



Figure 4.7: The main room in the rear portion of the building at ground floor level.



Figure 4.9: Roof to the possible chapel to the rear of the ground floor



Figure 4.8: The possible chapel to the rear ground floor, showing fenestration in west elevation



Figure 4.10: The interior of the first floor large room at the rear



Figure 4.11: Lath and plaster ceiling exposed by local ceiling collapse, likely to be original



Figure 4.12: Interior of a room at second floor level in the front part of the building

- 2.34 The main structure at this level is the large rear room, directly over that at ground floor level (Figure 4.10). The room is in particularly poor condition, with wall and ceiling treatments peeling from the walls and showing evidence of damp. Pipework for services runs throughout, often visible below ceiling level, and modern crittall, casement windows. Other modern features include shelving units and brackets with ventilation for radiators, the latter of which have since been removed.

Second and Third floors

- 2.35 The second and third floors consist solely of the front section of the building, with a flat roof behind over the rear extension and the caged sports area. These floors are reached via a stair to the rear, and consist of a corridor with three reception rooms at each level.
- 2.36 The second and third floor levels largely retain their original plan form, which gives an indication of the layout of the Masters' accommodation that was originally provided as part of the school.
- 2.37 There is some evidence of remaining historic details, including boarded up fireplaces and some original lath and plaster walls and ceilings. These are in very poor condition, and are, in some places, collapsing (Figures 4.11-4.12). The interiors have been altered with the addition of modern shelving, and some internal alterations, such as the blocked doorway at Figure 4.12.

Planning History

- 2.38 The building has been the subject of five applications since 2011.
- 2.39 Here we refer in more detail to the recent successful application to erect a single storey extension to the rear of the property (2011/6097/P). With reference to **paragraph 2.2** of the delegated officers' report, it was noted that:

"The extension is to be positioned over an existing two storey flat roofed rear extension which is a later addition and as part of the listing process was identified as having no architectural interest."

- 2.40 Further, **paragraph 2.3** remarks that:

"Oblique views of the extension would be possible from the southern end of Queen's Square. In this view the impact of the extension would be minimal other than slightly infilling the perceived gap (which is actually partially infilled by the existing mesh structure). Although the proposed single storey extension would add bulk to the rear hall structure the overall mass would allow the distinctive steep pitched roof of the main building (which is a key feature of the Gothic style) to be read and therefore the extension would be perceived as being subservient to the main building."

- 2.41 Finally, **paragraph 2.6** states that:

“Given the above it is considered that the proposal would not adversely affect the historic character of the grade II listed building or the character and appearance of the conservation area.”

2.42 Therefore, the principle of additional massing to the rear of the property has been accepted by the Council in recent application proposals. Whilst a single storey extension was proposed, officers’ acknowledged that additional massing would affect views of the building within the gap between it and the Grade II* church of St George the Martyr, concluding that the proposals were acceptable in terms of their impacts on designated heritage assets.

Reference	Description of development	Date	Decision
2016/2836/P	Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2011/6097/P (Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1) for the excavation of construction for a new lift pit, construction of a concrete lift shaft base B1 level and walls to ground level, installation of a new external steel stair, from level 0 to B1 within the external front basement and gate.	13-07-2016	Granted
2011/6431/L	Alterations in connection with the erection of single storey rear extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of an internal lift and housing to existing non-residential institution (Class D1)	28-05-2012	Granted
2011/6097/P	Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1)	28-05-2012	Granted
2011/0882/L	Erection of a two storey extension at second floor level to rear and the extension of existing fire escape stair at rear to existing non-residential institution (Class D1)	18-05-2011	Withdrawn
2011/0879/P	Erection of a two-storey extension at second floor level and the extension of existing fire escape stair at rear to existing non-residential institution (Class D1)	17-05-2011	Withdrawn

Summary of significance

2.43 The significance of the building is derived primarily from its front section, which was designed by J&S Flint Clarkson, and forms a good example of an early 19th century institutional building in an Early English style. This section of the building accords with the materials and scale of the surrounding streetscape, and retains original architectural detailing, including the engraved cornerstone and pointed window arches. The fenestration retains its historic arrangement and proportion, though the windows themselves have been replaced. The front elevation as a whole possesses aesthetic value for its appearance in the streetscape.

