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# 3a Mornington Crescent London NW1 7RH

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Heritage Statement

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2.0

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## 3A MORNINGTON CRESCENT, LONDON NW1 7RH

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## CONTENTS

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1.0	INTRODUCTION	4
2.0	SITE AND SURROUNDINGS	5
3.0	RELEVANT PLANNING HISTORY	17
4.0	HISTORICAL DEVELOPMENT OF THE SITE AND AREA	18
5.0	SIGNIFICANCE OF THE SITE	31
6.0	PLANNING POLICY CONTEXT	42
7.0	ASSESSMENT OF THE PROPOSALS	50
8.0	CONCLUSION	61
Appendix A	Listing descriptions	62

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## 1.0

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# INTRODUCTION

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- 1.1 This Heritage Statement has been produced to accompany applications for planning permission and listed building consent at 3a Mornington Crescent, London and should be read conjunction with the accompanying plans by Twistin Architecture.
- 1.2 No.3 Mornington Crescent is located in the Camden Town Conservation Area and is Grade II listed. In line with paragraph 128 of the National Planning Policy Framework, the purpose of this statement is to define the significance of the listed building and its contribution to the conservation area. It will also describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding conservation area.
- 1.3 This statement has been produced using desk based, online and archive research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, site and surrounding context. The proposed works consist of:
- Construction of a single storey rear extension at ground floor level.
  - Reconstruction and enlargement of the existing rear projection at basement level.
  - Reconfiguration of the size and shape of the rear basement lightwell and the installation of a flight of stairs to reach garden level.
  - Reconfiguration of the upper section of the modern ground to basement staircase and the creation of an opening in the partition between the rear room and stair compartment.
  - Installation of a WC within the existing internal corridor with the associated insertion of a partition and new timber panelled door.
- 1.4 In accordance with the statutory tests at s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this statement will demonstrate that both the special architectural and historic interest of the listed building and the character and appearance of the surrounding conservation area will be preserved. Furthermore, the proposals will be shown to comply with the relevant national and local conservation policy.

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## 2.0

# SITE AND SURROUNDINGS

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2.1 The following section provides a brief overview of the location and context of Mornington Crescent and an outline description of the exterior and interior parts of the building that are affected by the proposals.

2.2 The application site is 3a Mornington Crescent which is a maisonette situated at ground floor and basement level. Mornington Crescent is situated to the west of Hampstead Road which runs north from Euston to its junction with the base of Camden High Street. Mornington Crescent forms part of a residential enclave of mid 19<sup>th</sup> century terraced houses to the west of Camden High Street.

2.3 Nos.2-12 (consecutive) Mornington Crescent were Grade II listed on 14 May 1974. The description indicates that the buildings were listed for group value and reads as follows:

*"Terrace of 11 houses forming part of a crescent. 1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors and 3rd floor string; others yellow stock brick (No.4 painted) with rusticated stucco ground floors and slate mansard roofs with segmental headed dormers (No.4 square). Symmetrical terrace with slightly projecting end bays (Nos 2 & 3 and 11 & 12). EXTERIOR: 3 storeys, attics and basements; end houses, 4 storeys and basements. All with 2 windows each. Round-arched ground floor openings; sashes of end houses in shallow recesses. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 2, 3, 11 & 12 patterned) and panelled doors. Recessed sashes; end houses architraved, others with gauged brick flat arches. 1st floors with continuous cast-iron balconies. End houses with parapets; others with stucco blocking course, only No.5 retaining cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. HISTORICAL NOTE: from 1905 No.6 was the home of Walter Sickert, painter & etcher. Sickert was prominent in both the Camden Town and Fitzroy Groups of painters and the subsequent London Group; during the 1890s he painted and sketched the Bedford Music Hall in Camden. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132)."*

## 2.0

## SITE AND SURROUNDINGS

## 2.4

To the north of nos.2-12 are two further terraces of Grade II listed buildings, which taken together create a formal crescent shaped composition.

