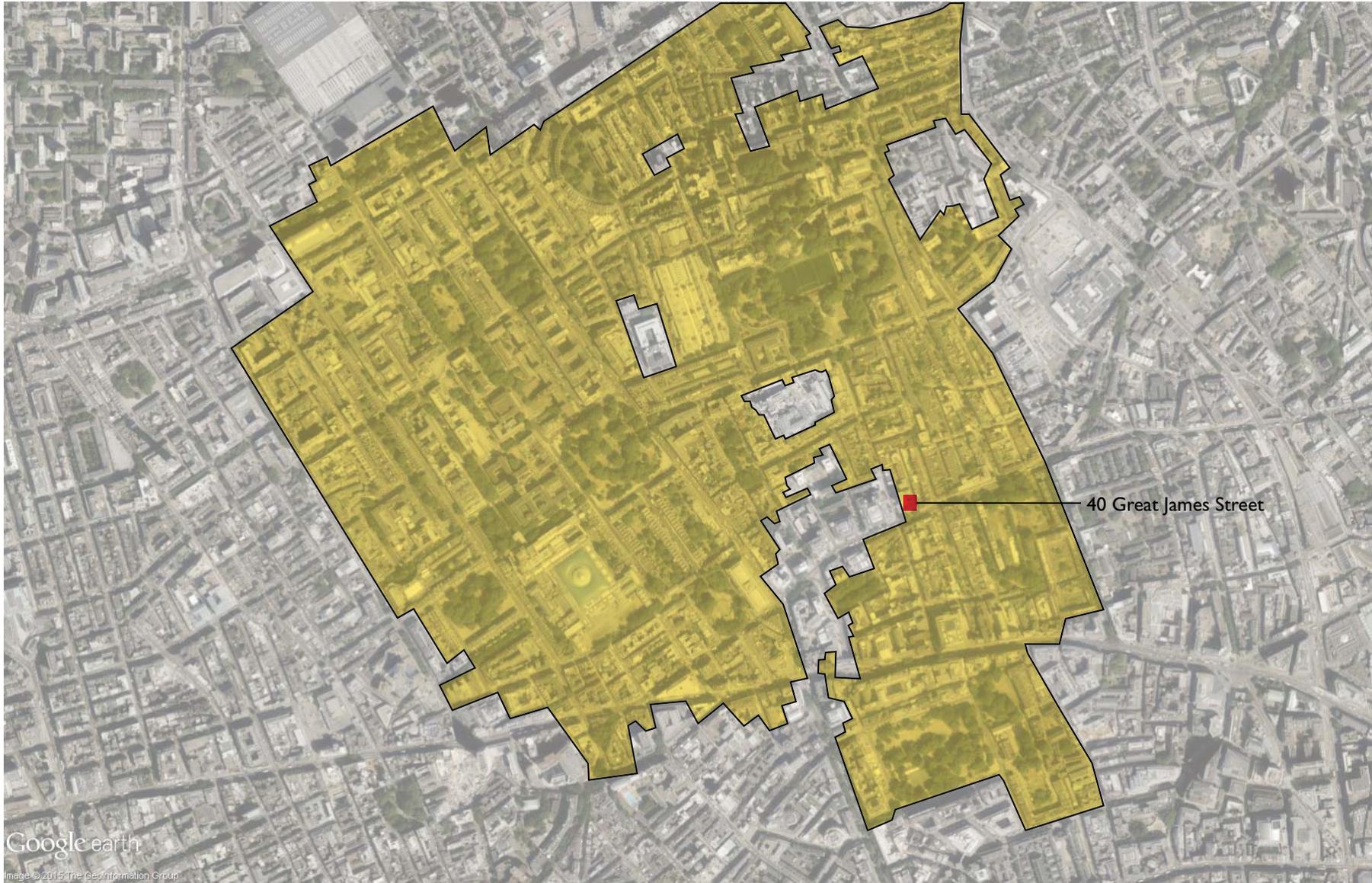
The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted on 18 April 2011. It defines the special interest of the Conservation Area in order that its key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement. It replaces a Conservation Area Statement adopted in 1998.

The Appraisal describes Bloomsbury as an internationally significant example of town planning. It states that the original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area.

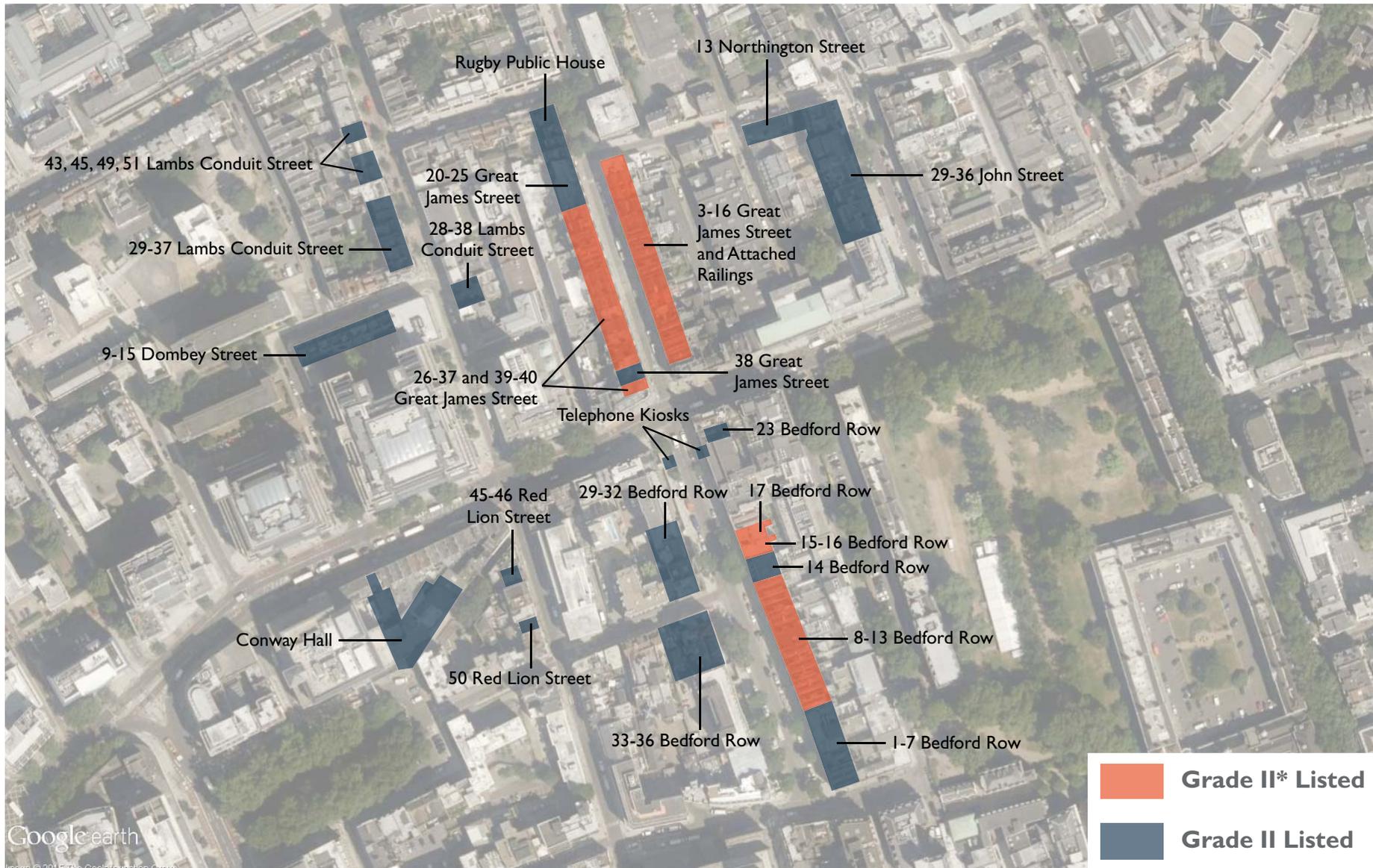
Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area. Some patterns of use have changed over time, for example, offices and hotels came to occupy former family dwelling houses as families moved out of central London to the suburbs during the later 19th and 20th centuries. However, other original uses have survived and help to maintain the area's distinctive and culturally rich character (the most notable include hospitals, university and academic uses, cultural institutions such as museums, legal uses, and on a smaller scale, specialist retailers including booksellers and furniture shops).

Sub Area 10 of the Conservation Area is defined as Great James Street/ Bedford Row. It is described within the Appraisal as having been developed during the Georgian and Regency periods, although part of the street pattern was laid out earlier. The area has a clear street hierarchy structured on grid layout. The principal streets, namely Bedford Row, Doughty Street and John Street, are wide thoroughfares characterised by larger properties while the secondary streets are narrower and more densely developed. It is highlighted that the townhouses on Great James Street are particularly well preserved.²

² Bloomsbury Conservation Area Appraisal and Management Strategy, p.2



Plan showing Conservation Area Boundary (©2015 The GeoInformation Group)

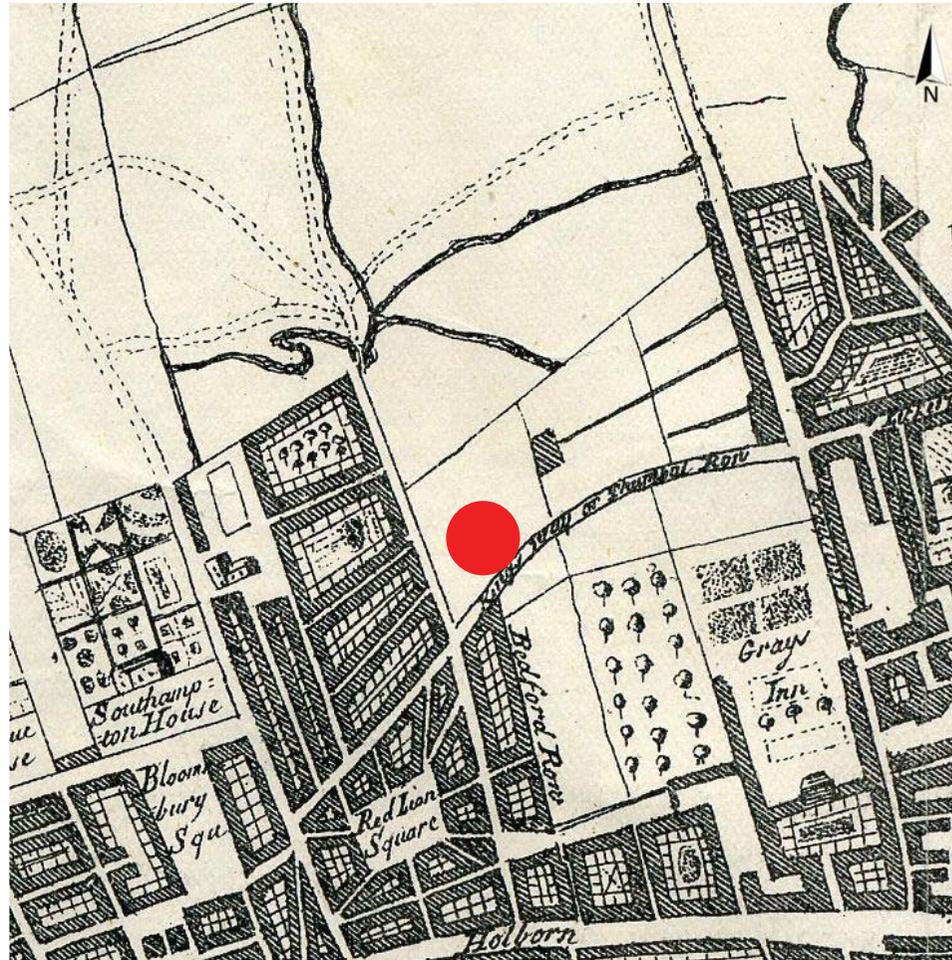


Detail of Listed Buildings (©2015 The GeoInformation Group)

2.3 HISTORIC OVERVIEW

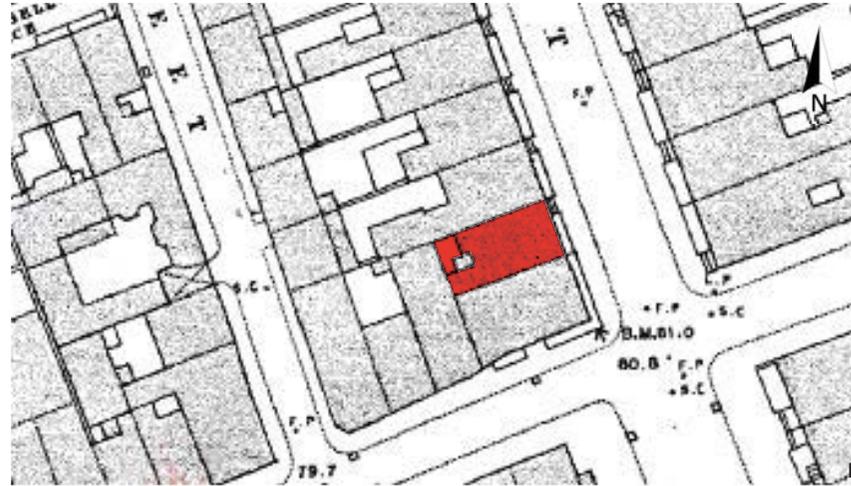
Great James Street lies in the south-east of Bloomsbury, running north from Theobald's Road. The land upon which the site sits once formed part of the Doughty Estate – extensive lands which were owned by the Doughty and Tichborne families. The estate's proximity to the neighbouring Foundling Estate meant that during the 18th century it was involved in exchanges of land to enable the Foundling Estate to connect up its burgeoning residential developments. These exchanges would also help the Doughty Estate owners to begin developing their own land.