2.44 The property also possesses historic interest as a 19th century parochial school founded in association with the adjacent Church of St George the Martyr (grade II*). It has group value with this and the girls’ and infants’ school on the east side of Old Gloucester Street, which is also included on the statutory list at grade II, and forms part of the early streetscape in this part of Bloomsbury.

2.45 Internally, the property has been heavily altered, and retains few features of interest. Whilst the plan form is similarly altered, some original internal fabric remains in the front portion of the building, and the basement and ground floor of the rear.

2.46 The building makes a positive contribution to the conservation area, though this is tempered in some oblique views by the detracting structures to the side and rear, including the cage structure above the extension.

2.47 The passageway between the Church of St George the Martyr and no. 25 Old Gloucester Street is poorly maintained and strewn with litter, which detracts from the appreciation of the building’s significance, and that of the church.

Bloomsbury Conservation Area

2.48 Bloomsbury Conservation Area is situated between Euston Road in the north, and Lincoln’s Inn Fields in the south. Development in the area began in the second half of the 17th century, and the area retains some buildings from this early phase of development. The architecture is varied, consisting of 18th and 19th century townhouses, later infill buildings and institutional and landmark buildings such as those associated with University College London and the British Museum, and the historic presence of these establishments has contributed to the cultural interest of the area.

2.49 The Application Site is within a sub-area identified in the Appraisal as ‘Queens Square – Red Lion Square’. This area lies in the middle of the conservation area, and consists of a number of streets running north to south from Queens Square in the north towards Red Lion Square in the south. Old Gloucester Street is identified as a secondary thoroughfare between Queens Square and Red Lion Square, described in the conservation area thus:

“Although the sub area is architecturally diverse, there are a number of unifying elements. The historic building form consists of terraces of townhouses opening out into squares. These create a fine urban grain with predominantly small footprints and narrow frontages. Where later 19th and 20th century buildings have larger footprints, they generally provide continuous frontages and respect the historic streetscape.”

2.50 25 Old Gloucester Street is set to the south of Queen’s Square, which has an open townscape characterised by three to four storey buildings arranged around a rectilinear central island with a landscaped garden. Several of these are listed, including the Church of St George the Martyr (Grade II*) adjacent to the Site, and the Queen’s Larder Public House (grade II) further to the north. The Square has a busy, urban character, with a variety of uses (**Figure 4.13**).



Figure 4.13: The open character of Queen's Square



Figure 4.14: Old Gloucester Street, including the grade II former Girls' and Infants' school, left

2.51 Old Gloucester Street has a quieter, more enclosed feel, and at the north end has development of three or more storeys on both sides, many of which date from the 19th century (**Figure 4.14**). The street has a mix of residential and public buildings, including the Mary Ward Centre (grade II), comprised of two early 18th century townhouses. These have since been combined for office space, but make a positive contribution to the character and appearance of the area.

2.52 The front portion of 25 Old Gloucester Street accords with the scale of the surrounding buildings, and has group value with no. 24 and the Church of St George the Martyr. The property has an attractive frontage which makes a positive contribution to the character and appearance of the conservation area.

2.53 The Bloomsbury Conservation Area as a whole derives its significance from its aforementioned early street pattern, which has a rectilinear layout with straight streets leading to open squares, which are often landscaped. There is good survival of brick townhouses, with some earlier 18th century examples surviving alongside later 19th century properties, though a large proportion have been adapted during the 20th century for office or other uses.

Church of St George the Martyr (grade II)*

2.54 The Church of St George the Martyr was added to the statutory list in 1951, and is situated adjacent to the Application Site to the north, situated at the south west corner of Queen's Square. It was the church with which the parochial schools at 25 and 24 Old Gloucester Street were associated, and retains group value with both buildings.

2.55 The church was built by A Tooley as a chapel of ease for St Andrew's in Holborn circa 1706, with later repairs in the late 18th century, and 1860s, the latter undertaken by SS Teulon. It has a Gothic porch to Queen's Square, with rusticated stucco to the ground floor.

