

SEYMOUR THREE LIMITED

FLAT 3, 34 MUSEUM STREET, WC1

**PLANNING AND HERITAGE
STATEMENT AND DESIGN &
ACCESS STATEMENT**

January 2017

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1.0 INTRODUCTION

1.1 Montagu Evans LLP has prepared this Planning and Heritage Statement to accompany retrospective applications for Householder Planning Permission and Listed Building Consent for works to Flat 3, 34 Museum Street, in the London Borough of Camden (the 'Council' or LB Camden).

1.2 Flat 3 forms a two bedroom flat at third floor level. Internal works have been undertaken at the property without planning permission or listed building consent. Following discussion with the Council, it was agreed that retrospective applications would be submitted.

1.3 The description of development is as follows:

'Minor internal alterations to Flat 3 including the removal of partition walls and alterations to second bedroom window'

1.4 By virtue of paragraph 128 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This report presents an historic and architectural appraisal of the property based upon archival and documentary research. A full Statement of Significance for the listed buildings and their contribution to the Bloomsbury Conservation Area is set out at **Section 4.0** of this document.

1.5 This statement should be read alongside the drawings prepared by Alex Sargeson and numbered 001-012, and photographs 013-018.

1.6 The Proposals are summarised as follows:

- Replacement of water damaged floor and acoustic insulation with new acoustic insulation and laminate flooring;
- Removal of non-original partition walls;
- Replacement of non-original window to rear lightwell with sympathetic window with handmade tulipwood doors and glass balustrade;
- Addition of shutters and panelling added to interior of windows;
- Restoration of existing hearth and introduction of new fire surround;
- Replacement of modern softwood internal doors with new handmade doors;
- Removal of ten downlighters.

2.0 ASSESSMENT OF HERITAGE ASSETS

Historic Background

- 2.1 Flat 3 Museum Street is situated in the Bloomsbury area of Camden, which developed as part of London's northwards expansion in the mid-17th century. During the Victorian period, the development of elegant terraces and broad streets contributed to Bloomsbury's increasing popularity as a residential area.
- 2.2 34 Museum Street was constructed between 1855 and 1864 to designs by William Finch Hill, possibly with the contribution of E L Paire, consisting of four storey terraced houses in a modified French Renaissance style. Like many in the area, the property was subsequently altered to incorporate shop frontages at ground floor level, possibly soon after their construction.
- 2.3 Goad's Insurance Map of 1888 (**Figure 2.1**) shows the buildings as they were constructed; distinct properties separated by a dividing wall. 48 Great Russell Street occupies the corner position, with a return onto Museum Street, whilst 34 Museum Street forms the smaller of the two properties, as part of a development of similar properties along the south-west side of Museum Street. A recess to the rear of number 34 Museum Street is visible, similar to those of other properties in the row.



Figure 2.1: Chas E Goad's Insurance Map, 1888, showing the separate properties at 34 Museum Street

- 2.4 The property is now covered by two separate designations at '43-48 Great Russell Street' and 'The Plough (Number 27)'. The properties were listed at grade II in 1977,

primarily for the architectural quality of their elevations, and for their association with William Finch Hill, a Victorian architect known principally for his theatres and music halls.

- 2.5 The list entry for The Plough (Number 27) describes the Museum Street frontage as:

“Stucco with rusticated pilaster strips separating each house and at angles. Modified French Renaissance style. 4 storeys. 3 windows each.”

- 2.6 43-48 Great Russell Street is stylistically in keeping, described as:

“4 storey terrace of which the corner buildings (Nos 43 & 48) form slightly higher pavilions. 3 windows each... No. 48: with splayed, 1 window corner and 1 window return to Museum Street. Ground floor of arcaded treatment with entrance in splayed corner. Vermiculated rustication to wide piers and voussoirs, keystones with masks. Pilasters with small sculptured plaques of dolphin and anchors above, flanking entrance on splayed corner.”

- 2.7 The Statutory List Descriptions are included in full at **Appendix 1**.

Bloomsbury Conservation Area

- 2.8 The conservation area was first designated in 1968 to protect the Georgian core of the area, and has undergone subsequent extensions to incorporate later development, predominantly Victorian and Edwardian.

- 2.9 Development consists largely of brick built Victorian and Edwardian terraced townhouses, as well as some later infill and major developments including the buildings associated with the University of London, and the British Museum.

- 2.10 The external appearance of the properties at 34 Museum Street and 48 Great Russell Street make a positive contribution to the character and appearance of the conservation area, as part of a group with the contemporaneous buildings on the north east side of Museum Street.

Overview of Relevant Planning History

- 2.11 Seventeen planning applications are listed online for 34 Museum Street and 48 Great Russell Street. These are detailed in the table at Appendix 3, and plans provided at Appendix 4.

- 2.12 The applications demonstrate that the properties have been substantially altered in three main phases, in 1985 (refs. 8500576, 8570110), 1988 (ref. 8870197), and 1993 (refs. 9370202 and 9301257).

- 2.13 Plans associated with the 1981 Application (ref. 332266) show the two buildings separated at third floor level by a dividing wall, and accessed via separate staircases

(**Figure 1, Appendix 4**). There was also a lightwell or external space to the rear of no. 34. This gives a clear indication of the original plan form of the floor.

- 2.14 The 1985 application (refs. 8500576, 8570110) represents the first major phase of alteration at third floor level in the property (**Figure 2 Appendix 4**). An opening was created in the dividing wall to link the two properties, and the staircase to no. 48 removed. A partition wall in no. 34 was demolished to create an open plan space, labelled for use as a kitchen and living room. Finally, a lobby was created at the top of the stairs, and new access points created.
- 2.15 1988 plans (ref. 8870197) show the dividing wall between nos. 34 and 48 was further demolished to create a second opening and a bathroom, and new partition walls reconfigured (**Figure 3, Appendix 4**).
- 2.16 Plans from 1990 (ref. 9000070) show the removal of internal partition walls, with the retention of a small part of the dividing wall between the properties (**Figures 4 and 5, Appendix 4**). However, it is unclear whether this development was implemented.
- 2.17 The plans created as part of the 2015 sales particulars indicate that the original plan form of the properties was no longer present, with the addition of modern partition walls, and the removal of much of the original dividing wall between the properties (**Figure 6, Appendix 4**).

Architectural appraisal

- 2.18 Flat 3 is located at third floor level on the south west corner between Museum Street and Great Russell Street, formed of two modified French renaissance style terraces of four storey houses. The terraces were built between 1855 and 1864 by William Finch Hill and possibly EL Paraire.
- 2.19 The principal facades of the properties to Museum Street and Great Russell Street are in good condition and retain their architectural value as outlined in the listing description. The interiors of the property were not inspected at the time of listing.
- 2.20 The planning history set out above documents the principal phases of alteration at the property since its construction in the nineteenth century. The property has a recent history of internal alteration which has eroded the historic plan form and removed original internal features.
- 2.21 An appraisal of the historic plans available reveals that very limited historic fabric of interest survives.

3.0 STATEMENT OF SIGNIFICANCE

3.1 Paragraph 128 of the National Planning Policy Framework (NPPF) requires applications to describe the significance of any heritage assets affected by development proposals. The level of detail should be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

3.2 The NPPF (2012) defines significance as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

3.3 In forming a judgment on the significance of the property and its contribution to the character and appearance of the conservation area, due regard has been paid to the relevant Historic England guidance provided in Conservation Principles (2008). Conservation Principles sets out four categories of significance: evidential, historical, aesthetic and communal value. The following table shows how the heritage values identified in Conservation Principles could be considered to relate to those in the NPPF:

English Heritage Conservation Principles (2008)	National Planning Policy Framework (2012)
Evidential Value	Archaeological Interest
Historical Value (illustrative, associative)	Historic Interest
Communal value (commemorative, symbolic, social, spiritual)	Not explicit, but could be interpreted as the value of a heritage asset to this and future generations

3.4 Below we consider the significance of the Application Site according to the values identified in the NPPF. Nos. 34 Museum Street and 48 Great Russell Street are considered together, though we note where heritage interest has been applied to an individual building. We also describe the Bloomsbury Conservation Area although the proposed works will not meaningfully affect the exterior of the building or its appearance in the conservation area. We conclude, therefore, that the character and appearance of the Bloomsbury Conservation Area will be preserved.

34 Museum Street and 48 Great Russell Street

3.5 Flat 3 occupies the third floor within the combined Grade II listed properties at 34 Museum Street and 48 Great Russell Street.