A map of 1720 shows the state of development in the area at this time. Great James Street itself has not yet been laid out, although the approximate location of the site has been marked. It would be very shortly after this map was created that the street would first be developed, beginning in around 1721. Great James Street was named after James Burgess, who helped George Doughty and his wife Frances to develop the estate in the early years of the 18th century. Along with a number of other properties on the street, No. 40 is known to have been built for J. Metcalfe between 1721 and 1724. Many of the building's early features remain, including fine panelling and staircases.



A Plan of The City's of London, Westminster and Borough of Southwark; John Senex 1720. Approximate location of the site marked in red

The site can be seen again on a map of 1795, although it is not detailed enough to reveal information about the building's footprint and therefore has not been reproduced. The earliest map of the site which shows the building in any detail is the 1874 Ordnance Survey. In this image, the site can be seen backing on to a separate property which extends back from Theobalds Road at right angles. Prior to this date, probably in the mid-19th century, a rear toilet extension was constructed off the staircase on the west elevation.

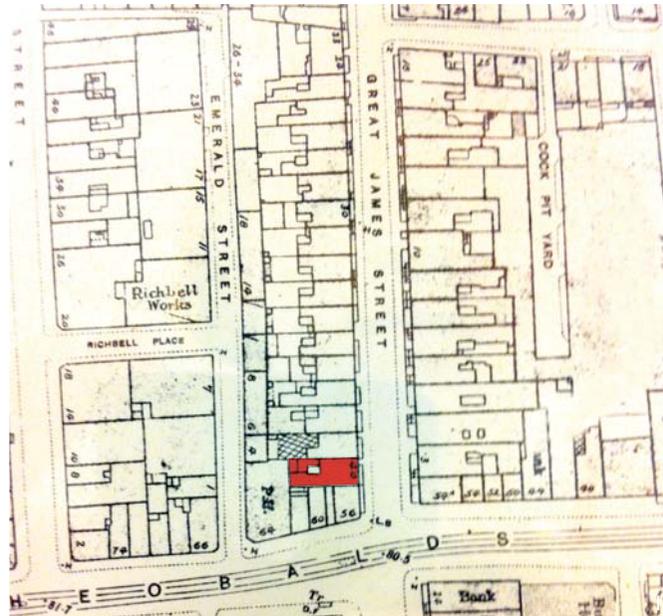


The next available map, dated 1896, indicates that some changes have taken place by this stage. The buildings which surround No.40 – those to the south and west on Theobalds Road and Emerald Street – appear to have been rebuilt due to their changed footprints. Our building has been extended back, taking up an area which once formed the rear of a property on Theobalds Road. The back of the property, at ground level, has been extended back to meet the rear of the public house at the corner of Emerald Street and Theobalds Road.



- 1 1874 Ordnance Survey
- 2 1896 Ordnance Survey

The next available map is the 1937 OS, which shows the main footprint of the property to be unchanged. The building would also thankfully escape damage during the Second World War – the Bomb Damage map illustrated (adjacent) showing that buildings to the west of Emerald Street were destroyed, while Great James Street escaped any significant damage. The 1951 OS shows the footprint of No.40 once again unchanged, although the west side of Emerald Street is still almost entirely ruined. Although a ground-floor level rear extension to 40 Great James Street was constructed in the later 20th century, few other interventions have taken place.



- 1 1937 Ordnance Survey
- 2 Bomb Damage Map



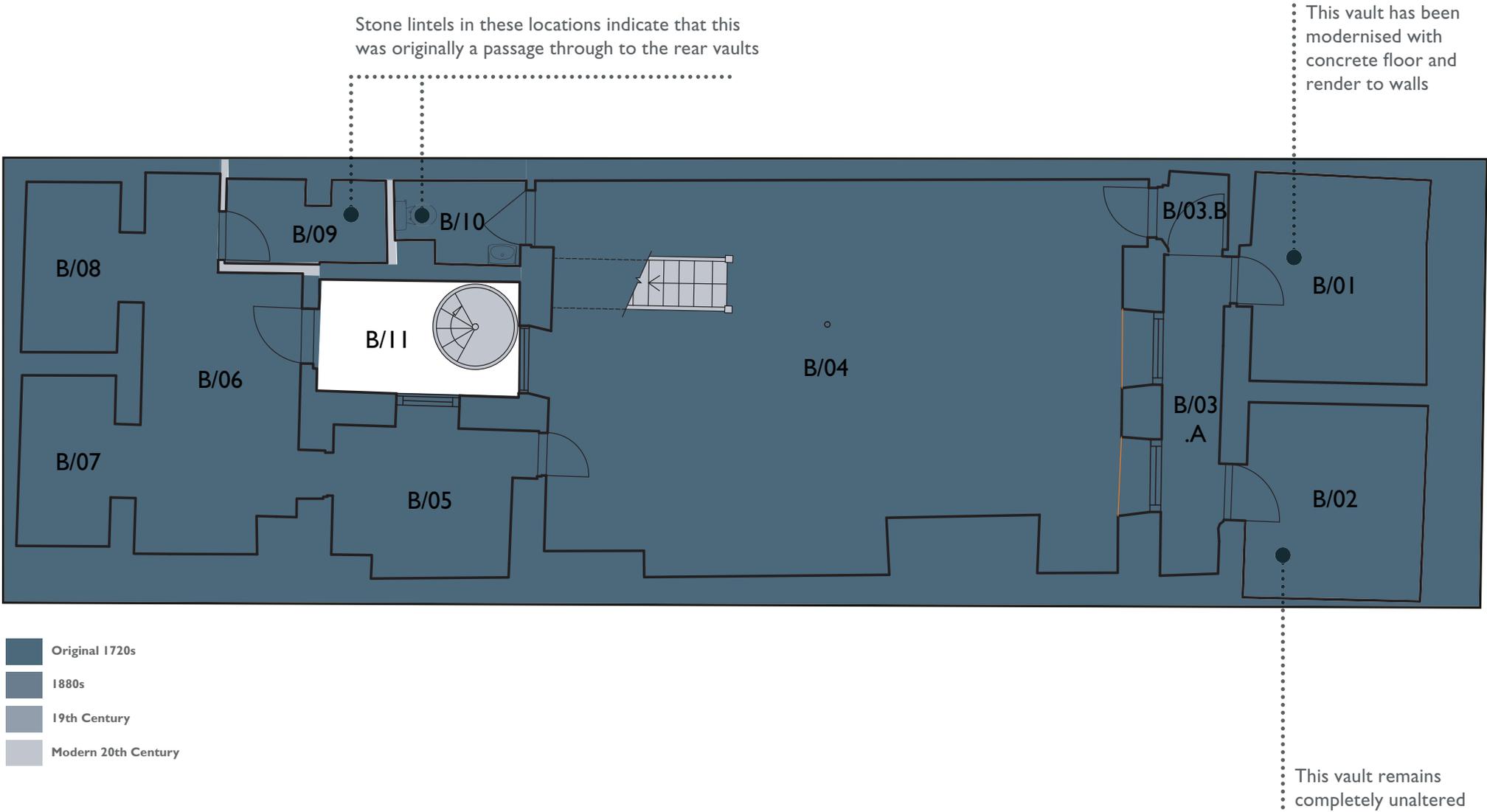
1951 Ordnance Survey

Past Residents

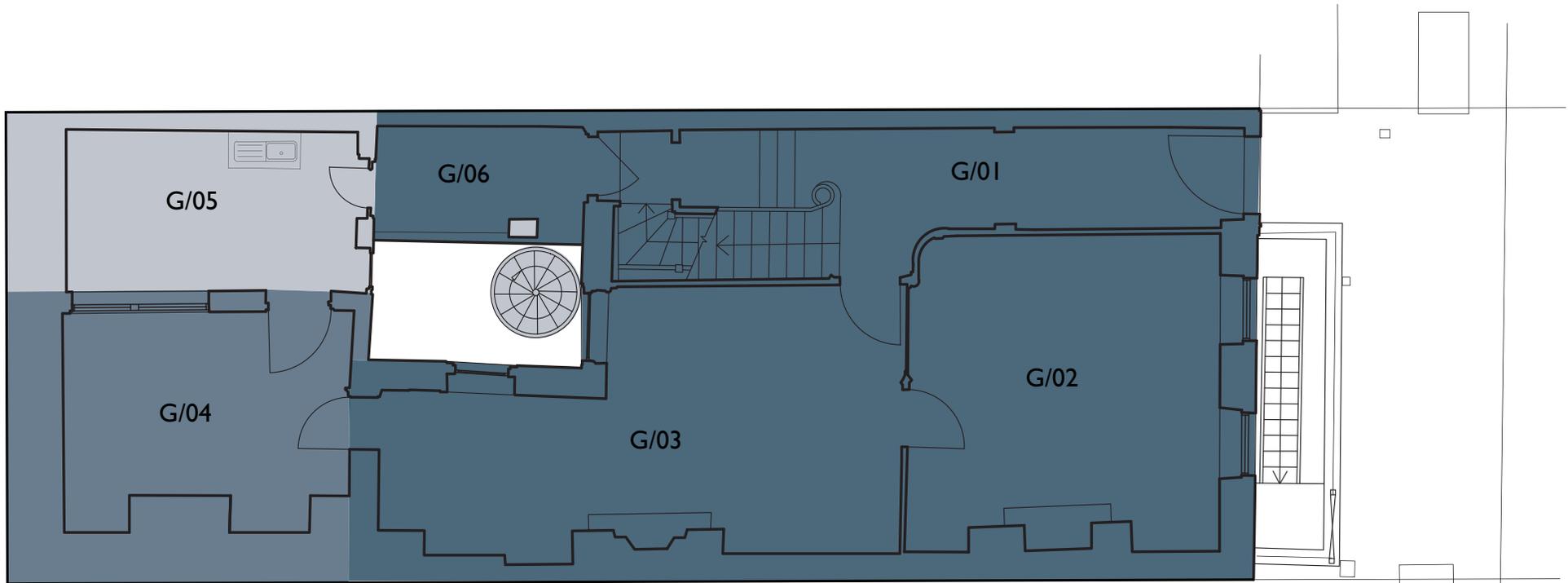
Information about No.40's inhabitants throughout the 18th century is scarce, although far more information can be gleaned from sources produced in the 19th and 20th centuries. The analysis of sources indicating who lived at the property throughout the years can reveal something of the way the building has been used. This aspect of the building's history is illustrated in the timeline below – a list of ex-residents compiled from information sourced in census records, trade directories, historic newspapers and publications.