2.56 The interior of the church is also of interest, with a column and roof system which was added by Teulon, and the original reredos to the east wall.

2.57 The church derives its historic and architectural interest from its survival as an early 18th century church with later alterations of high quality, comprising Teulon's alterations and the retained original features. The church also has group value with the listed buildings at 25 and 24 Old Gloucester Street, with which it shares a historic relationship.

24 Old Gloucester Street (grade II)

2.58 24 Old Gloucester Street was added to the statutory list in 1999. It is situated on the eastern side of Old Gloucester Street, in close proximity to no. 25, with which it has group value.

2.59 The building was constructed in 1863-1864 by SS Teulon as a Girls' and Infants' School, associated with the Church of St George the Martyr. It has an early Gothic style with three storeys in yellow stock brick with stone dressings. The interior is noted as having surviving teaching spaces.

2.60 The building is significant for its historic and architectural interest as a late 19th century school building, and for its group value with no. 25 Old Gloucester Street, and the Church of St George the Martyr.

26 Old Gloucester Street and Attached Railings (grade II)

- 2.61 No. 26 Old Gloucester Street is situated to the south of no. 25, on the west side of Old Gloucester Street. It was added to the statutory list in 1974.
- 2.62 The building is a terraced house built in the early 18th century, and refaced later the same century. Similarly to others in the streetscape, it has a yellow stock brick exterior, with red brick elevations. The interior is noted to retain original panelling, open-string staircase and carved brackets.
- 2.63 The building derives its significance from its historical and architectural interest as an early 18th century townhouse, and for its surviving internal features. It makes an attractive contribution to the streetscape.

The Mary Ward Centre and Attached Railings (grade II)

- 2.64 The Mary Ward Centre and attached railings are situated at the south east of Queen's Square and north west of Old Gloucester Street, opposite the Application Site. The building was added to the statutory list in 1974.

The building is comprised of two altered early 18th century terraced houses by W Hawkins, and retain some original detailing including mounded ceilings and original fireplaces. The exterior of the building is yellow stock brick, which is in keeping with the materiality of the surrounding streetscape.

- 2.65 The building is of historical and architectural significance as two 18th century townhouses which retain some original features of note.

3.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

3.1 This section considers the relevant legislative and planning policy applicable to the proposals. Section 4.0 considers the proposals in relation to the planning policies identified below.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the relevant legislation in this case. Sections 16(2), 66(1) and 72(1) of the 1990 Act set out the duties on the decision maker in this case. There are quoted as follows:

- **Section 16(2)** states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- **Section 66(1)** states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- **Section 72(1)** states that with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Development Plan

3.3 **Section 38(6)** of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise. The currently adopted Statutory Development Plan is formed from the following documents:

- The London Plan (July 2011 with alterations 2016); and
- Camden Local Plan (2017).

London Plan (2011 with alterations 2016)

3.4 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” (p.10). The policies relevant to the assessment of heritage are included at Chapter 7 (London’s Living Places and Spaces).

3.5 **Policies 7.4** (Local Character) and **7.6** (Architecture) require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

3.6 **Policy 7.8** (Heritage Assets and Archaeology) outlines policy requirements for development affecting heritage assets. Part C of the policy states that new development “*should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*”

3.7 The supporting text in support of Policy 7.8 was subject to minor additions in the review of October 2013. It is stated that crucial to the preservation of London’s unique character is the careful protection and adaptive re-use of heritage buildings and their settings.

Camden Local Plan (2017)

3.8 The Camden Local Plan was adopted by the Council on 3rd July 2017, and replaced the Core Strategy and Camden Development Policies as the Development Plan.

3.9 Section 7 Contains policies relating to Design. The policies which are of relevance to this application are included below.

3.10 **Policy D1** (Design) outlines the Council’s approach to securing high quality design in development. The following requirements for development are salient to this application:

a. respects local context and character;

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 – Heritage;

c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

d. is of sustainable and durable construction and adaptable to different activities and land uses;

e. comprises details and materials that are of high quality and complement the local character;

g. is inclusive and accessible for all;

j. responds to natural features and preserves gardens and other open space;

k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening, for example through planting of trees and other soft landscaping;

l. incorporates outdoor amenity space;

m. preserves significant and protected views;

o. carefully integrates building services equipment.