Archaeological Interest

- 3.6 Archaeological interest is generally relevant to archaeological remains and built fabric of significant age and rarity. The property at 34 Museum Street was built in the mid-19th century as part of a wider phase of development in Bloomsbury. It is therefore not an isolated example of a building of significant age and does not possess archaeological value.

Historic interest

- 3.7 34 Museum Street and 48 Great Russell Street have historic interest as examples of 19th century retail and residential architecture, albeit with considerable internal alterations. The properties are associated with the architect William Finch Hill, and have group value as part of the surrounding 19th century development in this part of Bloomsbury.

Architectural and artistic interest

- 3.8 The elevations to Museum Street and Great Russell Street are of architectural interest as an attractive part of the Museum Street development created by William Finch Hill, and retain their group value with the opposite properties on the north east of Museum Street.

- 3.9 At third floor level, the majority of the original walls in No.48 Great Russell Street and 34 Museum Street were demolished to create a flat encompassing both properties at third floor level. This has been heavily altered though a series of developments during the 20th century, involving the reconfiguring of the internal plan form and removal of internal decorative features, as illustrated in the historic plans at Appendix 2.

- 3.10 The modern 1980s and 1990s partition walls and interiors are not of any particular architectural quality or interest.

- 3.11 The interior to Flat 3 is heavily altered, and the internal plan form does not contribute to the historic value of the listed buildings.

Summary

- 3.12 34 Museum Street and 48 Great Russell Street possesses historic and architectural value as part of the planned development by William Finch Hill. The special interest of the listed buildings results primarily from their external appearance to Museum Street and Great Russell Street.

- 3.13 The interior of Flat 3 is heavily altered, bearing little resemblance to its original plan form and appearance, and does not contribute to the significance of the listed buildings at 34 Museum Street and 48 Great Russell Street.

4.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

4.1 This section sets out the statutory provisions and planning policy context relevant to the proposals.

Legislative Framework

4.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

Development Plan

4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination must be made in accordance with that plan unless material considerations indicate otherwise.

4.4 The development plan in this case comprises:

- London Plan 2015 (with Minor Alterations 2016);
- London Borough of Camden Core Strategy (2010);
- London Borough of Camden Development Policies (2010); and
- The Proposals Map (2010).

Planning (Listed Buildings and Conservation Areas) Act 1990

4.5 Flat 3 is situated within a listed building in a conservation area. Therefore the applications engage **Section 16(2)**, **Section 66(1)** and **Section 72(1)** of the Act.

London Plan 2015 (with Minor Alterations 2016)

4.6 The London Plan is “*the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years*” (p10). The policies pertinent to the assessment of heritage are contained in Chapter 7 (London’s Living Places and Spaces).

4.7 **Policy 7.8** (Heritage Assets and Archaeology) states:

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

London Borough of Camden Core Strategy (2010)

- 4.8 The London Borough of Camden Core Strategy was adopted in 2010 and sets out the key elements of the Council’s planning vision and strategy for the borough, and sets out strategic planning policies to achieve this.
- 4.9 **Policy CS14** (Promoting high quality places and conserving our heritage), sets out the requirement for development to be of the highest standard of design, respecting local context and character.
- 4.10 Part B of the policy relates to heritage, and requires design to preserve and enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings and historic parks and gardens. High standards of access in all buildings, to ensure inclusiveness and accessibility is also important.

London Borough of Camden Development Policies (2010)

- 4.11 The London Borough of Camden Development Policies forms part of the development plan, and sets out additional planning policies which provide further detail on specific issues.
- 4.12 **Policy DP24** (Securing high quality design) requires all developments to be of the highest standard of design.
- 4.13 **Policy DP25** (Conserving Camden’s heritage) is divided into sections to address different types of heritage assets. With regard to listed buildings, the policy states:

“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.”*

- 4.14 With regard to Conservation Areas, the pertinent sections of the policy state:

“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.”

- 4.15 **Policy DP22** (Promoting sustainable design and construction) requires that development incorporates sustainable design and construction measures, and demonstrates how sustainable development principles have been incorporated into the design and proposed implementation.

Emerging Policy

LBC Local Plan 2015-2031 Submission Draft

- 4.16 When adopted, the LBC Local Plan 2015-2031 will replace the current Development Plan documents of the Core Strategy and the Development Policies as the basis for making planning decisions in the Borough.

Other Material Considerations

National Planning Policy Framework (NPPF) 2012

- 4.17 The National Planning Policy Framework (the NPPF), published in 2012, establishes the Government’s approach to planning and its central aim to achieve sustainable development.
- 4.18 At the outset, **paragraph 14** sets out the presumption in favour of sustainable development that “should be seen as a golden thread running through both plan-making and decision-taking”, subject to specific policies in the NPPF that indicate development should be restricted, such as those towards heritage assets.
- 4.19 Chapter 12 of the NPPF sets out the Government’s policies relating to the conservation and enhancement of the historic environment.
- 4.20 In determining planning applications, **paragraph 131** states that local planning authorities should take account of:
- 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.
- 4.21 The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at **paragraph 128**. This criteria is fulfilled through the provision of this Planning and Heritage Statement in support of the application.

4.22 **Paragraph 132** states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

4.23 The Glossary contained in **Annexe 2** of the NPPF defines ‘conservation’ in relation to heritage as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”.

4.24 **Paragraph 133** states that local planning authorities should refuse consent for proposed developments which will lead to substantial harm or loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits which outweigh that loss.

4.25 **Paragraph 134** states that:

“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.”

4.26 **Paragraph 137** of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (online)

4.27 This guidance was published as a web based resource on 6 March 2014 and is regularly updated. The publication contains guidance on decision-taking with regard to historic environment matters.

4.28 The NPPG provides guidance on how to minimise harm to the significance of a heritage asset:

“A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more

sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.”

Other Material Considerations

4.29 In forming our assessment, we have had regard to national and local guidance on best practice, including:

- Conservation Principles: English Heritage (2008);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015);
- Bloomsbury Conservation Area Appraisal and Management Strategy (2011); and
- London Borough of Camden Planning Guidance 1: Design (2015)

5.0 ASSESSMENT OF THE SCHEME

5.1 This section of the report assesses the impact of the proposals on the significance of heritage assets identified in **Section 2.0** in light of the statutory provisions and planning policy context set out in **Section 4.0**.

5.2 The proposals comprise internal refurbishment to Flat 3, on the third floor, with no structural works and minor changes to the plan form. These involve only the re-ordering of internal partition walls, which date from the 1980s. In addition, one window has been altered to the rear lightwell.

Exterior

5.3 The proposals include the replacement of a modern window to the rear of 48 Great Russell Street with sympathetic, handmade tulipwood doors and a glass balustrade (Drawings 007 and 008). This has included the removal of fibre/ cement board beneath the pre-existing 1993 window. The existing sash windows have been repaired and made good.

5.4 The replacement doors are appropriate to the age and style of the building, and have been designed to reflect the spacing of the existing fenestration. These alterations are situated to the rear of the property, which is not publically visible, and are obscured by services for surrounding buildings, but will enhance the aesthetic value of the property, and its contribution to the character and appearance of the Bloomsbury Conservation Area, therefore meeting the requirements at Camden Development Plan Policies DP24 and DP25.

Flooring

5.5 The unsympathetic modern floating floor and acoustic insulation have been removed throughout, and replaced with new acoustic flooring using 'REGUPOL 4.5mm' laid over floor boards, and new laminate flooring laid above (illustrated at drawing 005).

Partition walls

5.6 Alterations to the kitchen/ living/ dining room include the removal of a partition wall between the kitchen area and the lounge/ dining area to create an open-plan space (see drawings 001-003 and photograph 020).

5.7 Additionally, a wall dividing Bedroom 2 from the pre-existing bathroom and hallway has been demolished and an area of wall between the Lounge and Bedroom 1 has been demolished to create a door opening (drawings 001-003).

5.8 These partition walls are non- load bearing, and historic plans show that they date to late 20th century. Therefore the works are in accordance with Policy DP25. No original internal walls have been demolished as part of the works.

- 5.9 New partition walls have been constructed to create an en-suite and cloakroom accessed from Bedroom 2, and closed to the kitchen (drawing 004).
- 5.10 The surface of the original, north east Lounge wall has been built up to create a flat elevation (drawing 004) This is a reversible alteration which causes no permanent change to the fabric of the property.
- 5.11 The works are appropriate for the heavily altered interior of the property, where modern internal partitions will be removed. The alterations do not include the removal of historic fabric, and respect the historic interest of the building in accordance with Policy DP25 of Camden's Development Plan.