- 1826** Henry Uthhoff (Solicitor – Farrer, Steadman & Uthhoff)
- 1842** George Mew (Barrister) and family
- 1851** Edward (Barrister) & Belle Ings and family
- 1885** Alexander & Gibson (Architects)
- 1889** F Cherry (Solicitor)
- 1911** William Armitage, Charles Geoffrey Butcher and James Clarke (Architects)
- 1914** Wheeler & Co, (Record Searchers - Legal)
- 1931** Headquarters of the Institution of Production Engineers

HISTORIC DEVELOPMENT - BASEMENT FLOOR

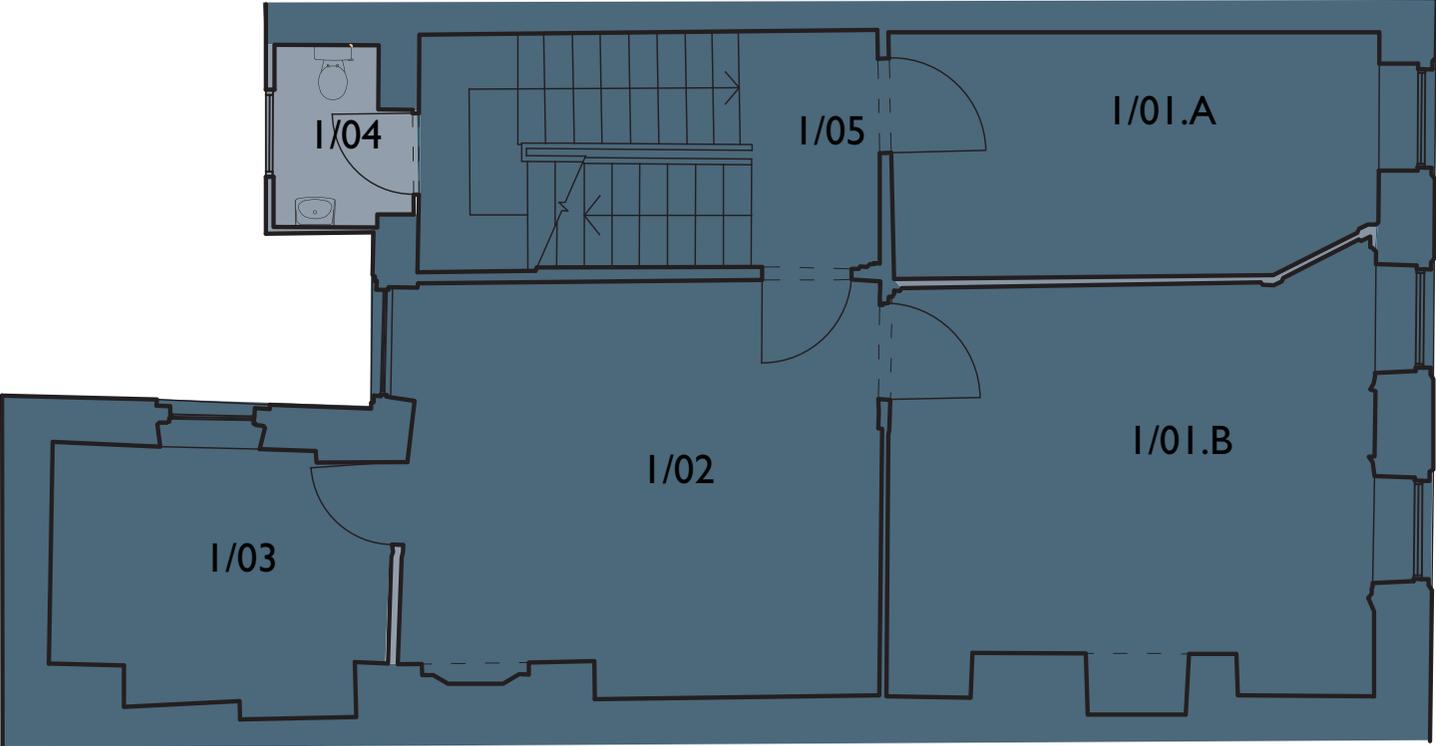


HISTORIC DEVELOPMENT - GROUND FLOOR



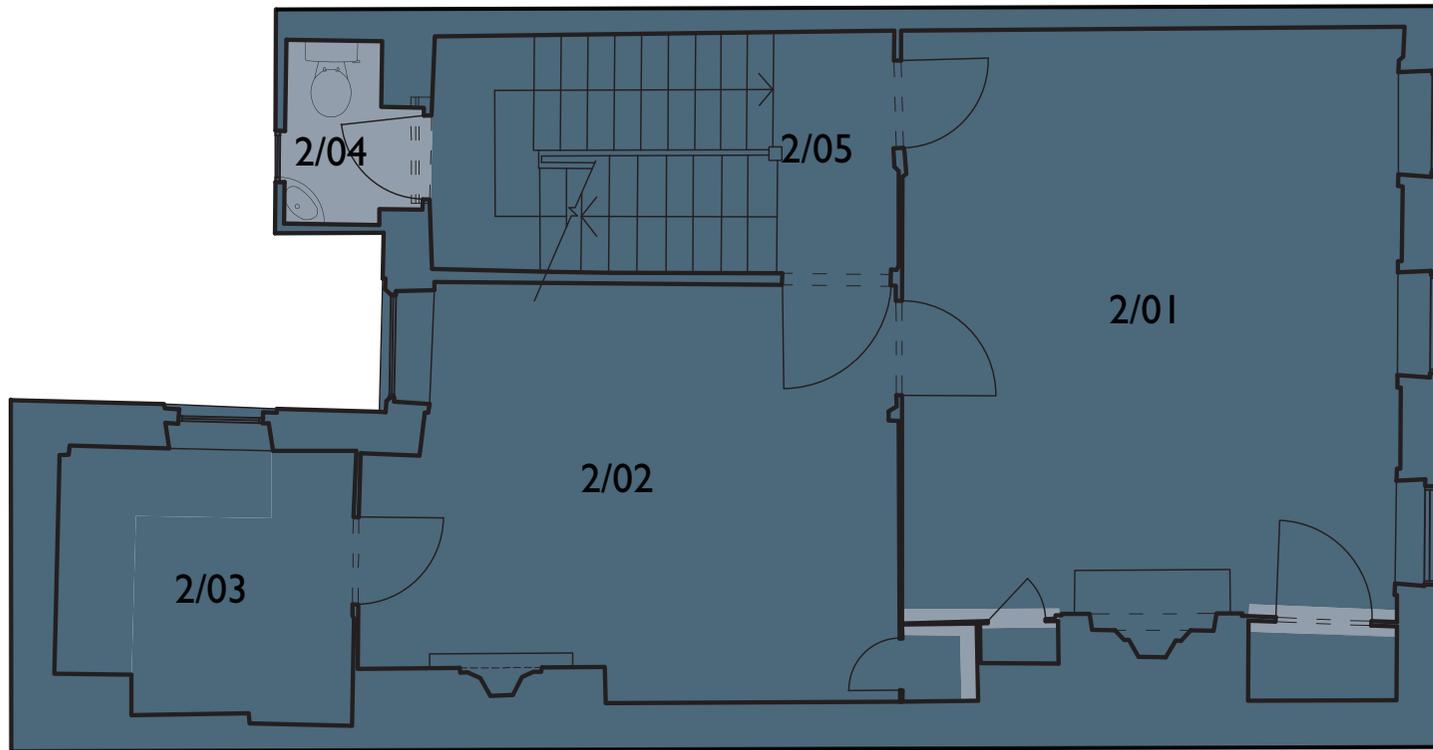
- Original 1720s
- 1880s
- 19th Century
- Modern 20th Century

HISTORIC DEVELOPMENT - FIRST FLOOR



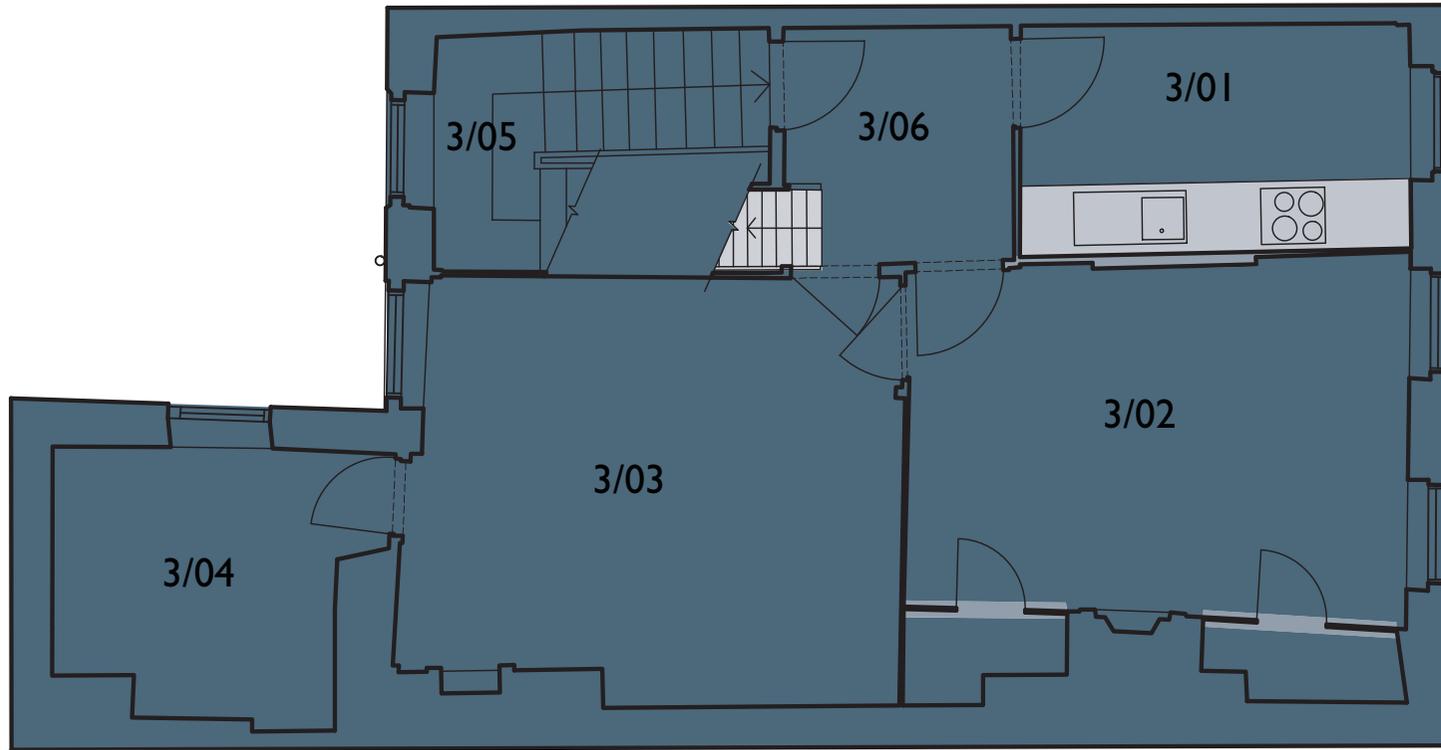
- Original 1720s
- 1880s
- 19th Century
- Modern 20th Century

HISTORIC DEVELOPMENT - SECOND FLOOR



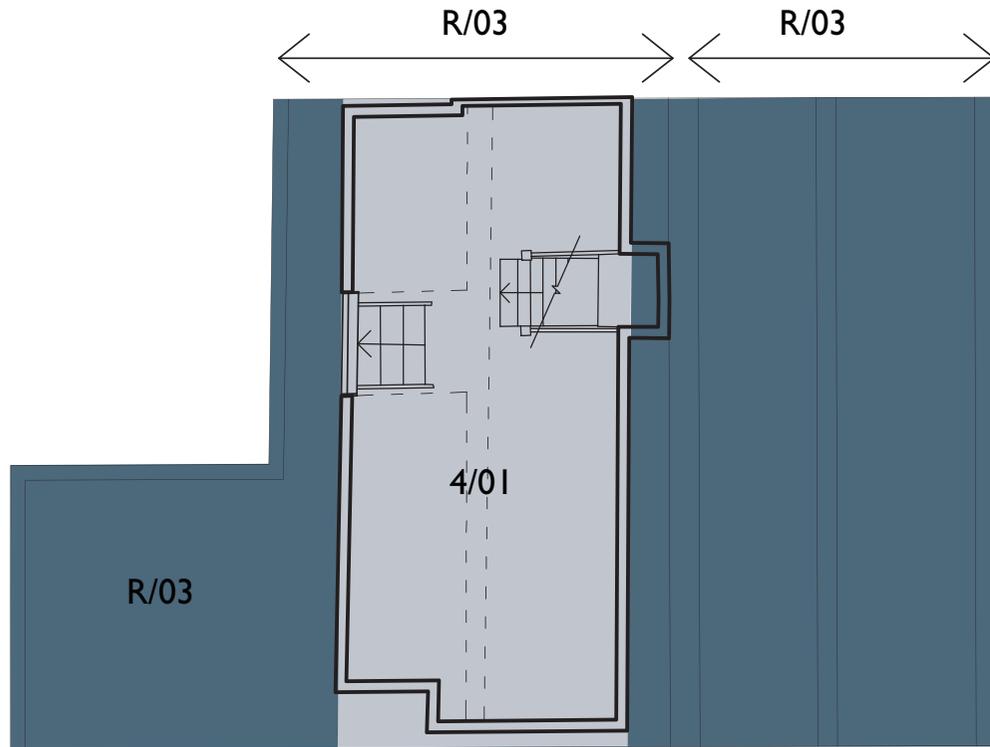
- Original 1720s
- 1880s
- 19th Century
- Modern 20th Century

HISTORIC DEVELOPMENT - THIRD FLOOR



- Original 1720s
- 1880s
- 19th Century
- Modern 20th Century

HISTORIC DEVELOPMENT - FOURTH FLOOR



- Original 1720s
- 1880s
- 19th Century
- Modern 20th Century

2.4 SITE ASSESSMENT

2.4.1 EXTERIOR

No.40 Great James Place is a Georgian four storey terraced townhouse with later basement. It dates from 1720-1724 although extensions have been added to the rear of the building.