The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

3.11 **Policy D2** (Heritage) outlines the Council's approach to designated and non-designated heritage assets and their settings. With regard to designated heritage assets, the policy outlines the approach to substantial or less than substantial harm.

3.12 With regard to conservation areas, the policy states:

"In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas"

3.13 The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of the conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage."

The following parts of the policy relate to Listed Buildings.

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

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. Resist development that would cause harm to the significance of a listed building through an effect on its setting."

Material Considerations

[National Planning Policy Framework \(NPPF\) 2012](#)

3.14 The National Planning Policy Framework (hereafter the NPPF), published in 2012, establishes the Government's approach to planning and its central aim to achieve sustainable development.

3.15 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.

Heritage

3.16 Chapter 12 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment.

3.17 **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.

3.18 **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."

3.19 Our assessment considers that there is no harm to the significance of heritage assets arising from the Proposed Development, however, if the Council take a differing view, and find some harm to the listed building or conservation area, then the policy test at paragraph 134 would be engaged.

3.20 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."

3.21 Ultimately, the preservation of significance is paramount in planning considerations relating to the historic environment. Therefore, concern for the preservation of fabric or particular features, although likely to be relevant considerations for an individual case, is superseded by the necessity of sustaining significance.

[National Planning Practice Guidance \(First Live 2014\) \("NPPG"\)](#)

3.22 This guidance was published as a web-based resource on 27th March 2014. The publication includes useful guidance on decision-taking with regard to historic environment matters. **Paragraph 3** provides guidance on conservation, and states that:

"In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time[...]"

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

Paragraph: 033 Reference ID: 18a-003-20140306

[Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment](#)

3.23 Historic England published its Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment in April 2015. The guidance is intended to assist those implementing historic environment policy, and provides information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness. We have had regard to this guidance in preparing our appraisal and Statement of Significance for 25 Old Gloucester Street and the Bloomsbury Conservation Area.

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

3.24 The Bloomsbury Conservation Area Appraisal and Management Strategy was prepared by the Council to define the special interest of the conservation area, in order to understand and protect its key attributes, and implement measures to ensure appropriate enhancement.

4.0 ASSESSMENT OF THE PROPOSALS

4.1 This section of the report provides an assessment of the impact of the proposals on the significance of the heritage assets identified in **Section 3.0**, in light of the statutory provisions and planning policy context set out in **Section 2.0**.

4.2 The application proposals comprise a package of works which will enable the (currently vacant) listed building to return to use, addressing the issues relating to its poor condition and making it fit for purpose.

4.3 The proposals include the redevelopment of the site for six residential apartments, with three accommodated in the converted existing building, and three in the rebuilt extension above the main hall. These will be let to provide a source of income to support the community use.

4.4 The Design and Access Statement produced by Buchanan Hartley Architects (BHA) provides a detailed description of the proposals and the design rationale behind the works. This assessment should be read alongside that report.

4.5 In summary, the proposals intend to provide the following:

- Six residential apartments at first to third floor level, including two duplexes and private external amenity space;
- Improved facilities for community use at ground and basement floor;
- Improved circulation between the community and residential uses through the creation of a dedicated stair core, clad in contrasting materials;
- A two storey extension to the rear of the property, with modern, simple elevational treatments utilising complementary materials to the host building, set back from the rear boundary.

Assessment

4.6 The proposed uses reflect the original mix of uses contained in the listed building, which included teaching spaces and accommodation for schoolmasters.

4.7 The charity intends to use the refurbished community space to host the following type of events:

- Education tutorials and seminars;
- Yoga classes;
- Group discussions;
- Indoor sports including table tennis and pool;
- Writing classes;
- Cooking classes;
- Interpersonal and life skills training;
- First-Aid training; and
- Various meetings.

4.8 The proposed community spaces are to be located at the ground and basement floor levels, with accommodation in the upper floors. The proposals will secure viable, long term use for the listed building which will ensure its ongoing maintenance.