Doors

- 5.12 Four softwood composite doors have been replaced with new handmade doors, to fit the original structural openings (drawing 012). This is in accordance with Policy DP25 of Camden's Development Plan.

Fireplace

- 5.13 A new fire surround with handmade routed panels and marble base has been implemented around the original fireplace on the north east wall of the Lounge (drawing 010). The original hearth has been restored, reinstating a feature of historic interest using high quality, natural materials in accordance with Policy DP25 of Camden's Development Plan.

Other details

- 5.14 Modern shelving to the north east wall of Bedroom 1 has been removed, and new shelving units have been built in 18mm marine grade plywood (drawings 001-003). Shutters have been added to the interior of the windows, and modern kitchen and bathroom fixtures replaced. These do not involve the removal of any historic fabric.

Overall Assessment

- 5.15 The NPPF promotes a balanced approach to development involving heritage assets. It is made clear that conservation is a dynamic process which manages change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 5.16 The works undertaken at Flat 3 preserve the significance of the listed buildings, which lies primarily in their elevations to Museum Street and Great Russell Street. The removal of modern partition walls does not cause harm to the significance of the building, and the replacement of modern internal features such as flooring, acoustic insulation and doors improves the quality of accommodation, contributing to its continued use as a dwelling. Therefore, the works are in accordance with Policies DP24 and DP25 of Camden's Development Plan, and Policy CS14 of Camden Core Strategy.

6.0 DESIGN AND ACCESS STATEMENT

6.1 The design principles of the proposal have been assessed in line with statutory provisions and planning policy at **Section 5.0**.

Use

6.2 The use of Flat 3, 34 Museum Street has not changed as the alterations are associated with the continued use of the building as a residential dwelling (Use Class C3).

Amount and Layout

6.3 This application reflects that use. The works for which planning permission and listed building consent are sought are detailed in **Section 5.0** and relate to a programme of internal alterations consistent with its continued use as a residential flat.

6.4 As the application seeks retrospective approval, the effect of these additions have on the layout of the existing buildings is already known. The effect is minimal.

6.5 This is illustrated in drawings numbered 001-012 and photographs numbered 013-018 which accompany this application.

Access

6.6 There are no access implications arising from these proposals.

7.0 CONCLUSION

- 7.1 Montagu Evans LLP has been instructed by Seymour Three Limited to prepare a Planning and Heritage Statement to accompany applications for planning permission and listed building consent at Flat 3, 34 Museum Street and 48 Great Russell Street, Bloomsbury.
- 7.2 The significance of the listed buildings is expressed in their external appearance to Museum Street and Great Russell Street, and their group value with the contemporaneous properties in this area of Bloomsbury.
- 7.3 The replacement of a modern window to the rear lightwell is the only external alteration, and the implemented replacement is sympathetic to the style and period of the building. This alteration preserves the appearance of the rear of the building, and its contribution to the appearance of the conservation area.
- 7.4 The implemented alterations to the interior have not involved the removal of any original fabric. The scheme has involved some minor changes to plan form, but the pre-existing plan form has been shown to date to the late 20th century.
- 7.5 The works undertaken at Flat 3, 34 Museum Street have preserved the significance of the listed buildings by retaining the appearance of the elevations to Museum Street and Great Russell Street. The internal alterations consist of non-structural works to modern fabric, and therefore do not affect the special interest of the properties.
- 7.6 The proposals therefore comply with the NPPF, Policies DP24 and DP25 of Camden's Development Plan, and Policy CS14 of Camden's Core Strategy.

Appendix 1:
Statutory List Descriptions



Historic England

43-48, GREAT RUSSELL STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 43-48, GREAT RUSSELL STREET

List entry Number: 1130381

Location

43-48, GREAT RUSSELL STREET

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Dec-1977

Date of most recent amendment: 09-Dec-1999

Legacy System Information

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

Legacy System: LBS

UID: 477851

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

TQ3081NW GREAT RUSSELL STREET 798-1/100/685 (South side) 09/12/77
Nos.43-48 (Consecutive)

GV II

6 terraced houses and shops. c1855-64. By William Finch Hill and possibly EL Paraire. Stucco with rusticated ground floors. STYLE: Modified French Renaissance. EXTERIOR: 4 storey terrace of which the corner buildings (Nos 43 & 48) form slightly higher pavilions. 3 windows each. No.43: with 7-window

return to Coptic Street. Rusticated pilaster strips to angles. Shop front of arcaded treatment, the centre arch being the window with decorative wrought-iron grill to riser, the left arch forming a fanlight to the part glazed house door and the right hand arch a fanlight to the shop entrance with elaborately decorative wrought-iron grille. Roundels in spandrels with stained glass. Mutule cornice at 1st floor level. 1st floor windows round-arched, architraved, recessed 2-pane sashes, above which architraved oculi enriched with swags. 2nd floor sill band to segmental-arched architraved sashes. Console bracketed cornice beneath 3rd floor architraved sashes with keys. Cornice surmounted by balustraded parapet. Nos 44-47: ground floor with square-headed openings; recessed windows (C20 glazing) with keys, entrances with keys, rectangular fanlights and mostly C20 doors. Cornice at 1st floor level. Rusticated pilaster strips between 1st and 2nd floor windows and on angles. Architraved 2-pane sashes, 1st floor with console bracketed pediments and fielded aprons, 2nd floor with fielded panels above windows and 3rd floor with cornice heads and fielded panels between the windows. Dentil cornice, with lion masks at intervals, surmounted by balustraded parapet. No.48: with splayed, 1 window corner and 1 window return to Museum Street. Ground floor of arcaded treatment with entrance in splayed corner. Vermiculated rustication to wide piers and voussoirs, keystones with masks. Pilasters with small sculptured plaques of dolphins and anchors above, flanking entrance on splayed corner. All ground floor openings currently boarded up. Mutule cornice at 1st floor level. Rusticated pilaster strips to angles and separating windows from 1st to 3rd floor. 2-pane sashes; 1st floor round-arched, architraved, recessed sashes above which architraved oculi enriched with swags. 2nd floor segmental-arched architraved sashes. Console bracketed cornice beneath 3rd floor architraved sashes with keys. Cornice

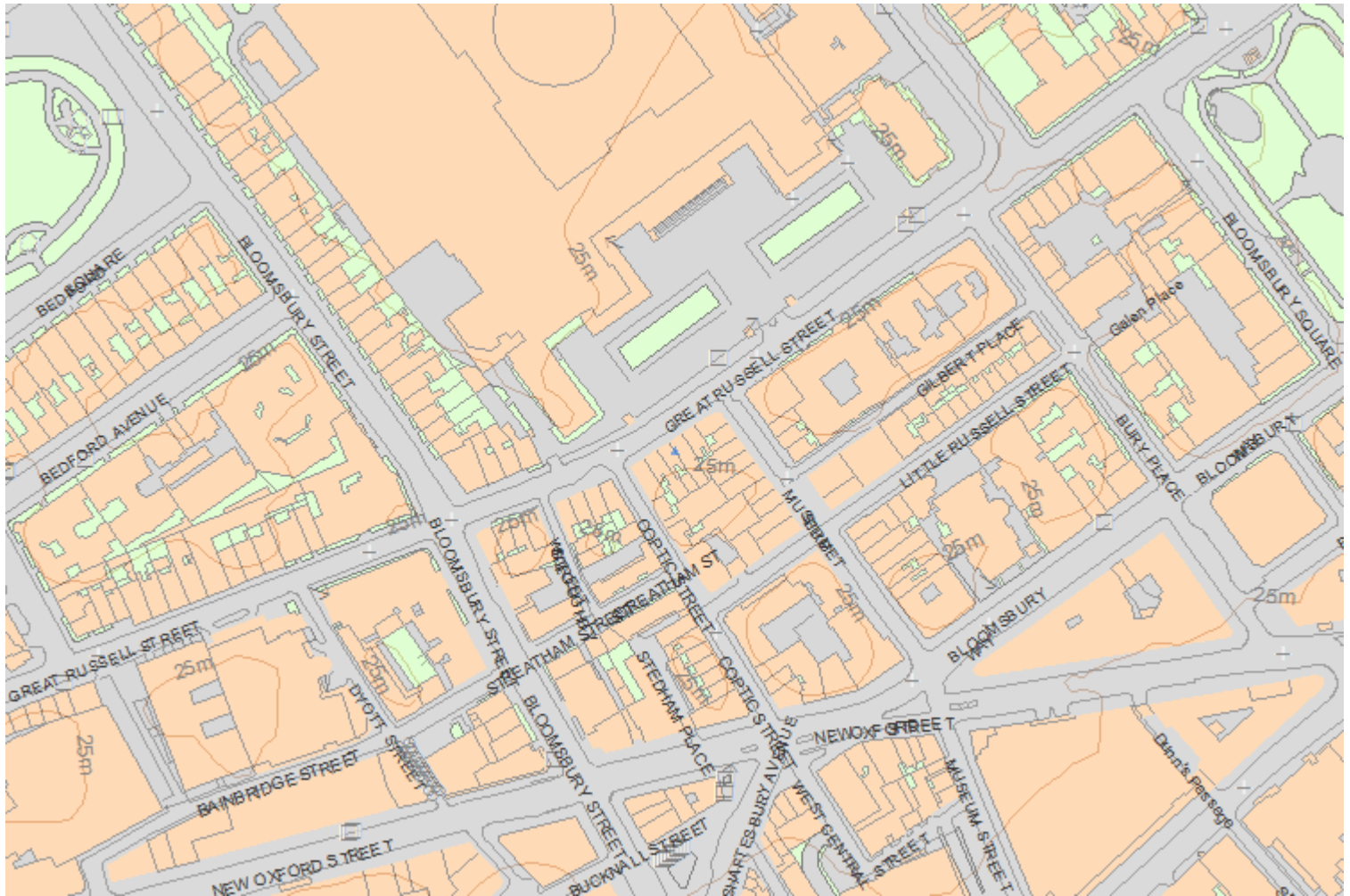
surmounted by balustraded parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: above the corner entrance of No.48, a decorative wrought-iron sign bracket. HISTORICAL NOTE: No.46 was the home of Randolph Caldecott, artist (GLC plaque).