The building is constructed of brown brick and has red brick segmental arches above the windows and red brick surrounds. The east elevation facing the street extends across three bays with the panelled front door in bay three. It has a patterned fanlight of a later 18th-century date above and is surrounded by a wooden architraved doorcase with carved brackets that support a hood. The sliding sash windows are set flush to the face of the building in the manner commonly found during the early 18th century prior to the Building Acts which recessed the windows back from the building face (1709) and introduced a stepped reveal (1774). The frames have slightly curved arches to the top and the windows have lost their glazing bars although these would almost certainly have been of twelve panes (six over six).

The brickwork at basement level has been painted white and a modern steel cast stair provides access from street level. The cast iron railings have urn and torche flambe finials.

The rear of the building has an enclosed setting with neighbouring properties immediately adjacent. The north and west facing elevations have two over two sashes although these are interrupted at the landings between ground and first floor and first and second floor level by 19th century WCs that extend out from the west elevation. A one storey 19th century flat roof extension is connected to a 20th century kitchen extension, which in turn is connected back to the original structure by a covered walkway. These surround a lightwell which contains a cast iron spiral staircase. In the wall on the north side of the lightwell, at basement level, there are two blocked arches that previously would have led through to the vaults to the rear of the property

The M shaped roof is covered in red tiles with a flat section over the rear closet to south west corner of the building.



1 Front elevation of No.40 Great James Street



2 West elevation



- 1 North elevation
- 2 Spiral staircase
- 3 View from above of the kitchen extension (left), lightwell and covered walkway (centre) and west elevation (right)

2.4.2 INTERIOR

The interior of No.40 Great James Street is arranged over four floors with a basement. The original fabric remains largely unaltered. The house is entered through the main door and the hallway houses the staircase, provides access to the ground floor rooms, modern external extension and the stairs to the basement.

Basement

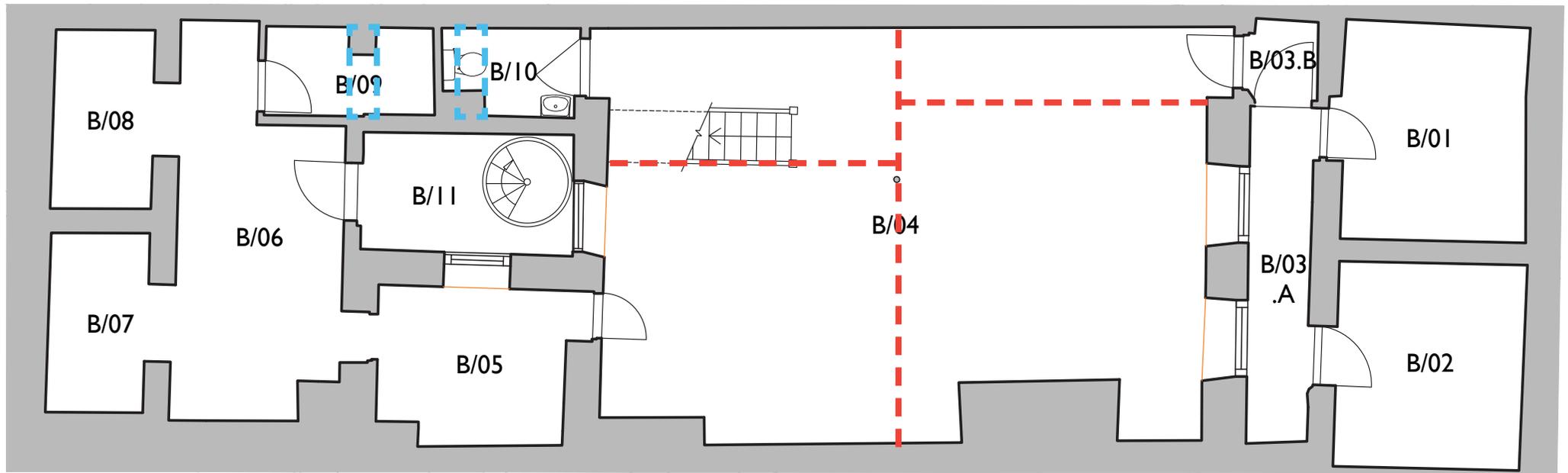
A modern staircase leads to the basement, which has modern fixtures and fittings. The largest room (B/04) has been formed through the removal of the original internal walls and insertion of a cast iron column to the centre. This

plaster covered walls and modern plasterboard boxing, which previously enclosed the fireplace on the south wall has been removed. The suspended plasterboard ceiling has also been taken down. To the front (east) of the space two windows and a doorway face out onto the area (B/03), which has a modern steel stair. It is likely that there was no stair originally, with the basement serviced by a winch in the front area it in turn leads to the two vaults under the pavement.

The northern of the two vaults (B/01) has been modernised with a concrete floor and render to the walls while the southernmost vault (B/02) remains untouched.

A small WC (B/10) is located just off the north west corner of the main basement room and stone lintels here and in the neighbouring B/09 indicate that there used to be a passage through to the rear vaults. A two over two sash window looks out onto the lightwell (B/11) to the rear of the property and the remaining basement rooms are accessed via a door at the south west of room B/04. B/05 is a small room, still under the footprint of the original townhouse and has plaster walls and a north facing two over two sash overlooking the lightwell. It leads through to a larger space (B/06), which has a vaulted ceiling and the remaining vaults off it. The brickwork in these vaults has been covered over with a modern render. A modern timber door leads out to the lightwell.

EXISTING BASEMENT FLOOR PLAN



- Assumed location of original internal walls
- Position of original stone lintels



- 1 Basement – room B/04
- 2 Basement W/C – B/10
- 3 Large vault – B/06
- 4 B/07 seen from B/06



Ground Floor

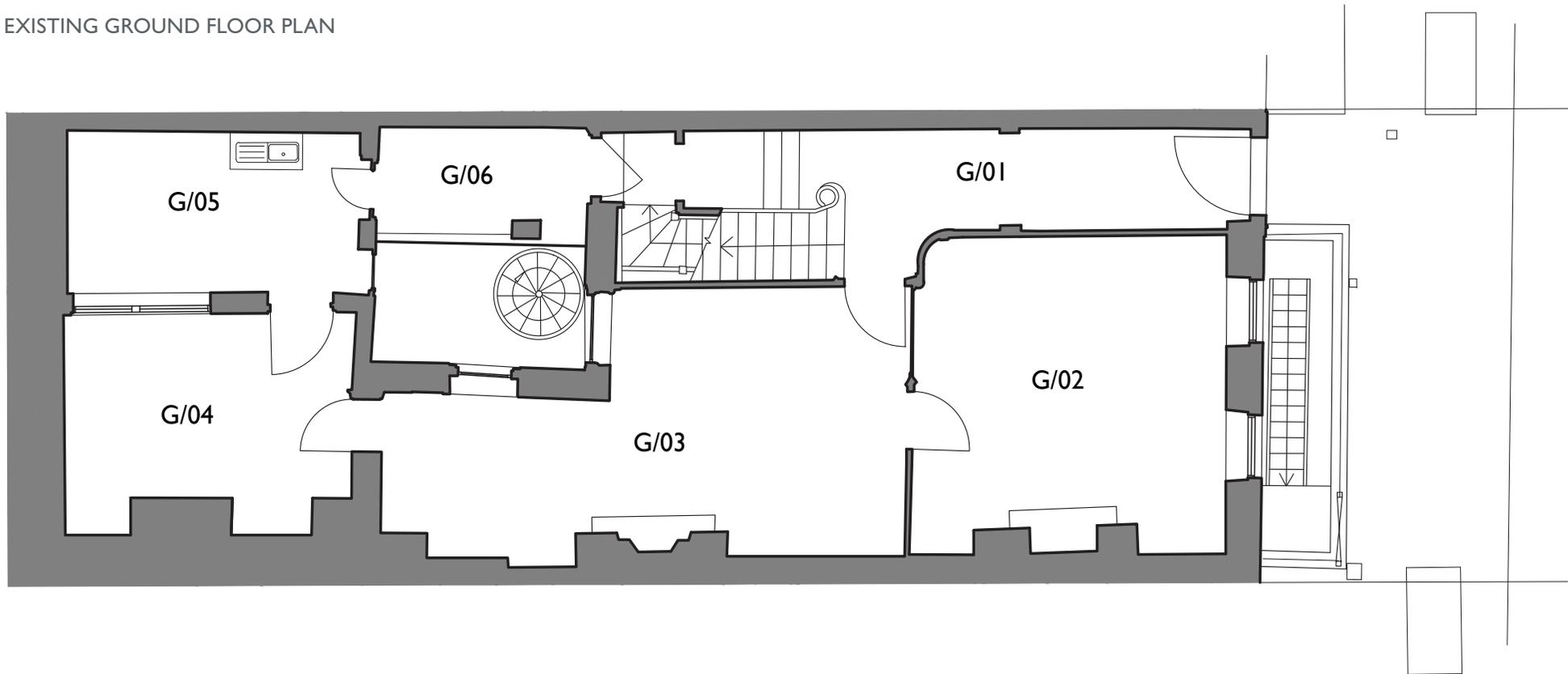
The hall (G/01) is lined with its original wood panelling and features fine decorative pilasters with Corinthian capitals. The largest room on the ground floor (G/03) is accessed off the hall and features 2 no. fine timber panelling and a modern fireplace. It has two over two sash and case windows, one of which features some decorative detailing in the lower left corner.

The front room (G/02) is accessed from G/03 and also boasts timber panelling. It features a modern fireplace. Its two sash windows look out onto the street and retain their shutters.

In the 19th century the ground floor of the house was extended to create an additional room (G/04). This room lacks the wooden panelling seen throughout the original part of the building. It has shelves set into recesses in the

south wall. Adjoining to the north is the 20th century kitchen extension (G/05), which has plain plaster walls and a concrete floor. There is a skylight in the south west corner of the roof and a modern casement looks east onto the lightwell. A modern door leads out onto the external link which sits over the basement vaults below (G/06), which has a iron balustrade, modern corrugated plastic covering and leads back to the original building.

EXISTING GROUND FLOOR PLAN





- 1 View west along the hall from the front door
- 2 Room G/03 with original wooden panelling and fireplace
- 3 View west in G/03 to window with decorative detailing in lower left corner
- 4 View east into front room – G/02



- 1 Fireplace in G/02
- 2 Room G/04
- 3&4 Shelving recesses in G/04
- 5 Windows between G/04 and modern kitchen extension (G/05)
- 6 View east in the modern kitchen extension

First Floor

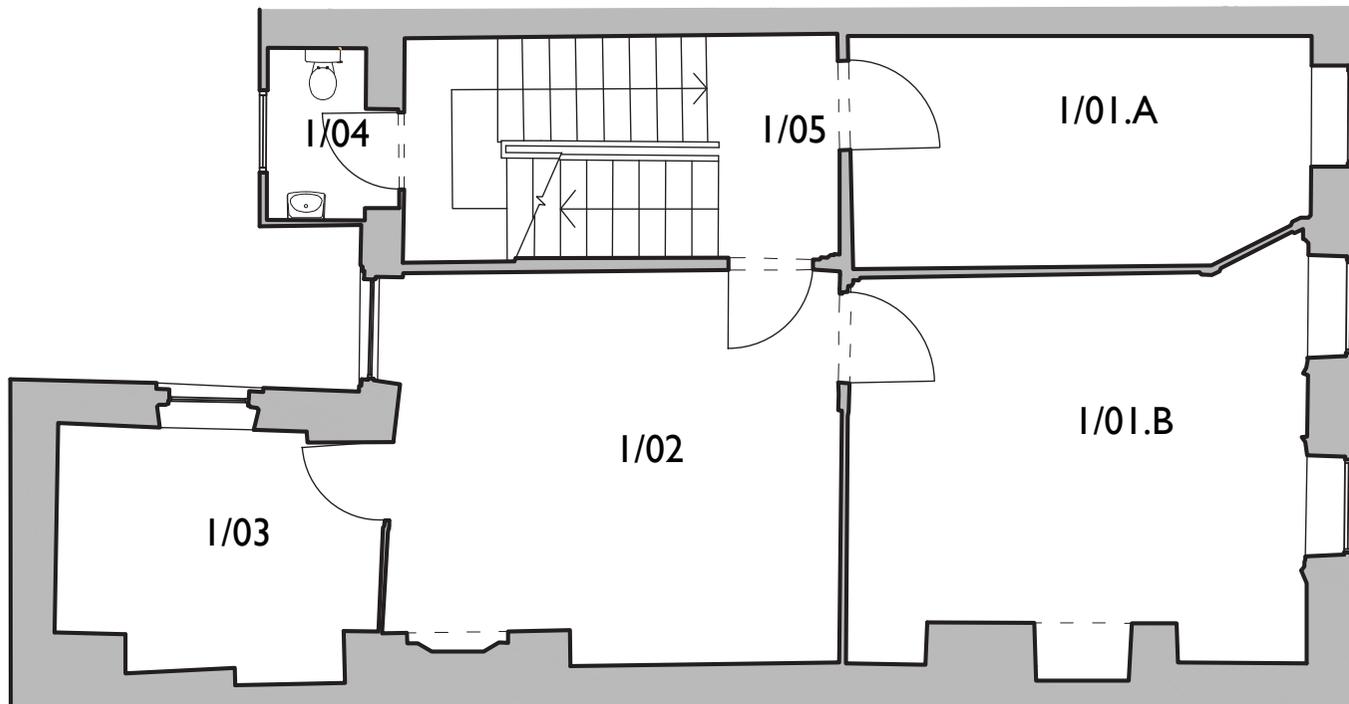
The staircase, with its distinctive twisted balusters, leads up to a landing between ground and first floor levels with a 19th century WC (I/04) off it. The first floor landing (I/05) provides access to the smaller of the two front rooms (I/01.A). This room has been created through the insertion of a partition that subdivided what was originally one large front room. The original walls feature timber panelling and a decorative plaster cornice. Shelves are recessed into the wall in the north west corner of the room. The partition wall has timber panelling that mimics the panelling throughout the rest of the room. The original sash overlooks the street and the shutters have been retained.