External Alterations

4.9 The elevations of the listed building will be refurbished and cleaned as part of the proposed works. The existing doors on the south elevation will be replaced with glazed doors to produce a new, light lobby space, creating a welcoming frontage consistent with the building's community use. Dilapidated fenestration to the front elevation will be replaced on a like for like basis to preserve its architectural and aesthetic contribution to the streetscape and conservation area, and enhancing the historic environment in accordance with policies D1 and D2 of Camden's Local Plan (2017).

4.10 The rear extension to the property, which is of no interest, is to be demolished at the second and third floor levels, and the detracting steel cage structure to be removed. The basement and ground floors are to be retained, and their elevations cleaned. The upper storeys are to be replaced with a new, three storey addition, which has been designed to complement and appear subservient to the listed building and preserve the character of the conservation area, in keeping with Policy D2 of the local plan.

4.11 A ramp is proposed along the north-western elevation to facilitate access to the community spaces for mobility impaired users, which is in itself beneficial, in accordance with part 'g' of Policy D1 of the Local Plan. Furthermore, bringing this passage space into use will in turn reduce the opportunity for antisocial uses and littering, which presently detract from the building, and from the setting of the adjacent church. The brickwork in this area will be cleaned, and the low level windows to the community hall below will be refurbished.

4.12 The upper floors will be faced in yellow stock brick to reflect the elevational treatment of the host building and complement the local character, as required at Policy D2 part 'e' of the local plan. The section immediately behind the historic front part of the building is proposed to have glazing set back from terraces, which will be contemporary in feel and visually differentiate between the front and rear parts of the building. Modern detailing including dark metal framed windows will ensure that the extension reads as a modern addition. This will also be reflected in the treatment of the new roof, and insets at the balconies to the residential units in the rear part of the building.

4.13 The new extension, although higher than the existing, and visible in oblique views from Queens Square, will allow the parapet line of the former school building to remain as the highest point so that the roofscape of the listed building continues to be read separately.

4.14 To the rear of the new extension is a lower, first floor green roof. This will provide a sensitive form of development close to the boundary with the rear properties at Southampton Row.

4.15 Due to the proximity of the Church of St George the Martyr, angled window units are proposed to maximise outlook and light for residents and users, and to minimise overlooking with occupiers of adjacent buildings.

Setting impacts

Church of St George the Martyr

- 4.16 Taken as a whole, the proposals would have a minimal impact on the setting of the grade II* listed Church of St George the Martyr. The principal setting relationships of the church are with the open, historic space at Queens Square, and with surrounding buildings with which it has a historic relationship. This includes the front part of the Application Site, for which the proposals include cleaning and enhancement of the external brickwork and fenestration.
- 4.17 The proposed rear extension is not discernibly higher than the present consented scheme, and remains beneath the parapet line of the historic front part of the building.
- 4.18 Whilst there will be some visibility of the angled window units, these are in keeping with the materiality and use of the contemporary residential units, and will not have a significant impact on the setting of the listed building. Thus, its significance will be preserved, as required at Policy D2 part 'k' of the local plan

Bloomsbury Conservation Area

- 4.19 The proposals preserve the contribution made by 25 Old Gloucester Street to the Bloomsbury Conservation Area. The appearance of the historic frontage, which makes the greatest contribution to the conservation area, would be enhanced through restoration. There would be some views from Queens Square towards the rear portion of the building, though this will remain visibly distinct from, and subservient to, the historic building. The removal of the unattractive cage structure to the rear will also benefit the conservation area.
- 4.20 The proposals preserve the legibility of the relationship between no. 25 and other historic buildings in the area, including the Church of St George the Martyr and 24 Old Gloucester Street, and provide community and residential uses which are consistent with the character of the surrounding area. The parts of the building which make a positive contribution to the conservation area are to be preserved, in keeping with part 'f' of Policy D2 in Camden's Local Plan.
- 4.21 A new stair corridor circulation core will be introduced to the rear of the original part of the building, which will provide a link between the front and rear parts of the building. To the north-western elevation, this will be faced with glass bricks, set at a 45 degree angle, reflecting the contemporary feel of this part of the building and providing daylight to the stair corridor without creating issues of overlooking. This will allow the historic character of the front section to be read separately to the rear extension.

