**Heritage Statement**

Ground and Lower ground floor, 22 Cleveland Street, Camden.

Introduction

This statement accompanies an application for listed building consent for retention and repositioning of an air conditioning unit at the lower ground level of 22 Cleveland Street, Camden.

22 Cleveland Street is one of three grade II listed terraced properties sited at the junction of Cleveland Street and Tottenham Street - the front elevation faces Cleveland Street. The property is also located in the Charlotte Street Conservation Area.

22 Cleveland Street was built in the late 18th century as a townhouse. It was converted into flats in the 20th century, with the ground and lower ground floor reserved for commercial use. The proposals that relate to this application concern the commercial premises at the ground and lower ground floor only.

List Description

*List entry Number: 1356767*

*Grade: II*

*Date first listed: 14-May-1974*

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

Significance of 22 Cleveland Street

The architectural interest of 22 Cleveland Street is derived from its external appearance and in particular the front elevation is of interest due to the relatively formal composition, classical Georgian detailing, materiality and clear hierarchy.

The building is part of a wider terrace that forms part of an informal townscape that contains a variety of building types, styles and ages. It is as part of this townscape that 22 Cleveland Street contributes to the character and appearance of the Conservation Area.

Planned works and Impact

The proposed works involve the repositioning of an air conditioning unit at the lower ground floor level of the building and concealment of the associated cabling.

The proposed position of the unit has been specifically selected so as not to be visible from the street and therefore not detract from the architectural interest of this building nor the character and appearance of the Conservation Area.

Policy Compliance

In accordance with policy paragraph 128 of the NPPF this statement describes the significance of the heritage assets affected.

With reference to paragraph 131 of the NPPF, it is considered that the proposals have minimal impact on the heritage assets, and therefore the significance of the heritage assets will not be altered.

The London Borough of Camden’s policy framework has been considered and in particular Core Strategy Policy 14. CS14 aims to ensure that alterations do not erode and undermine the quality of the heritage assets. This proposal seeks to respect this by ensuring that the air conditioning unit will not be visible from street level.

Policy DP25 ‘Conserving Camden’s Heritage’ is of relevance and it is believed that the proposals comply with this as they: i) do not result in any harm to the special interest of the listed building; and ii) preserve the character and appearance of the conservation area.

Summary and Conclusion

It is considered that due the proposed position of the air-conditioning unit (below ground level and under the pavement) and the proposed concealment of the cables there will be no impact on the character and appearance of the conservation area.