I/01.B is the larger of the two front rooms following the partition of the space. As one would expect it shares the same features as I/01. A but with the addition of a 19th century fireplace with marble surround and new mantelpiece. This room has two of the three front facing windows, which all retain their shutters.

The central room on the first floor (I/02) is panelled and has a plain plaster cornice. There is a small fireplace in the south west corner and a two over two sash and case window in the west wall.

A modern partition separates I/02 from the room in the south west corner of the first floor (I/03). It has modern plasterboard covering the wood panelling on the walls, plasterboard on the ceiling and sash window in its northern wall.

EXISTING FIRST FLOOR PLAN





- 1 First floor WC (1/04)
- 2 View east in room 1/01.A
- 3 Partition wall separating rooms 1/01.A and 1/01.B
- 4 Room 1/01.B with partition on the left
- 5 Fireplace in room 1/01.B
- 6 Detail of cornice in 1/01.B
- 7 Room 1/02, with 1/03 in the background
- 8 Room 1/03

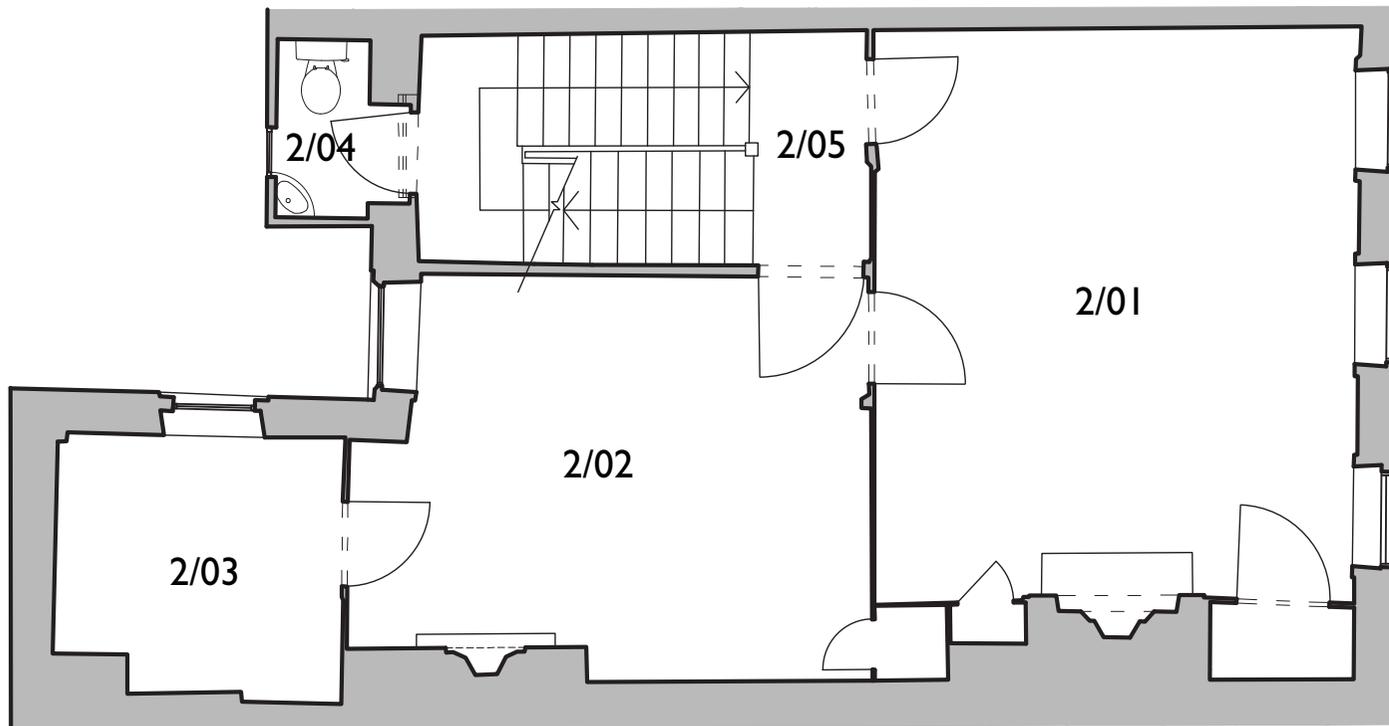
Second Floor

The second floor repeats the layout of the first floor with one important exception – the front room has not been partitioned and retains its original plan form. The front room (2/01) is accessed from the landing and also has a connecting door to the room next to it. It has its original timber panelling on each wall, which has slightly less depth and detail than the lower floors commensurate to its use as rooms of lesser importance (probably bedrooms).

The shutters to the three windows remain in situ and there are window seats under each window. The fireplace in the south wall has cupboards either side of it probably dating from the 19th century. The cupboard in the south east corner is full height with shelves and a door while the storage in the south west corner is split into two with cupboards above and below the dado rail.

The neighbouring room (2/02) also retains its timber panelling and has a window seat under the two over two sash in the west wall. There is a small shelved cupboard recessed into the south east corner of the room and a small fireplace in the south west corner. It leads through to room 2/03, which has the same panelling.

EXISTING SECOND FLOOR PLAN





- 1 Second floor WC (2/04)
- 2 Second floor front room (2/01)
- 3 Fireplace and cupboards in room 2/01
- 4 View west in room 2/02 with 2/03 in the background
- 5 Room 2/03

Third Floor

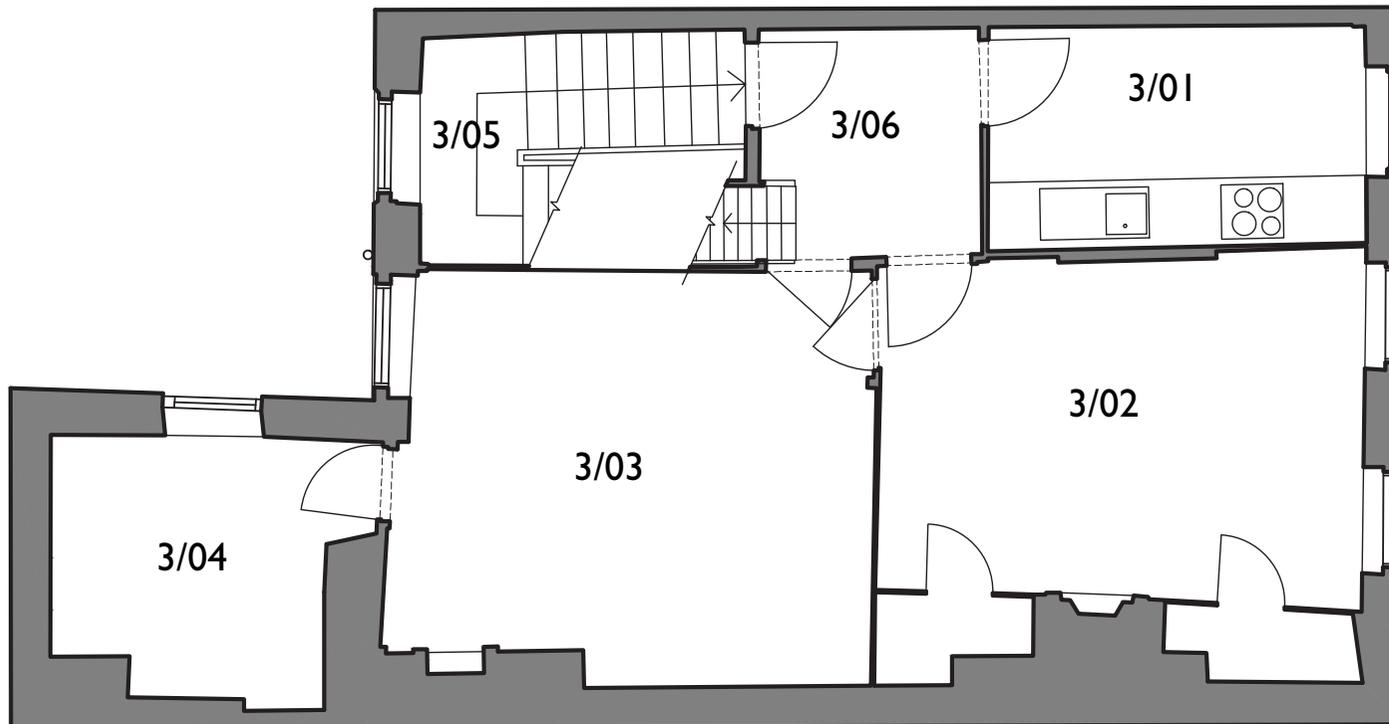
The third floor is the most altered in the house, which reflects its most recent function as a self-contained flat. A doorway at the top of the stairs provides access to the landing (3/06), which in turn provides access to the various rooms and the modern staircase (partially obscuring the door to 3/03 and encroaching into the panelling of the main staircase), which gives access to the fourth floor. A kitchen (3/01) has been created in the north east corner and retains the original panelling, cornice and sliding sash with seat

below. A more modern partition wall separates the kitchen from the front room (3/02) and is lined with a hob, sink, extractor, cupboards etc and finished with tiles.

The front room (3/02) has panelling on all walls except the external (east) wall, which is punctuated by two windows with seats below (although no shutters). The room has modern spotlights in the modern plaster ceiling and large cupboards probably dating from the 19th century either side of the fireplace in the south wall.

The remaining two rooms repeat the plan form of the first and second floors. Room 3/03 has panelling on its north and east walls and window with seat below in the west wall. There is a small fireplace with original stone surround in the south west corner of the room. The bathroom (3/04) has plastered walls and a timber floor.