Internal Alterations

- 4.22 The works will require the internal reconfiguration of the property at all levels in order to convert the upper floors for residential units and to improve the quality of community space. At present, the building is in poor condition, and therefore requires internal works to facilitate the introduction of new uses and associated services.

Basement/ Ground Floor

- 4.23 The existing part of the building to the rear of the building line of the original listed building will be internally reconfigured to accommodate the new uses.
- 4.24 Community uses will be accommodated on the ground and basement floors, including a dining area at basement level, with stair access to both front and back. At ground floor level, a new main hall will be built, providing a high quality, accessible community space.
- 4.25 The internal reconfiguration of the front of the property will enable more efficient use of the space, including the rationalisation of staircases and movement of the main entrance to the side of the property.
- 4.26 A dedicated circulation core is to be introduced between the front and rear part of the building. This is to incorporate a new meeting room and lobby, improving access to the community space. An additional circulation core is to be added to the rear of the new extension, including a platform lift and staircase, with disabled facilities to serve the community spaces.

Conversion of upper floor levels

- 4.27 The first, second and third floors of the former school house are to be subdivided to create one residential apartment. Another, larger, two bedroom flat will be provided in the new extension. Roof terraces are proposed to provide amenity space for residents.
- 4.28 As discussed in Section 4.0, the plan form and some original fabric remain in this part of the building, though these spaces have been altered and are presently in very poor condition, and thus not usable. Where possible, principal masonry walls will be retained in the front part of the listed building. The fenestration arrangement will be retained in order to preserve the character of the elevation to Old Gloucester Street and the Square. Therefore, the loss of some original internal fabric will not materially affect the significance of the listed building.

Summary

- 4.29 The property is presently vacant and in poor condition internally, requiring significant restorative works. The proposals will ensure the listed building's long term conservation by bringing it back into an appropriate mix of community and residential uses that are in keeping with its original function.
- 4.30 The additional massing required to provide residential accommodation will be confined to the rear of the property, and will maintain the building's contribution to the conservation area through high quality design and use of materials which respect the local context and character, in keeping with policy Policy D1 of the Camden Local Plan.
- 4.31 There will be some visibility of the proposed extension to the rear of the building from locations in Old Gloucester Street and from the wider townscape. However, this will be limited given the location of the

site and the tight urban grain. The massing has been designed to remain below the existing parapet line of the front part of the building.

- 4.32 The property has been heavily altered internally and retains little of its original plan form. Some internal walls are to be retained, and access through the building improved through the rationalisation of staircases and entrances to create a more practical internal configuration which allows for the two combined uses of the property.
- 4.33 The building is primarily of significance for the external appearance of the front elevation, and its historical interest as a former school building. These elements will be improved as part of the development, in keeping with Policy D2 of the Camden Local Plan (2017).

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This Heritage Statement has been prepared in support of the applications for Planning Permission and Listed Building Consent for a two storey extension to the rear of the property, internal refurbishment and alterations for the creation of six flats and with community uses to the ground and basement floors.
- 5.2 25 Old Gloucester Street is a grade II statutorily listed building, and lies within the Bloomsbury Conservation Area. This report has presented a detailed historic and architectural appraisal of the property based on archival and documentary research.
- 5.3 The building has historic and architectural interest as a 19th century parochial school building. Its significance is derived primarily from the appearance of its four storey front portion facing Old Gloucester Street, and retains group value with the Church of St George the Martyr (grade II*) and 24 Old Gloucester Street opposite (grade II). Internally, it has a heavily eroded plan form and the two storey rear portion of the building is a later addition which is noted in the list description, and previously acknowledged by officers at the London Borough of Camden as having no interest.
- 5.4 This assessment has considered the effect of the proposals on the significance of the listed building. The proposals will bring the listed building, which is currently in a poor condition, back into long term viable uses, and carry out much needed internal works to ensure its long term conservation.
- 5.5 To the front elevation, damaged windows will be replaced with sashes, and a new entrance to the side will be added, consistent with its community use. These alterations will enhance the building's contribution to the Bloomsbury Conservation Area.
- 5.6 Internally, the proposals will regularise the disparity in floor levels present between the front and rear parts of the building, improving the efficiency of the footprint and the function of the listed building for residential and community uses. The proposed additional massing to the rear will remain subservient to the historic front portion, and as it is set back, will not have a material effect on an appreciation of the significance of the building as seen in the streetscape.
- 5.7 The NPPF makes clear that conservation is a dynamic process which manages change to a heritage asset in a way which sustains and, where appropriate, enhances its significance.
- 5.8 The proposals which are presented in this application will preserve the significance of 25 Old Gloucester Street. The building will be returned to long term viable uses that will enhance the appearance of those parts of the building which contribute to its significance and appearance in the streetscape along Old Gloucester Street. The increase in massing to the rear will not have a material impact on the contribution made by the building to the streetscape, and will be in keeping with the scale and massing of surrounding development. Therefore, the proposals are in accordance with Policies D1 and D2 of the Camden Local Plan (2017).
- 5.9 This statement concludes that the proposals will preserve the significance of the listed building, as well as its contribution to the Bloomsbury Conservation Area.