Listing NGR: TQ3009081558

Selected Sources

National Grid Reference: TQ 30096 81563

Map



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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1130381.pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/439748/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 22-Dec-2016 at 02:29:05.



Historic England

THE PLOUGH (NUMBER 27)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE PLOUGH (NUMBER 27)

List entry Number: 1322088

Location

THE PLOUGH (NUMBER 27), 27-34, MUSEUM STREET

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Dec-1977

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 477560

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

TQ3081NW MUSEUM STREET 798-1/100/1172 (West side) 09/12/77 Nos.27-34
(Consecutive) The Plough (No.27)

GV II

Public house and 7 terraced houses with shops. 1855-64. By William Finch Hill. Stucco with rusticated pilaster strips separating each house and at angles. Modified French Renaissance style. 4 storeys. 3 windows each. No.27 with 2 storey extension and 5 window return to Little Russell Street. No.27,

The Plough, with wooden C19 public house ground floor. Pilasters support a mutule cornice. Segmental headed openings with panelled dados. Left hand entrance in Little Russell Street in early C19 shopfront with console bracketed cornice. Nos.29-34 with C19/early C20 shopfronts. 1st floor round-arched, architraved, recessed 2-pane sashes, above which architraved oculi enriched with swags. 2nd floor console bracketed sill bands to segmental-arched architraved sashes. Console bracketed cornice beneath 3rd floor architraved sashes with keys. No.27 with cornice surmounted by balustraded parapet; Nos 28-34 with plain parapet. INTERIORS: bar in two parts. Front bar much renewed but retains some early C20 panelling. Rear bar has early C20 counter, arched screen with later infilling and more wall panelling to side and rear.