EXISTING THIRD FLOOR PLAN



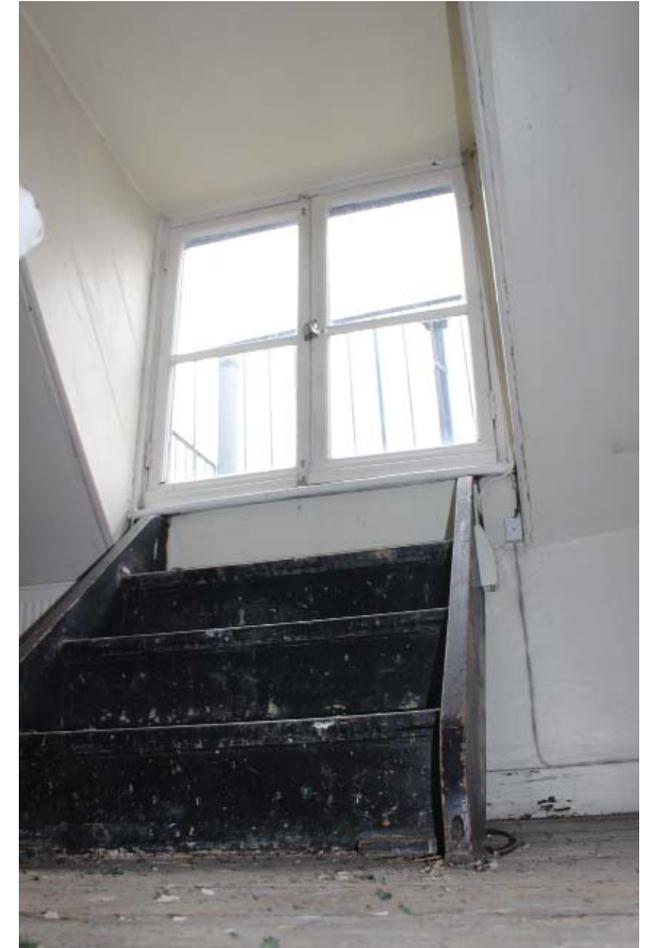
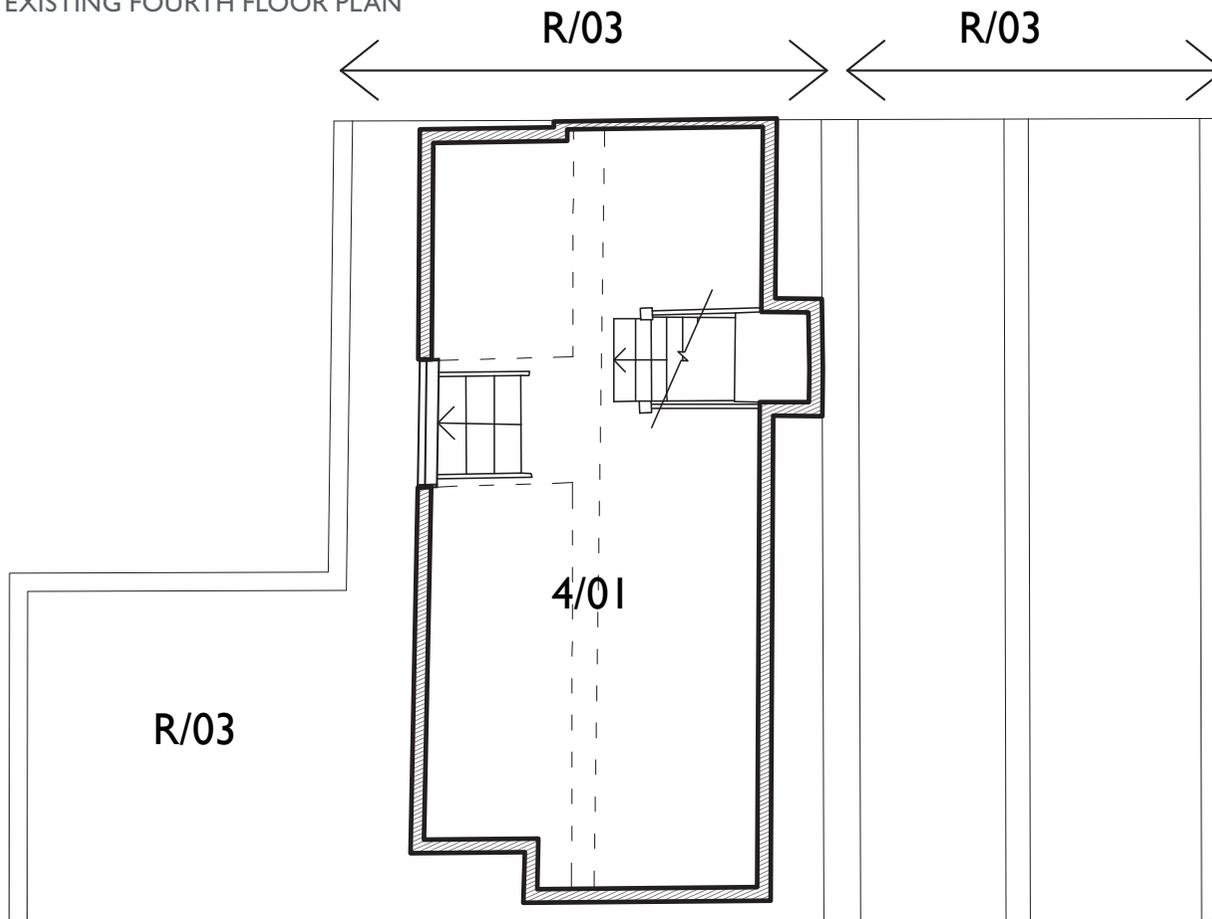


- 1 Third floor landing (3/06)
- 2 Kitchen (3/01)
- 3 Third floor front room (3/02)
- 4 Room 3/03
- 5 Third floor bathroom (3/04)

Fourth Floor

The fourth floor consists of an attic space (4/01), which is accessed by a steep modern timber staircase. Modern timber steps lead up to a dormer window, which provides access to the roof.

EXISTING FOURTH FLOOR PLAN



Attic (4/01)



3 SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural values which make a building or site important to society. When a building is listed its importance is judged on its special architectural or historic interest. Also taken into account are its group value, age and rarity, aesthetic merits, national interest and selectivity (i.e. the best example of a particularly type of building when there are many of a similar type and quality). These criteria will be considered when assessing the significance of No.40 Great James Street. Cultural significance is unique to each place and therefore the criteria by which significance is assessed is also site specific.

The significance will also be assessed with regard to guidance in English Heritage's Conservation Principles, which outlines four different values which make a place significant: **Evidential Value**, **Historical Value**, **Aesthetic Value** and **Communal Value**. These are defined under the appropriate headings below.

The significance values in this report will be assessed using a number of significance ratings which are outlined below.

- **High:** A theme, feature, building or space which is important at national or international level, with high cultural value and important contribution towards the character and appearance of the building and its setting.
- **Medium:** Themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the building and its setting.
- **Low:** Themes, features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the building and its setting.
- **Neutral:** These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the building and its setting.
- **Intrusive:** Themes, features, buildings or spaces which detract from the values of the hangars, their setting, character and appearance. Efforts should be made to remove or enhance these features.

3.2 EVIDENTIAL VALUE

“The potential of a place to reveal information which is new and which can inform us about past human activity.”

Low Evidential Value

Evidential value relates to the potential of finding any new information about No.40 Great James Street through excavation, potential opening-up works of the building or further investigation into the history of the fabric or archives.

The basement and vaults under No.40 Great James Street make it unlikely that any archaeological remains of activity on the site before the construction of the building would remain considering the level of disturbance of the ground. In any case, future proposed works will not involve excavation works.

There has been relatively little alteration to the building and most of the original fabric remains. Therefore, the building appears much as it did when it was first built. Any opening up works would not reveal new evidence of any change over time or concealed earlier fabric.

There is little in the way of documentary evidence relating to the building such as historic building plans. Again this can be explained by the fact that there have been limited works on the building throughout its history.

3.3 HISTORICAL VALUE

“The way a place can demonstrate physical evidence of past people, events and aspects of life. It can also be derived from an association with a notable person event or moment in history.”

High Historical Value

No.40 Great James Street dates back to the 1720s and was constructed as part of the earlier phase of expansion northwards in Bloomsbury. It is illustrative of the formally planned development of the area and is representative of the taste and style of the early Georgian period.

As with almost all of the townhouses on Great James Street, No.40 is particularly well preserved and a large proportion of the original fabric has survived. It demonstrates the characteristic features of this type of building such as the repeated pattern of windows, reducing in height from the first floor upwards (as the earliest examples of sliding sashes, the windows are set close to the face of the building), an intricate fanlight and carved timber hood on brackets. The original architectural hierarchy can still be read easily with the principal rooms on the ground, first and second floors (the grandest being on the ground and first) and the second and third floor being more modest by comparison.

40 Great James Street has associations that can be traced for much of the history of the building. The site was originally part of the extensive Doughty Estate but was then developed by J. Metcalfe. Records for the first 100 years of the building's life are sketchy but it is known that the house was lived in and worked in by lawyers and solicitors and their families as well as a couple of architects firms throughout much of the 19th and 20th centuries.

3.4 AESTHETIC VALUE

“The sensory and intellectual stimulation that people can draw from a place. It can be designed and man-made or fortuitous and a result of natural qualities or the patina of age.”

High Aesthetic Value

Externally, the front elevation is a good early 18th century façade with fine architectural treatment and period details such as decorative iron boundary railings, a carved wooden doorcase with brackets supporting a hood and detailed fanlight. Contributing to the terrace on the west side of Great James Street and the Conservation Area, the front façade has high aesthetic value.

The rear elevations were not designed to be a public façade and as such are simpler in their appearance. Furthermore they have been obscured by the later extensions. The 20th century extension in particular is obtrusive and this part of the building is of low aesthetic significance.

Internally, the spaces have been left relatively unspoilt and significant features such as the main staircase, windows, cornices and most importantly the timber panelling, which exists throughout the building, all remain. These provide character and authenticity and as a result the interiors are of high aesthetic value.

3.5 COMMUNAL VALUE

“The way in which people relate to a place and the importance they identify with it.”

Low Communal Value

No.40 Great James Street was built as a private residence and, although it has been used as offices in the 20th and 21st centuries, it has not been a particularly public building.

No.40 Great forms part of the streetscape of Great James Street and the Bloomsbury Conservation Area and, as such, its front façade is deemed to be valued by local workers and inhabitants.

Summary Statement of Significance

No.40 Great James Street has high heritage significance as an early Georgian townhouse, constructed in the 1720s as part of the terraces running the length of the street. Its significance is reflected in its Grade II* listing and inclusion in the Bloomsbury Conservation Area.

Much of the significance of the building lies in its front façade, which has high aesthetic and historic value and is an important component of the group value of the houses along Great James Street.

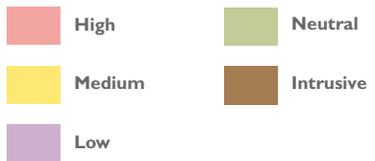
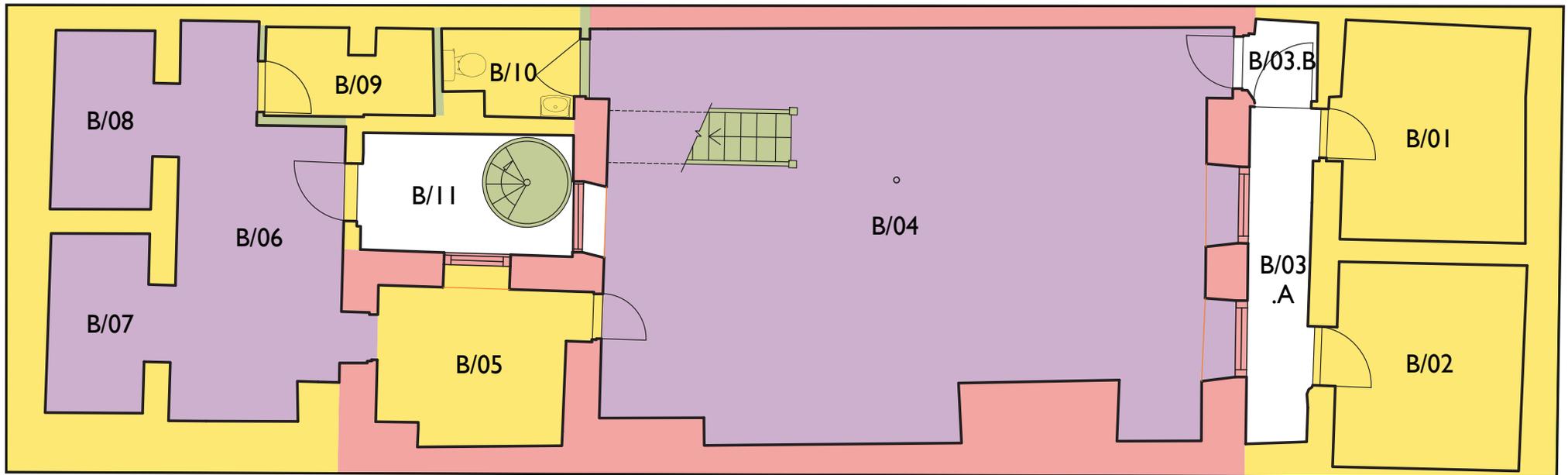
The high level of survival throughout the interiors is highly significant as the original features provide period character. Notable features such as the fine timber panelling, pilasters and main staircase all contribute to the high historic and aesthetic value.

Although it makes a positive contribution to the streetscape, which is valued by those who frequent the area, the building has always been in domestic or office use and as such has low communal value.