Appendix 1
List Descriptions



Historic England

K6 TELEPHONE KIOSK, ADJACENT TO GARDEN RAILINGS

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: K6 TELEPHONE KIOSK, ADJACENT TO GARDEN RAILINGS

List entry Number: 1396440

Location

K6 TELEPHONE KIOSK, ADJACENT TO GARDEN RAILINGS, QUEEN SQUARE

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: 01-Feb-2011

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: 509030

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

The K6 telephone kiosk, adjacent to garden railings, at the south end of Queen Square was recommended for designation at Grade II for the principal following reasons: * Special design interest: designed by Giles Gilbert Scott in 1935, the K6 is a landmark of industrial design. * Group value: this K6 telephone kiosk has a close visual relationship with several listed buildings.

History

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

Details

798-1/0/10399 QUEEN SQUARE 01-FEB-11 Bloomsbury (Southwest side) K6 telephone kiosk, adjacent to garden railings

II K6 telephone kiosk. Materials: cast iron and glass (except where later modified).

HISTORY: The K6 telephone kiosk is a milestone of C20 industrial design. The K6 was designed by Giles Gilbert Scott in 1935 for the General Post Office, on the occasion of King George V's Silver Jubilee. The K6 was a development from his earlier highly successful K2 telephone kiosk design of 1924, of Neo-classical inspiration. The K6 was more streamlined aesthetically, more compact and more cost-effective to mass produce. Giles Gilbert Scott (1880-1960) was one of the most important of modern British architects; his many celebrated commissions include the Anglican cathedral of Liverpool and Battersea power station. The K2 and K6 telephone kiosks can be said to represent a very thoughtful adaptation of architectural tradition to contemporary technological requirements. Well over 70,000 K6s were eventually produced. In the 1960s many were replaced with far plainer kiosk types. But many still remain, and continue to be an iconic feature on Britain's streetscapes.

DESCRIPTION: The K6 is a standardised design made of cast iron, painted red overall with long horizontal glazing in the door and sides and with the crowns situated on the top panels being applied not perforated. There are rectangular white display signs, reading TELEPHONE beneath the shallow-curved roof. It has modernised internal equipment.