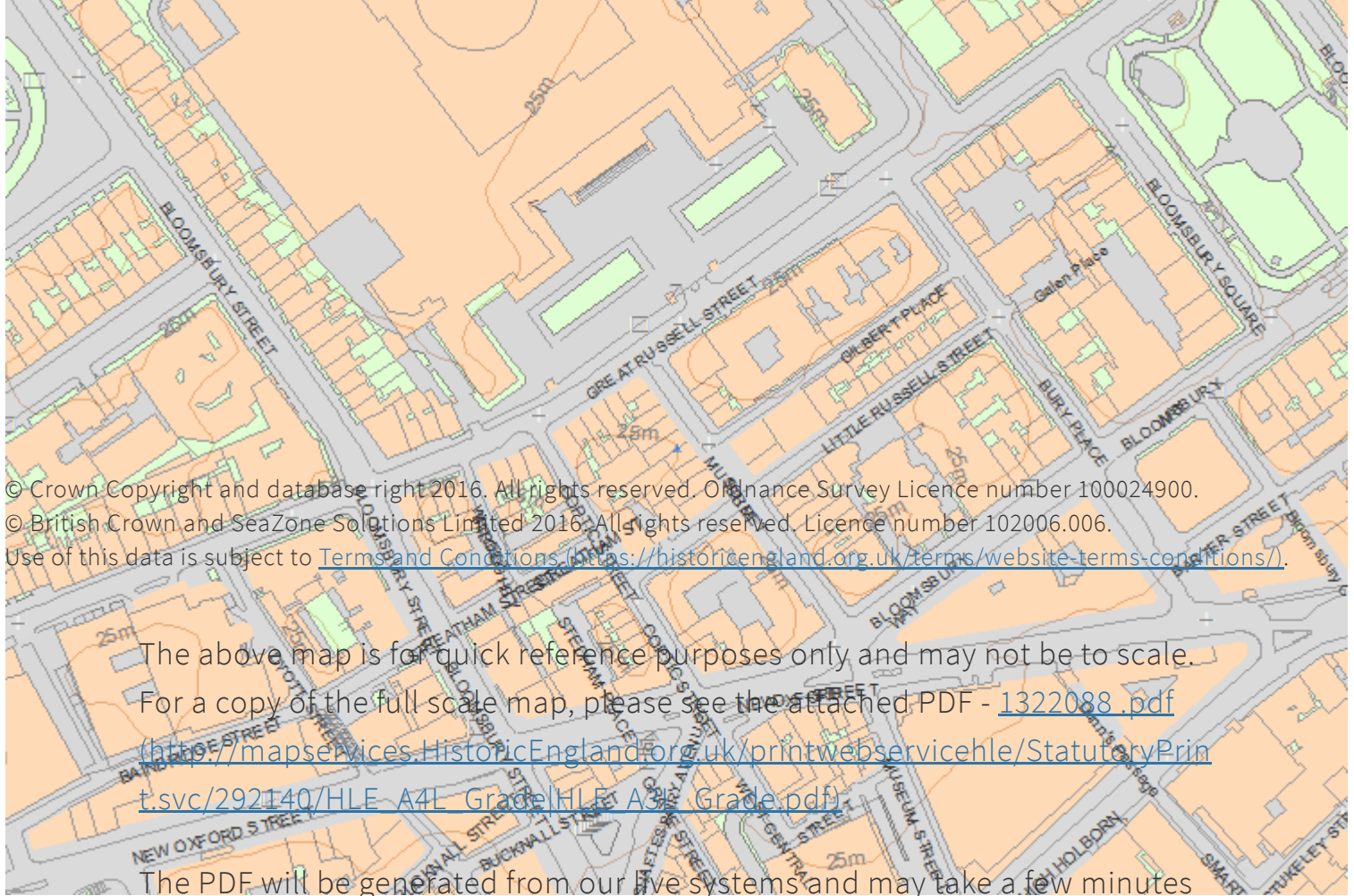
Listing NGR: TQ3011481566

Selected Sources

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

National Grid Reference: TQ 30125 81552

Map



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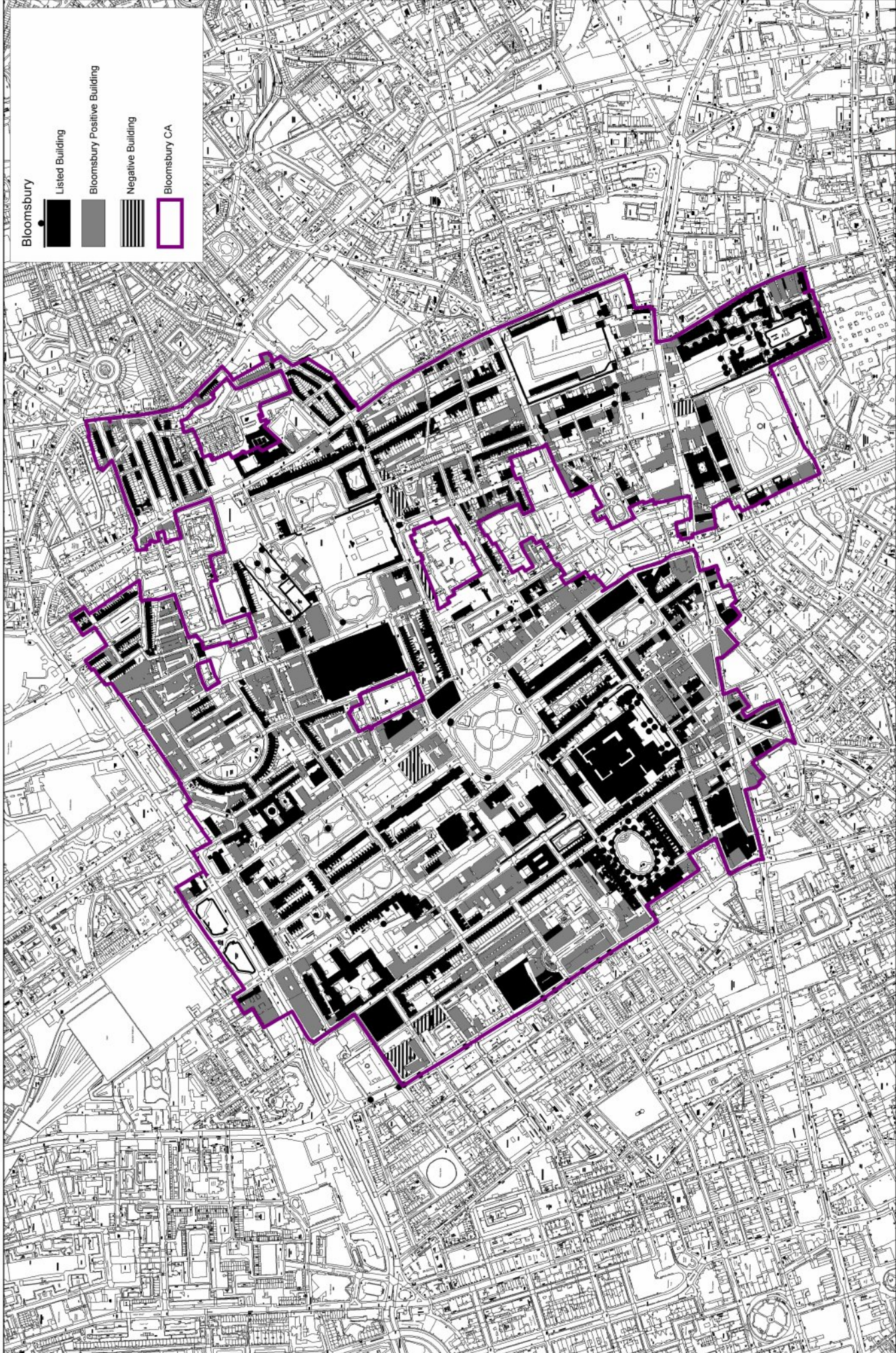
For a copy of the full scale map, please see the attached PDF - [1322088.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/292140/HLE_A4L_Grade/HLE_A3L_Grade.pdf)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/292140/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 19-Dec-2016 at 01:20:20.

End of official listing

Appendix 2:
Bloomsbury Conservation Area Map and Character
Area Map

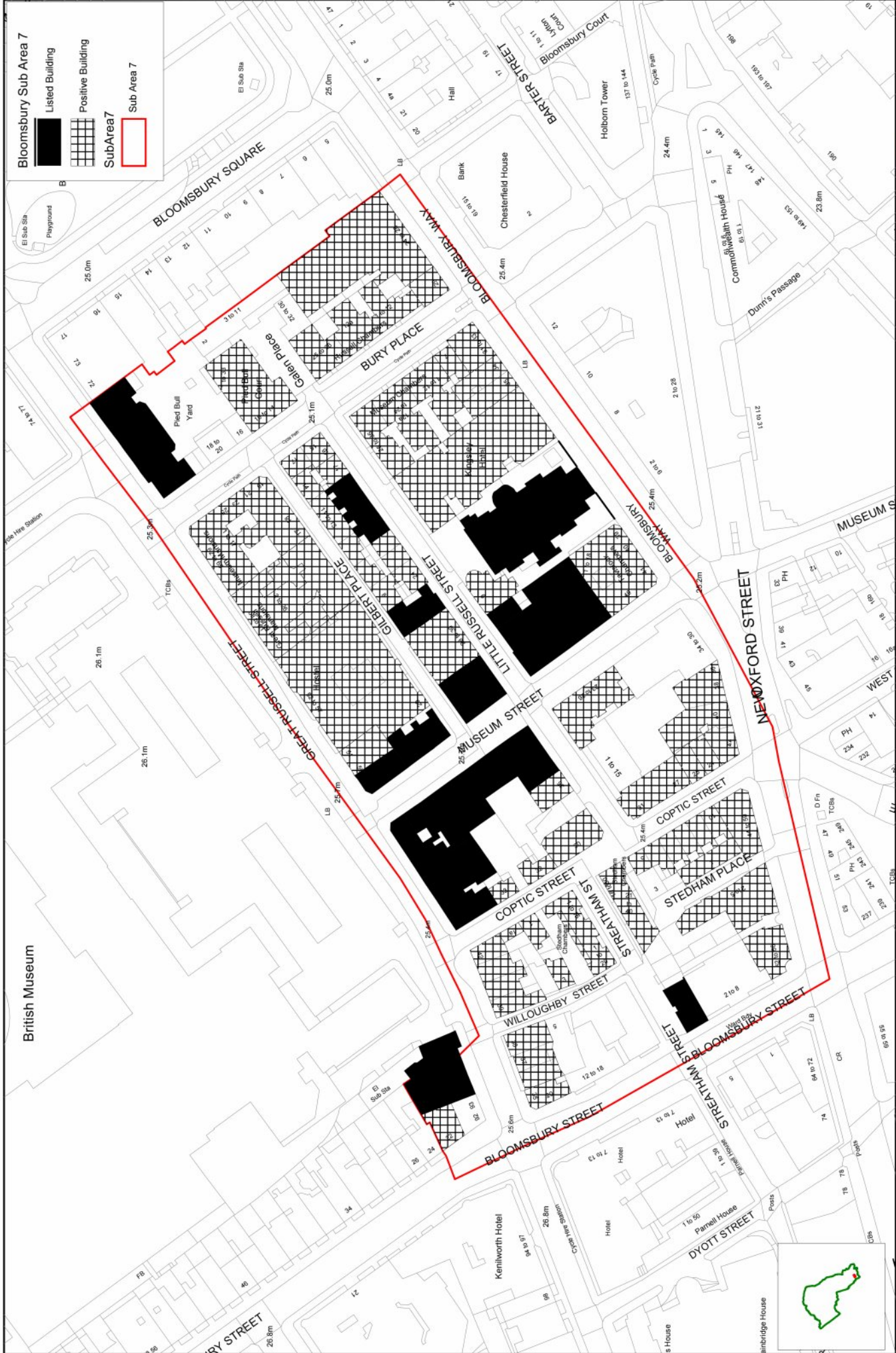


Bloomsbury

- Listed Building
- Bloomsbury Positive Building
- Negative Building
- Bloomsbury CA