3.6 SIGNIFICANCE PLANS

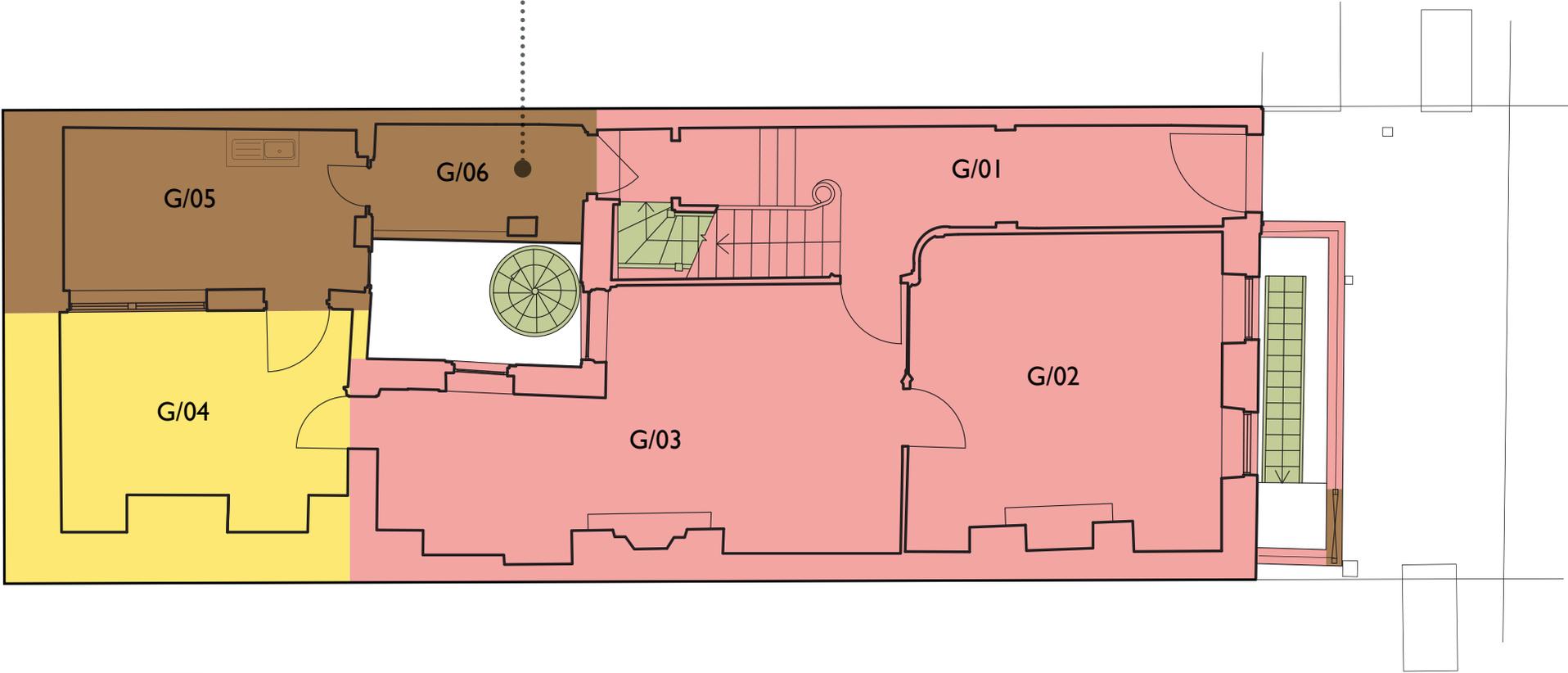
These floor plans have been coloured to show the overall significance of each internal space.

BASEMENT FLOOR



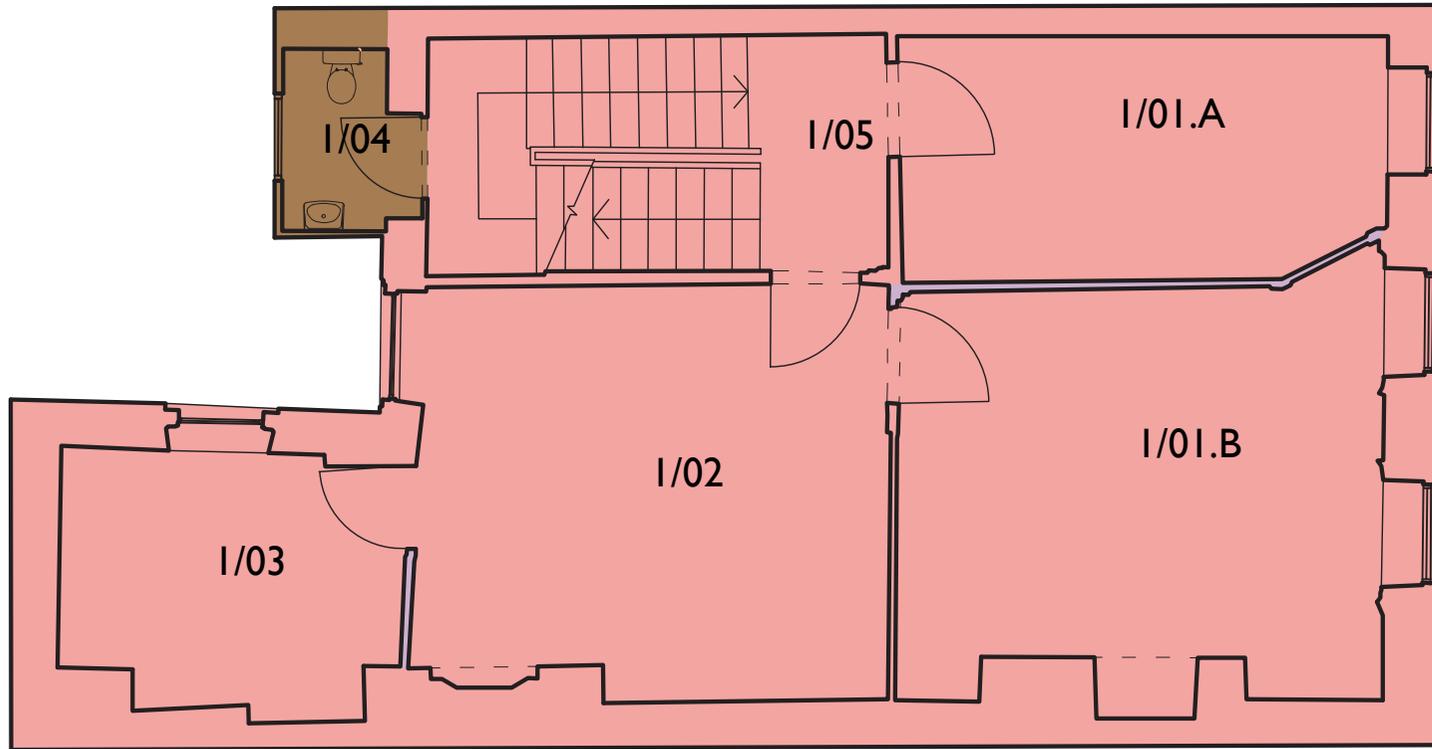
GROUND FLOOR

N.B. Intrusive value refers to overhead structure, not vaults/floor surface below