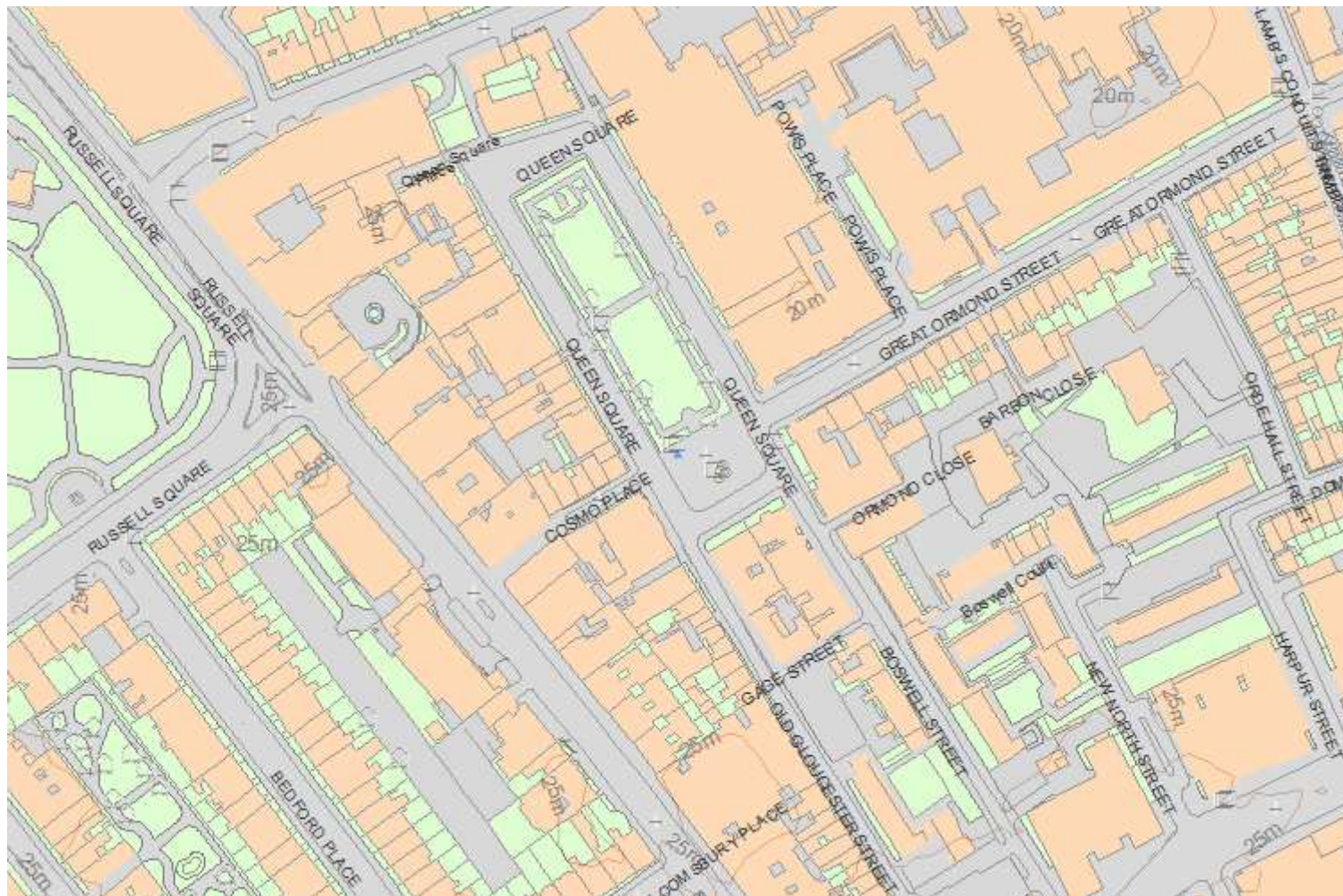
This K6 telephone kiosk is situated next to railings bordering Queen Square Garden, at the south end of Queen Square. It stands adjacent to a set of bollards and water pump, which are collectively listed Grade II. Standing close to the K6 telephone kiosk, on the west side of the square are the Church of St George the Martyr (listed Grade II*); the Queen's Larder public house (listed Grade II); and No. 2 Queen Square (listed Grade II).

REASONS FOR DESIGNATION: The K6 telephone kiosk, adjacent to garden railings, at the south end of Queen Square is designated at Grade II for the principal following reasons: * Special design interest: designed by Giles Gilbert Scott in 1935, the K6 is a landmark of industrial design. * Group value: this K6 telephone kiosk has a close visual relationship with several listed buildings.

Selected Sources

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

Map



© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2017. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions \(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

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 - 1396440.pdf
(http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/357157/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 23-May-2017 at 01:33:08.

End of official listing



Historic England

NUMBER 26 AND ATTACHED RAILINGS

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: NUMBER 26 AND ATTACHED RAILINGS

List entry Number: 1113222

Location

NUMBER 26 AND ATTACHED RAILINGS, 26, OLD GLOUCESTER 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: 14-May-1974