Bloomsbury CA Townscape



British Museum

Bloomsbury Sub Area 7

- Listed Building
- Positive Building
- SubArea7
- Sub Area 7

Bloomsbury CA Sub Area 7 Townscape Appraisal

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Scale 1: Not Usable Scale



Print Date: 29/11/2010

Printed By: L.Small

Map Ref No: c08086



Appendix 3:
**Planning History of 34 Museum Street/ 48 Great
Russell Street**

Date	Ref	Type	Description of Application	Result
04/10/1993	9301257	PP	Change of use and works of conversion from residential and Class B1 use to three self-contained flats on the 1 st 2 nd and 3 rd floors together with the erection of a stair enclosure on the roof as shown on drawings numbered 1 to 26	Approved
04/10/1993	9370202	LBC	Internal alterations in connection with the conversion of the 1 st 2 nd and 3 rd floors to three self-contained flats as shown on drawings numbered 1 to 26	Approved
27/07/1993	9300935	PP	Refurbishment of 1 st 2 nd & 3 rd floors to provide offices and flats (Plans submitted)	Withdrawn
27/07/1993	9370152	LBC	Refurbishment of 1 st 2 nd and 3 rd floors to provide offices and flats (plans submitted)	Withdrawn
21/02/1990	9000092	PP	Refurbishment and change of use to provide ground floor shops with ancillary basement storage a flat on part of the first floor with offices (B1) on the rest of the first floor together with the second and third floors as shown on drawing number 6121/1-8	Appeal, Refused
21/02/1990	9000091	PP	Refurbishment and change of use to provide ground floor shops with ancillary basement storage a flat on part of the first floor with offices (B1) on the rest of the first floor together with the second and third floors as shown on drawing numbers 6121/1-8	Refused
08/02/1990	9070046	LBC	Refurbishment to provide A1 shops on ground floor ancillary storage to basement one flat on part first floor B1 to remaining areas together with internal alterations. Change of use of first floor from retail to residential/B1 and change of use of second floor to B1. (Plans submitted). Appeal received against the Council's failure to issue their decision within the appropriate period.	Withdrawn
08/02/1990	9070045	LBC	Refurbishment to provide A1 shops on ground floor ancillary storage to basement one flat on part first floor B1 to remaining areas together with internal alterations. Change of use of first floor from retail to residential/B1 and change of use of second floor to B1 (Plans submitted).	Withdrawn
31/01/1990	9000070	PP	Refurbishment and change of use to provide ground floor retail use with ancillary basement storage a flat on each of the first and second	Approved

			floors and offices on the third floor as shown on drawing numbers 6121/101-108 inclusive.	
31/01/1990	9070034	LBC	Refurbishment of the existing buildings in connection with their proposed use for retail residential and office purposes as shown on drawing numbers 6121/101-108 inclusive.	Approved
19/10/1988	8870197	LBC	Amendment to Listed Building Consent granted 9 th December 1985 (Reg. 8570110) for works of demolition and alterations to provide retail and ancillary retail uses on basement ground first and second floors and a self-contained residential unit on the top floor (as shown on drawings numbered 61.5A SK 7A SK 8A SK 9A SK 15 SK 16 SK & 17 SK).	Approved
18/11/1986	8602210		Location of a prefabricated building 24 feet x 8 feet on the site for a period of 2 years (Plans submitted).	Withdrawn
12/12/1985	8502124		Change of use from retail residential and opticians with ancillary office workshop and storage to form a fish restaurant and take-away on the basement and ground floors and residential accommodation on the first-third floors.	Refused
02/04/1985	8570110		Works of demolition and alteration to form a book and print shop with ancillary office accommodation; and a flat. As illustrated in drawing nos. WB/1-9 & 31-39.	Approved
02/04/1985	8500576		Works of demolition and alteration to form a book and print shop with ancillary office accommodation; and a flat. As illustrated in drawing nos. WB/1-9 & 31-39.	Approved
03/04/1981	HB2659		Works of alteration and extension in connection with the use of the basement, ground and first floor of both buildings and the second floor of 48 Great Russell Street as an art and antiquarian bookshop with ancillary offices and storage and the use for the second floor of 34 Museum Street and the third floors of both buildings as a residential maisonette.	Approved
03/04/1981	32266		Use of basement, ground and first floor of both buildings and second floor of 48 Great Russell Street as an art and antiquarian bookshop with ancillary offices and storage; the use of the second floor of 34 Museum Street and the third floors of both buildings as a residential maisonette; including the erection of a rear extension at basement, ground and first floor levels and alterations to the street elevations.	Approved

Appendix 4:
Historic Plans

Historic Plans of 34 Museum Street/ 38 Great Russell Street

Not to scale.