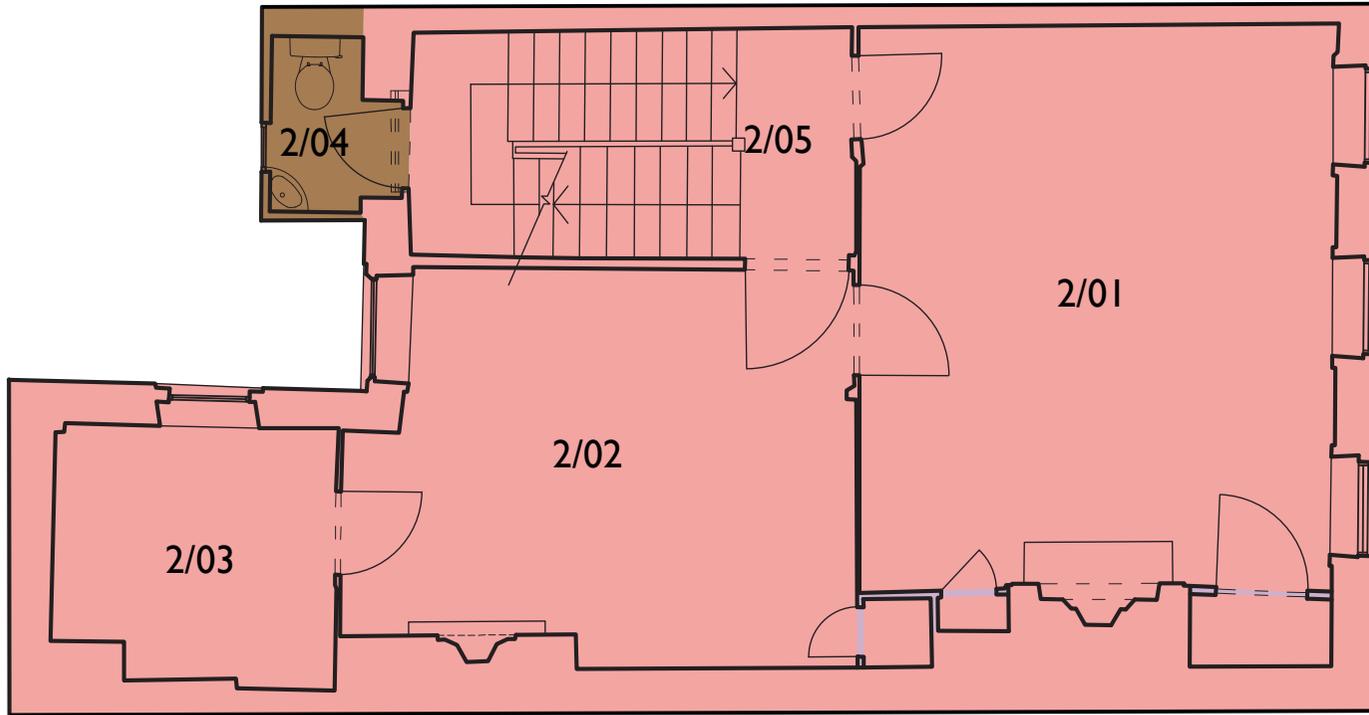


- High
- Medium
- Neutral
- Intrusive
- Low

FIRST FLOOR

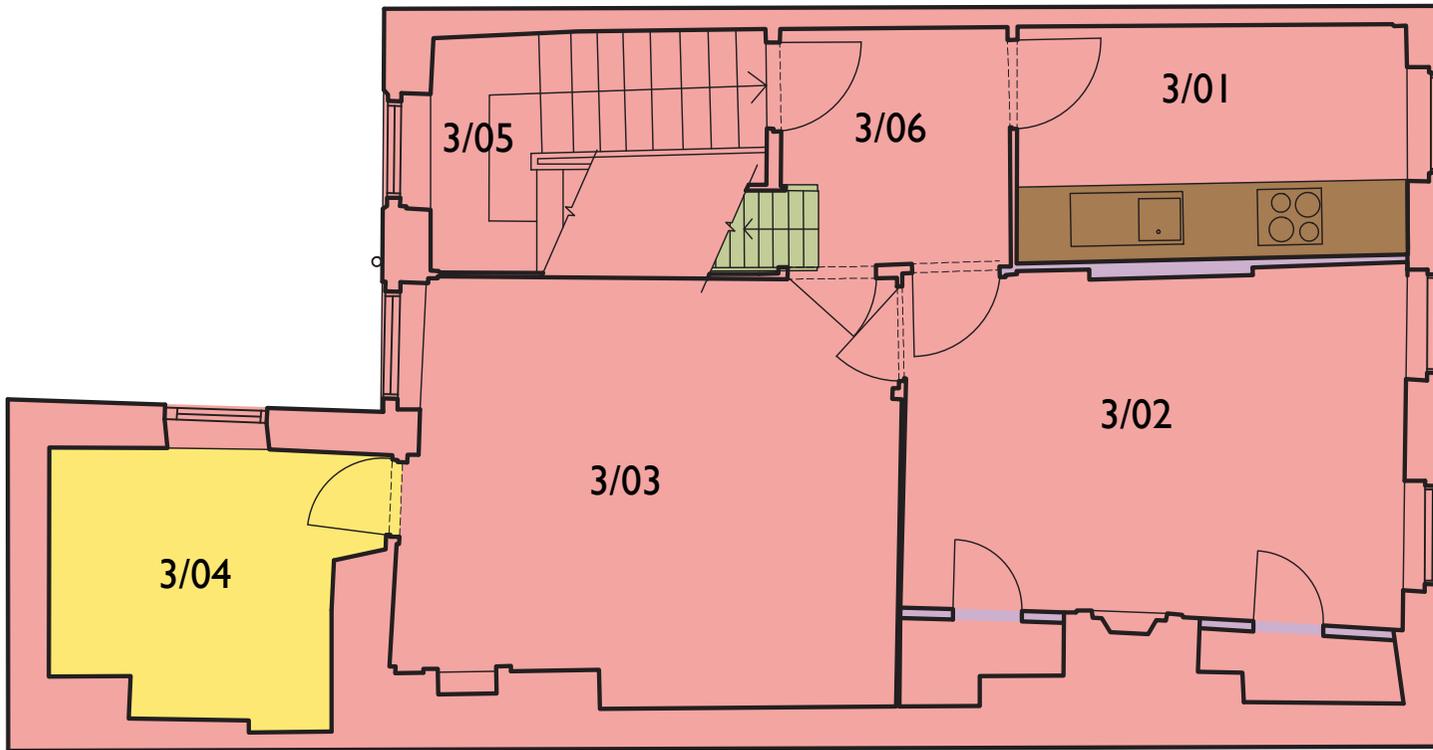


SECOND FLOOR

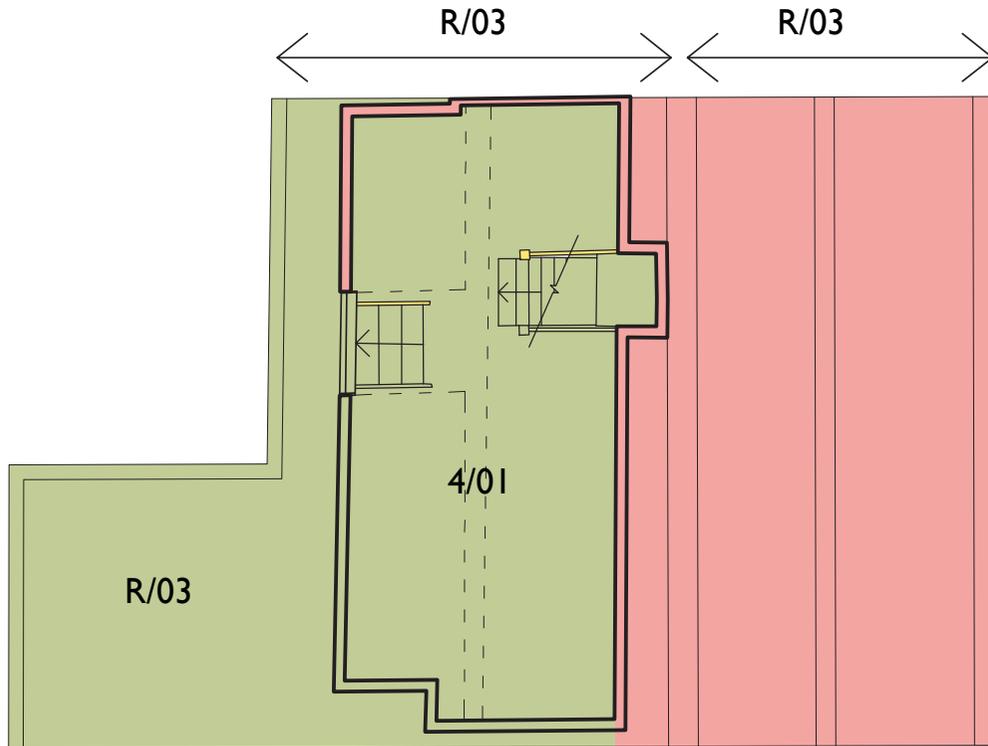


- High
- Medium
- Low
- Neutral
- Intrusive

THIRD FLOOR



FOURTH FLOOR



- High
- Medium
- Low
- Neutral
- Intrusive

4 HERITAGE IMPACT ASSESSMENT

4.1 IMPACT DESIGNATIONS

The following section is intended to assess the impact of the alterations to No.40 Great James Street and its setting. This assessment is based on the observations made while on site and a review of the design proposals. The level of impact will take into account the significance of the heritage asset and the surrounding buildings and spaces, in order to weigh this against the level of change and conclude with a level of impact. The impact will be assessed based on the following criteria:

Magnitude of Impact	Definition
High Beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium Beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low Beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.



4.2 SUMMARY OF PROPOSALS

No.40 Great James Street will be redecorated and a stand-alone apartment introduced into the basement. Offices and meeting rooms will be introduced on the ground and first floors. The second and third floor will retain the existing residential use. It is proposed that the modern kitchen extension at ground level in the rear garden area will be demolished and a terrace introduced. A stair would lead from this up to a further terrace on top of the flat roof of the 19th century section of the building. The two WCs at first and second half landing levels at the rear of the town house will be removed.

A summary of the changes that are required include:

- The existing modern stairs from ground down to the open plan basement room are proposed to have the modern balustrade replaced with a more sympathetic design with a better construction quality;
- The 20th century rear extension at ground level will be demolished and replaced with a terrace;
- A stair will be introduced to link the new ground floor terrace with an enclosed terrace on the roof of the one storey 19th century extension in the garden area;
- A filing room will be created in the vaulted western section of the basement;
- The rear WCs off the main staircase will be removed and windows reinstated;
- The modern partition in the front room on the first floor (1/01) will be removed;
- The partition between rooms 1/02 and 1/03 will be removed and replaced with a new partition, glazed at head height;
- The cupboards next to the large fireplace on the second floor will be removed in room 2/01;

- A partition will be inserted in room 2/03 to create a WC and kitchenette;

Please refer to the architectural drawings accompanying this application for details of the proposals.

4.3 IMPACT DISCUSSION

Proposal	Impact
Exterior	
The most significant proposal externally is to demolish the modern 20th century extension. In its place a terrace will be created. This will have a feature stair in the north west corner of the site to a first floor terrace (see below).	High Beneficial
The modern extension is intrusive and of no heritage significance. Its removal and the creation of a terrace will be beneficial to the aesthetic value of the rear of the site.	
A further terrace will be created on top of the flat roof of the one storey 19th century section of the building. This will be enclosed with a wall or screen. This is not part of the original building and the proposal will not have an adverse impact on the fabric or the aesthetic value. The terrace will have minimal impact on the setting and combined with the improvements to the rear of the site, will not have an adverse effect.	Neutral
A glazed panel door out onto the ground floor terrace will be introduced on the north elevation of the 19th century section (G/04). This honestly modern addition will replace an existing modern door that is intrusive and, along with the removal of the kitchen, will represent an improvement to the aesthetic value of this area.	Low Beneficial
In the lightwell at the rear of the building, the existing cast iron spiral staircase will be removed and replaced with a new steel staircase. The existing spiral staircase is a later addition and of no heritage significance. Provided that its replacement is of sufficient quality, there will not be an adverse impact on the aesthetic value of the site.	Neutral
An escape route will be created by dropping the cill of the window that is in the west wall of room B/04 and inserting new French doors. Dropping of the cill will have an impact on the historic fabric and affect the pattern of this elevation. However, studies on site have revealed that the window cill is concrete, and that the panel of brickwork below is modern, indicating that there may have been an earlier door opening in this location and given that the window is at basement level and to the rear of the building, it is less visible and does not contribute to the Conservation Area.	Neutral

Proposal	Impact
At the front of the property a new steel stair to the basement will be introduced that will take up the full width of the area. The existing steel stair is modern and of no historic value. The replacement stair will not impact on the historic fabric of the building and as long as it is of sufficient quality, it will not have an adverse impact on the aesthetic value of the building or Conservation Area.	Neutral
The two WCs that extend out from the west elevation at the rear of the property will be demolished and the windows at the landings to the main staircase reinstated. These closets are later additions that detract from the façade at the rear of the townhouse. Their removal and the reinstatement of the windows will return the elevation to its original pattern and be beneficial to the aesthetic value of the internal spaces.	Medium Beneficial
A new metal gate is proposed, which will provide access from the street to the new steel stair in the area. The railings and gate play an important part in the historical and aesthetic significance of No.40 Great James Street and its setting in the Conservation Area. The existing gate is an unsympathetic modern intervention and the new replacement will be sympathetic and have a positive impact on the Conservation Area	Medium Beneficial
The roof (R/03) will be carefully repaired to match its existing appearance. The roof structure will be repaired where required to match the existing fabric and a new membrane is proposed to be laid under the battens. The existing tiles will be retained and re-laid.	Low Beneficial
New stone copings will replace existing concrete along the front of the roof line, new lead gutter linings introduced and new pointing applied to the soldier course along the rear roof line.	
These repairs will be sympathetic to the historic fabric on the building, make good the roof and in the case of replacing the concrete, be beneficial to the roof area.	
Existing modern windows throughout are to be replaced with new that are to be more historically appropriate, with the correct configuration of panes and glazing bars to the correct size and cross-section. This will restore the original appearance of the individual building and also the wider streetscape.	High Beneficial

Proposal	Impact
Basement - Interior	
The current modern stair to the basement will be retained with modern balustrade replaced. These are modern stairs with no heritage value and therefore the removal of the balustrade will not have an adverse impact on the historic value of the house. The existing floor plan will be retained as existing.	Neutral
A large filing room will be created by inserting a new wall, demolishing three modern inserted walls and unlocking an existing opening in the vaulted rooms to the west of the basement (B/06, B/09 and B/10). These alterations will have the benefit of reinstating a historic passage through the vaults.	Low Beneficial
Ground Floor - Interior	
A kitchenette and accessible WC will be created in room G/04 . This will involve rehanging the door and inserting new partitions along with the new sanitaryware. The alterations will affect the plan form of the room although they will be in theory reversible. This room is not part of the original building and is of lower significance. Therefore there will be a low adverse impact.	Neutral

Proposal	Impact
First Floor - Interior	
The partition that currently subdivides the principal room of the house (I/01.A and I/01.B) will be removed. This partition is a later alteration and its removal will restore the space back to its original configuration and be beneficial to the character of the room.	High Beneficial
The later partition that divides rooms I/02 and I/03 will be removed and replaced with a new partition, which will be positioned further west, in line with the window on the north facing wall. The revised room layout will accommodate a WC. The partition proposed to be removed is a later addition and of low significance. The revised layout will return the room to its original proportions and the new partition will be reversible. It will also be glazed at the head to maintain sight lines of the cornice.	Low Beneficial
Second Floor - Interior	
The cupboards either side of the fireplace in room 2/01 will be removed. These are more recent alterations and their removal will return the space back to its original form and restore character.	Low Beneficial
A partition will be introduced into room 2/03 in order to create a small WC next to a kitchenette. Although subdividing this room, the new partition should be reversible and will replace an intrusive modern bathtub and sink that currently occupy the space.	Neutral
Third Floor - Interior	
The existing stair to the attic will be refurbished. The current stair is modern and refurbishment will not result in a loss of historic fabric or character.	Neutral
General Refurbishment and Repair	
General refurbishment, repair and redecoration will be carried out in order to ensure that the building is in good condition. Panelling will be repaired to expose original detail and refinished in an historically appropriate colour; intrusive modern interventions such as services will be removed and replaced by more sympathetic installations. These works will restore character and improve the aesthetic value of the historic interiors.	Medium Beneficial

4.4 CONCLUSION

The proposed scheme will involve some alterations to the exterior of No.40 Great James Street. However these mostly entail removing modern features at the rear of the building, most notably the 20th century kitchen extension. The demolition of modern structures and the introduction of a terrace will be beneficial overall to the rear of the house. Any changes to the visual appearance of the front of the building will have an impact on its heritage significance in terms of change to historic fabric but also on the character of the Conservation Area. There are only two alterations proposed here however and one of these is beneficial in that it will see the replacement of the modern gate with a more sympathetic replacement.

Internally, the changes are relatively minor in the context of the whole building and there will be almost no loss of historic fabric. Any adverse impact will be minor and will be more than offset by the positives of the improved condition and aesthetic improvements from the refurbishments.

Overall the proposals have a **low beneficial impact** on the heritage of No.40 Great James Street and constitute less than substantial harm as per the National Planning Policy Framework.



APPENDICES

APPENDIX A
Bibliography

APPENDIX B
List Description

APPENDIX C
Camden Borough Council Core Strategy and Development Policies

APPENDIX A: BIBLIOGRAPHY

Online Sources

- *English Heritage, Listed Buildings Register*, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1113203>
- *Bloomsbury Conservation Area Appraisal and Management Strategy*, <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/bloomsbury/>

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- Cherry, Bridget & Pevsner, Nikolaus, *The Buildings of England*
- *London 4: North*, 2002

Guidance Documentation and Legislation

- English Heritage (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. London: English Heritage
- English Heritage (2011) *The Setting of Heritage Assets*. London: English Heritage
- The London Plan, Revised October 2013
- Camden Local Development Framework 2010





APPENDIX B: LIST DESCRIPTION

Name: NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS

List entry Number: 1113203

Location

NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS, 26-37 AND 39-40, GREAT JAMES STREET

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 24-Oct-1957

Date of most recent amendment: 11-Jan-1999

Legacy System Information

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

Legacy System: LBS

UID: 477628

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

TQ3081NE GREAT JAMES STREET 798-1/101/662 (West side)
24/10/57 Nos.26-37 AND 39-40 (Consecutive) and attached railings
(Formerly Listed as: GREAT JAMES STREET Nos.26-37, 38, 39 & 40
(Consecutive))

GV II*

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.

Listing NGR: TQ3071881985

Selected Sources

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

National Grid Reference: TQ 30737 81943



APPENDIX C: CAMDEN BOROUGH COUNCIL STRATEGY & DEVELOPMENT POLICIES

Core Strategy 14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Development Policy 24 – Securing High Quality Design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Development Policy 25 – Conserving Camden’s Heritage

Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

Listed buildings

To preserve or enhance the borough’s listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

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

Other heritage assets

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

Development Policy 27 - Basements and lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;

and will consider whether schemes

- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;

- g) harm the appearance or setting of the property or the established character of the surrounding area; and
- h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed; and
- k) the development results in the loss of more than 50% of the front garden or amenity area.