#### **Nos.13-24 Mornington Crescent**

*"Terrace of 12 houses forming part of a crescent. c1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors; others yellow stock brick with rusticated stucco ground floors. Stucco cornices. Symmetrical terrace with slightly projecting end bays (Nos 13 & 14 and 23 & 24). 4 storeys and basements. 2 windows each, No.13 with 3 blind window return. Round-arched ground floor openings; sashes of end houses in shallow recesses. Nos 13, 16, 20 & 21 with pointed and margin glazing. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 19 & 23 patterned) and panelled doors. Nos 13 & 24, entrances on return. Recessed sashes; end houses architraved, others with gauged brick flat arches (some reddened). 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level (Nos 14 & 15 missing). Cornice and blocking course above 3rd floor (Nos 14 & 15, cornice missing). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132)."*

#### **25-35 Mornington Crescent**

*"Terrace of 11 houses forming part of a crescent. c1821-32. Built by I Bryant. For the Southampton Estate. End houses stucco with rusticated ground floors; others yellow stock brick (No.33 reddened) with rusticated stucco ground floors and slate mansard roofs with segmental headed dormers (No.27, square). Formerly symmetrical terrace with slightly projecting end houses (Nos 25 & 26 and 35; No.36 replaced by C20 flats). End houses 4 storeys and basements; others 3 storeys, attics and basements. All with 2 windows each; No.25, 3 window return. Round-arched ground floor openings; sashes of end houses in shallow recesses. No.34 with pointed and margin lights, No.35 with margin lights. Doorways mostly with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 26, 27, 30-32 and 35, patterned) and panelled doors. No.25 with prostyle portico on return. 1st floor casements with cast-iron balconies; end houses with enriched architraves, except No.25. End houses with enriched architraves to 2nd and 3rd floor sashes, except No.25. Others with gauged brick flat arches to sashes; No.29 with wooden architraves and 1st floor blind boxes. Nos 26 and 35, cornices at 3rd floor level (No.25, removed) and parapets above 3rd floor. Others, stucco blocking courses, Nos 29, 31 and 34 retaining cornices. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, Kings Cross Neighbourhood: London: -1952: 132).*

## 2.0

## SITE AND SURROUNDINGS

## 2.5

The listing description is neither intended to provide an inventory of all of the features of interest within the building nor to define its architectural or historic significance. A key factor in the listing of buildings of this age and type is their external architectural composition and role in the development and history of an area. It will be demonstrated that in this case the architectural and townscape value of the terrace's front facade and its contribution to the overall composition and visual coherency of Mornington Crescent and the surrounding conservation area are some of its most significant features. The listing description makes no explicit reference to the interior of the building or to any significant internal features.

## 2.6

There are a number of other listed buildings within the surrounding area, all of which are listed Grade II. The relevant listing descriptions can be found at Appendix A.

- No.1 Mornington Crescent
- Nos.261 and 263 Hampstead Road
- Bollard outside 25 Mornington Crescent
- Animal trough at junction with Hampstead Road

## 2.7

The application site is located in the Camden Town Conservation Area which was first designated on 11 November 1986. The conservation area is large and roughly rectangular in shape. Its northern border is formed by Parkway and Inverness Street, the mainline railway tracks from Euston to Birmingham run along its western edge, Bayham Street defines the eastern boundary and to the south it is bounded by Lidlington Place, Oakley Square and Crowndale Road (Fig 1).

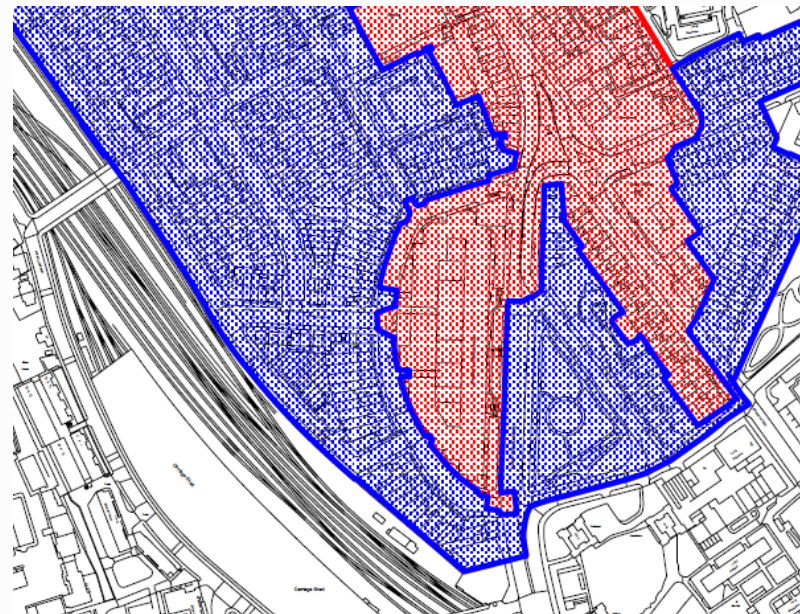


Fig 1 The southern section of the Camden Town Conservation Area..