Figure 1:
1981 plan

Reference:
32266

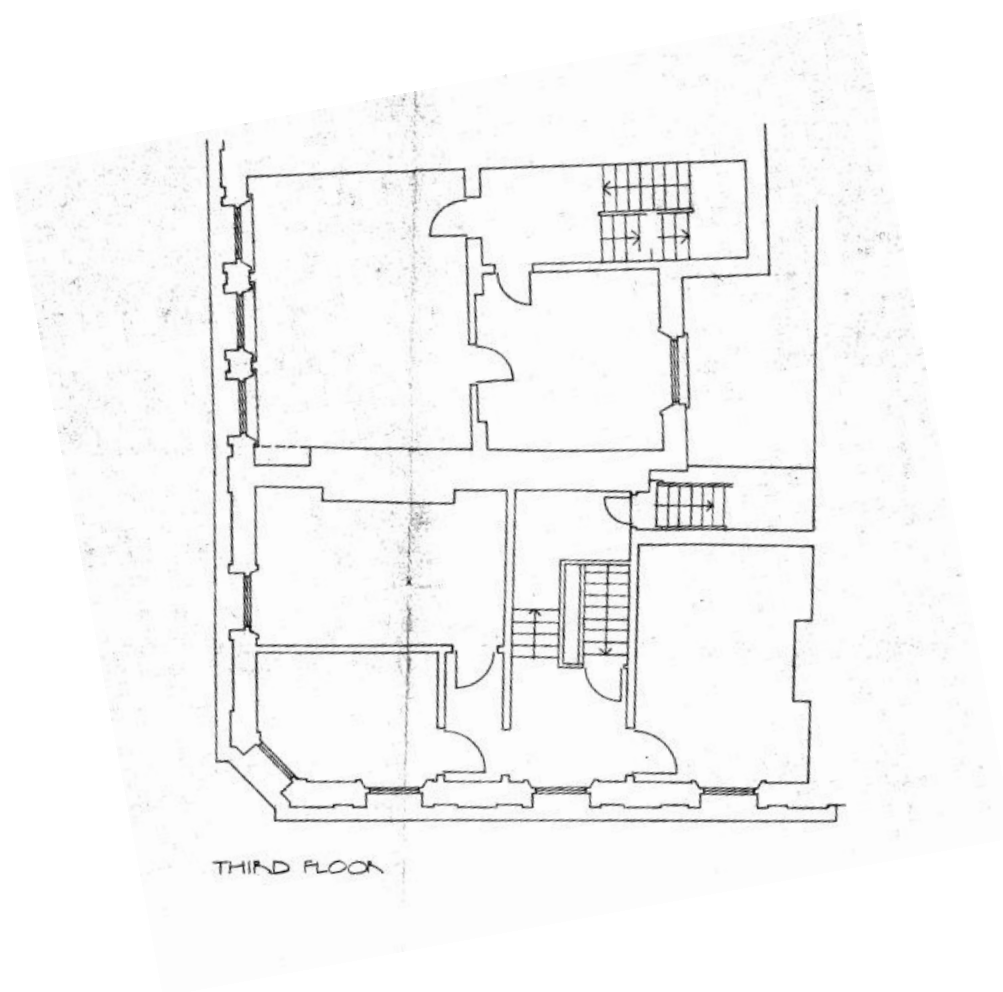


Figure 2:
1985 Plan

Reference:
8500576

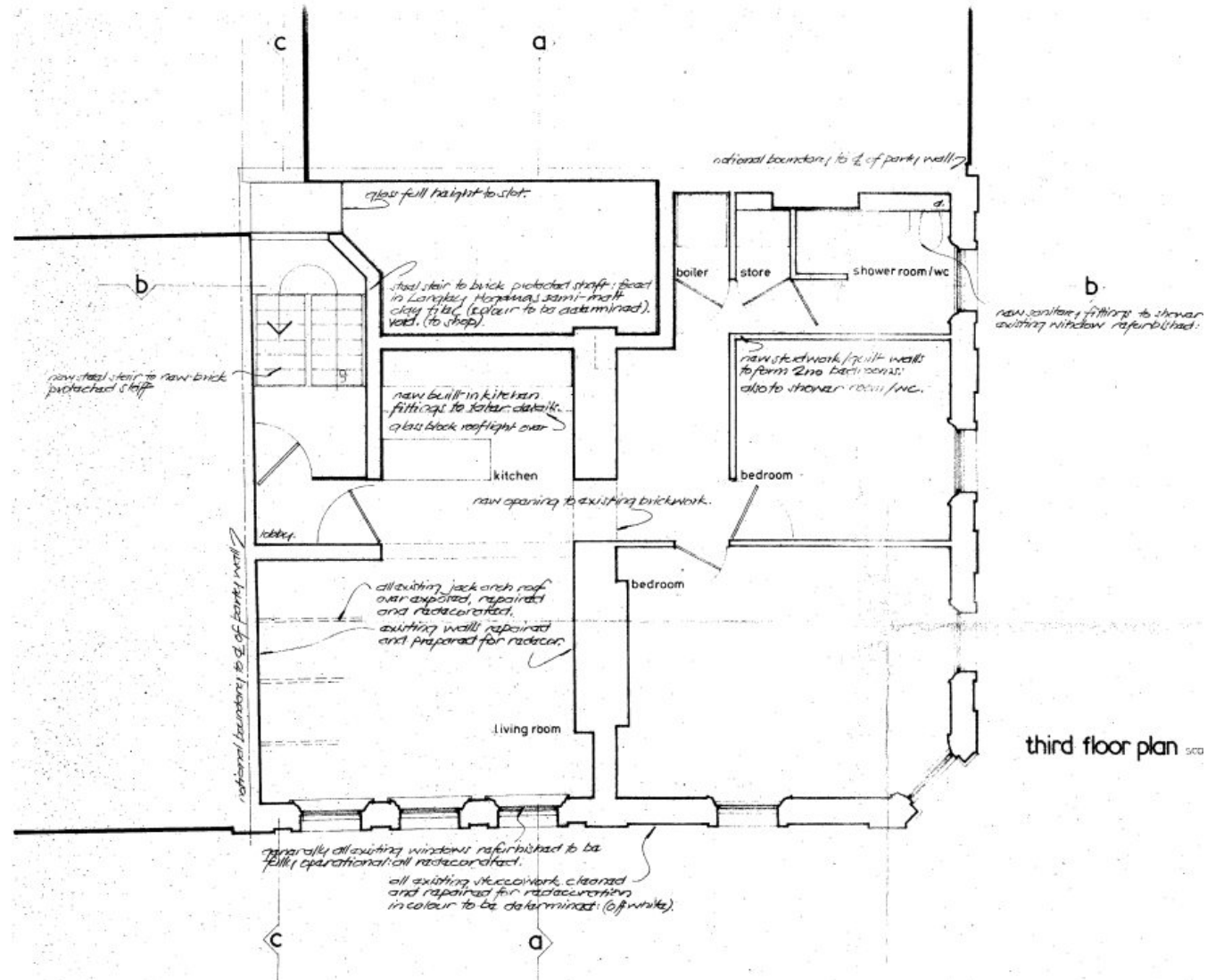


Figure 3:
1988 Plan

Reference:
8870197

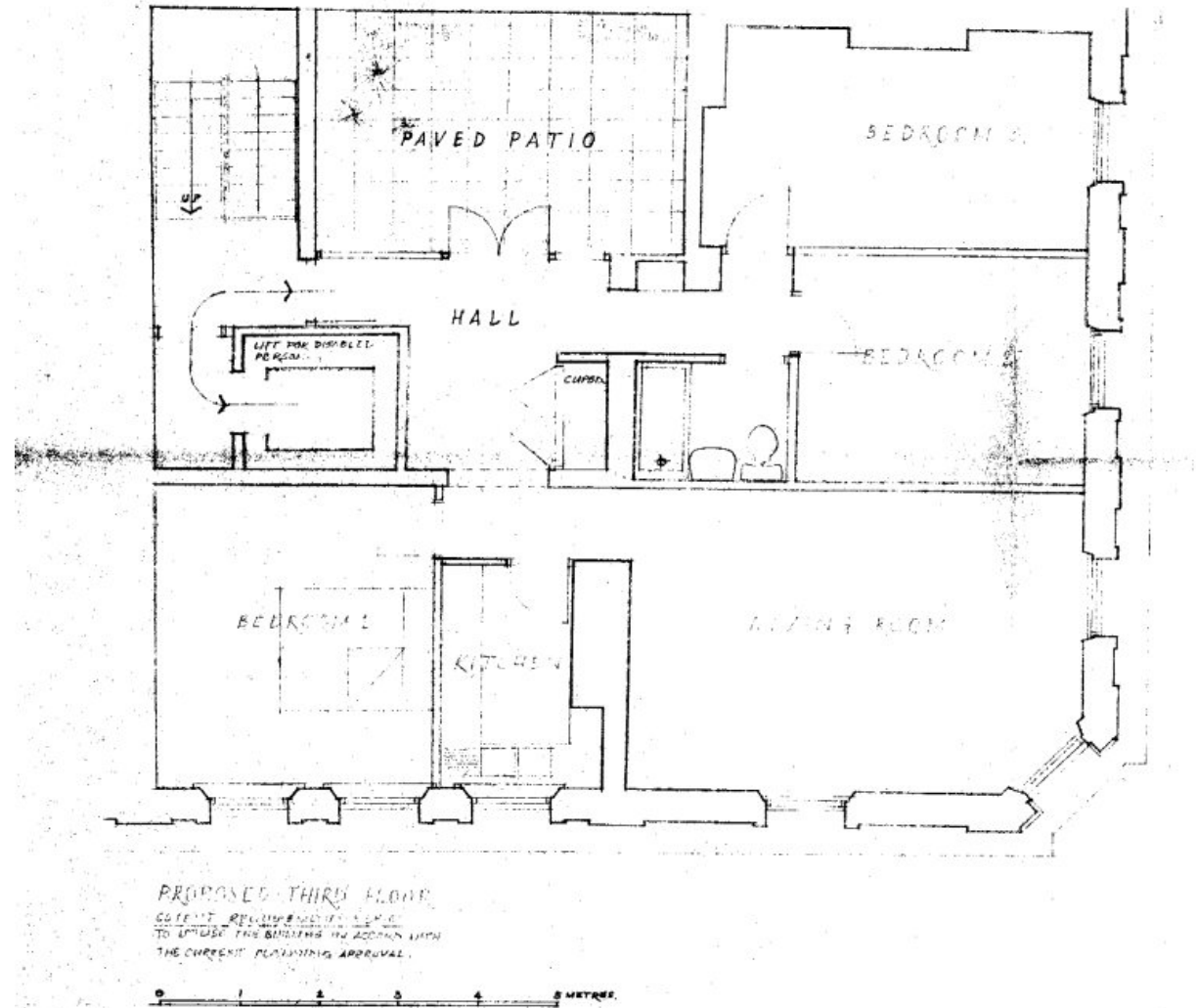


Figure 4:
1990 Plan

Reference:
9000070

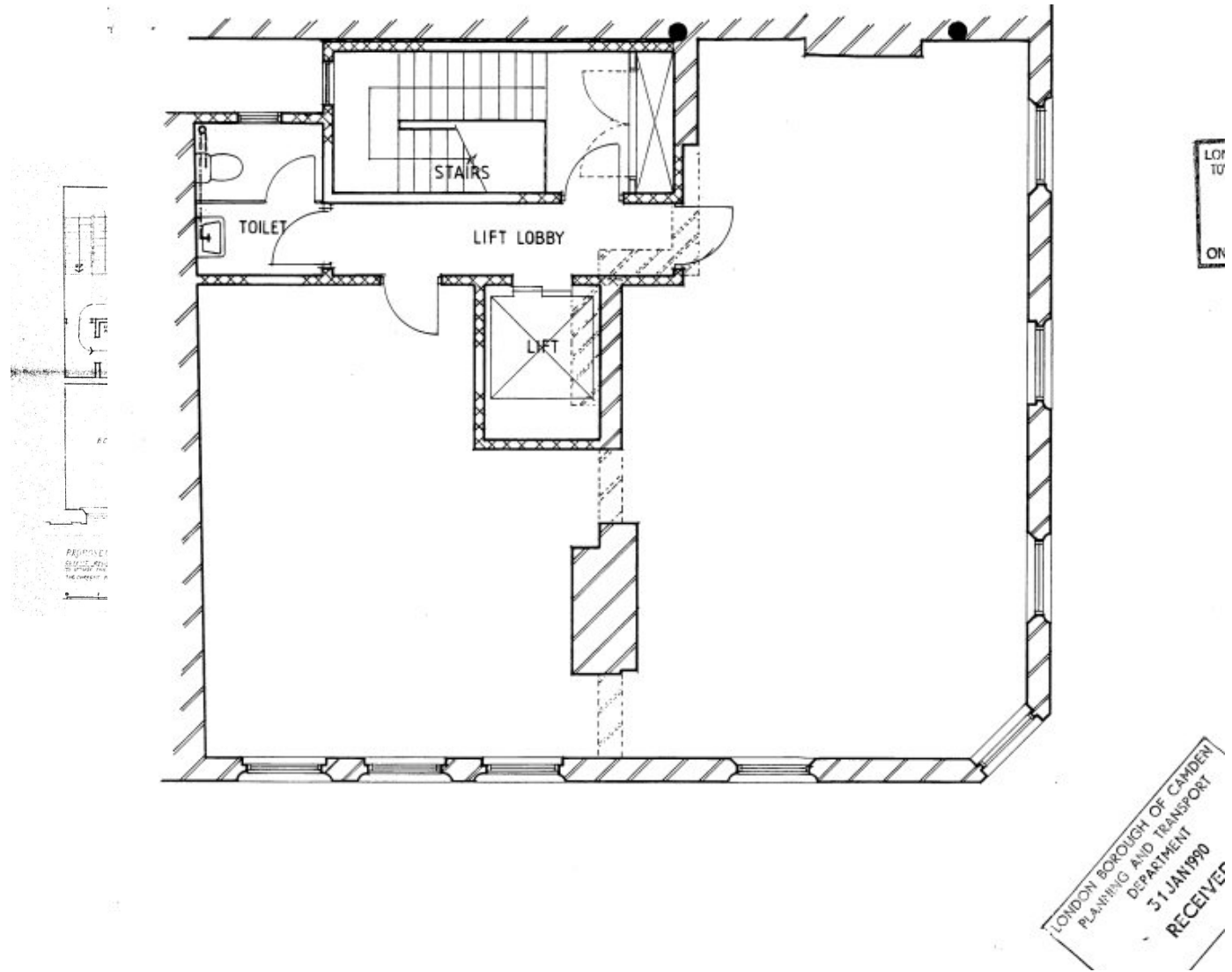


Figure 5:
1990 Plan

Reference:
900001/
900092

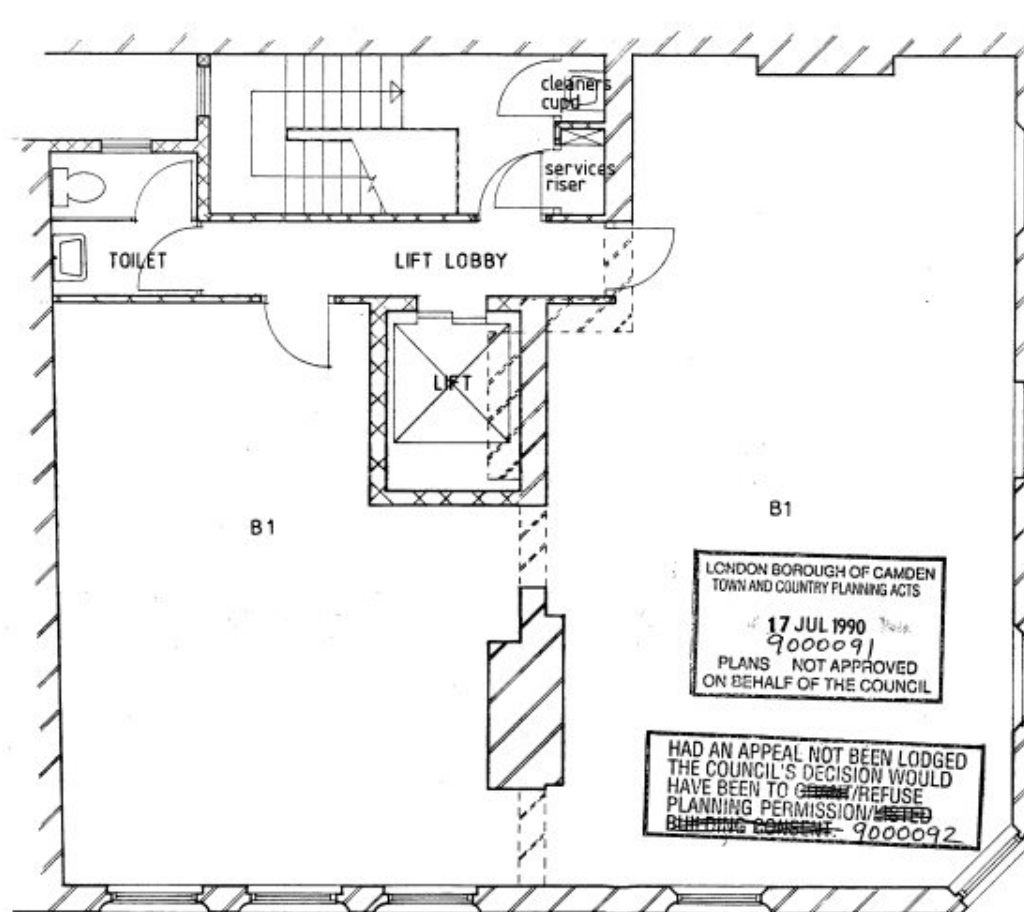


Figure 6:
1993 Plan

Reference:
9370152

[Proposed
drawing,
not
approved]

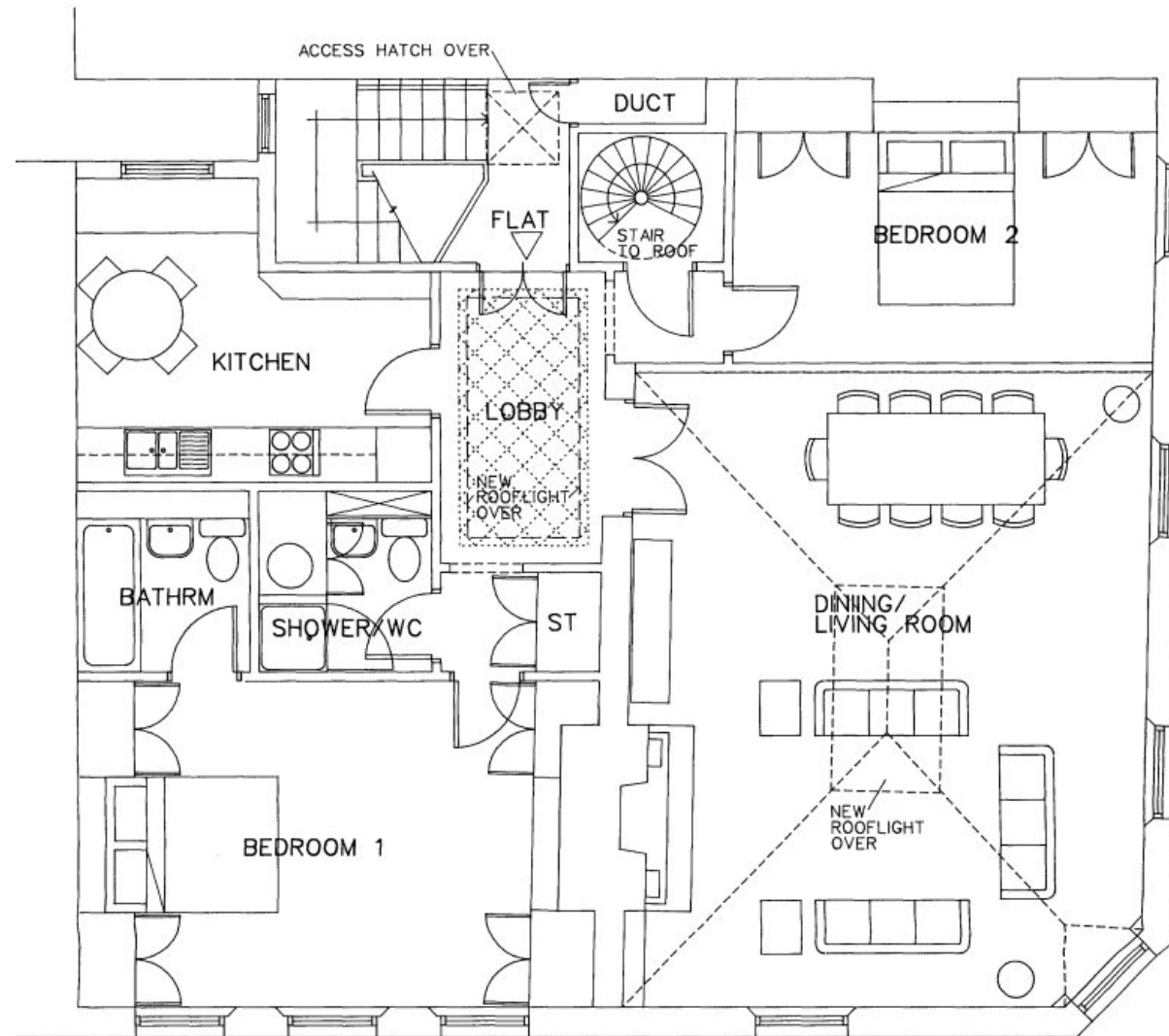


Figure 7: 2015 Sales Plan