## 2.0

## SITE AND SURROUNDINGS

## 2.8

The Camden Town Conservation Area Appraisal and Management Strategy (CAAMS) was adopted by the Council in October 2007 and provides a description of the character and appearance of the area. This is summarised in the opening pages as:

*"The Camden Town Conservation Area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area. The commercial sub area consists of a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town.....Beyond the commercial interests are areas of late 18th and early 19th century residential development while to the west of the High Street narrow passage-ways link through to quiet tree lined streets forming the residential sub area. These streets of stock brick and stucco terraces date from the early to mid 19th century and are more consistent in character, and are in marked contrast to the dynamic, busy commercial frontages."*

## 2.9

Specifically with regard to Mornington Crescent the CAAMS outlines that

*"The sizeable townhouses of Mornington Crescent consist of four storeys raised on basements with mansard roofs and dormers. Constructed from brick, with restrained stucco ornament and with natural slate roofs, they boast finely detailed cast-iron balconies and doorcases with inset fluted columns."*

## 2.10

The western parts of the conservation area are largely residential with a smattering of other uses, including public houses and some ground floor shops and cafes. The area is laid out in a grid pattern with long north-south streets such as Mornington Terrace, Albert Street and Arlington Road, intersected by shorter cross streets including Parkway and Delancey Street. Mornington Crescent lies at the southern end of Arlington Road. These streets are lined with speculatively developed terraced housing laid out over three decades from the 1820s to the 1850s. The houses are generally of three storeys with a basement although in many cases there is also a mansard storey, either original such as on Mornington Terrace or else added at a later date. The houses generally have an open front lightwell surrounded by cast iron railings. When combined, the relatively narrow plot widths, height of the buildings and their position at the back of pavement creates a fine grain and a distinctly urban character to the streets (Fig 2). In some cases the houses have a front garden, such as on Albert Street, where the width of the road and the soft landscaping provide a greener and more spacious environment.



## 2.0

## SITE AND SURROUNDINGS



Fig 2 Mid 19th century development at the southern end of Arlington Road

## 2.11

Yellow London stock brick, stucco embellishment and slate roof coverings are used widely throughout the conservation area and create a unified and coherent character. The early 19<sup>th</sup> century buildings are typical of the period with flat fronted facades, mansards or concealed roofs located behind a front parapet, rusticated stucco ground floors and mouldings to openings, as well as features such as decorative fanlights, metalwork balconies and in some cases, arched window and door heads to the ground floor elevations. A further important factor is the use of classical proportion and vertically orientated diminishing fenestration which provides a visually pleasing sense of rhythm and balance to the facades.

## 2.0

## SITE AND SURROUNDINGS

## 2.12

The western residential part of the conservation area retains its overall early to mid 19<sup>th</sup> century character and the coherent repetition of form, features and materials over the long terraces creates significant townscape impact and value. In the southern portion of this part of the conservation area, the most notable later addition to the streetscene is Greater London House, formerly the Carreras Tobacco Factory which dates from 1926-28 (Fig 3).



Fig 3 Greater London House, Hampstead Road.

## 2.0

## SITE AND SURROUNDINGS

**The application site**

2.13

Mornington Crescent is lined with terraced houses on the western side of its curve and is divided into four distinct sections by the side roads which run westwards and northwards from it.

2.14

No.3 is located at the southern end of the crescent and forms part of a terrace of eleven similar buildings. Each of the buildings is of three storeys with a full basement set behind a shallow lightwell bounded by cast iron railings (Fig 4). The buildings at nos.4-10 have a two planed slate clad mansard with a pair of dormers and are constructed of yellow stock brick. The terrace is bookended by two buildings which are of a similar scale to the intermediate buildings but with a sheer attic storey instead of a mansard roof. Whilst the ground floor facades share the same incised stucco and arched window and door heads as the remainder of the terrace, these bookend buildings are stucco clad over their upper floors. Orientated east-west is no.1 Mornington Crescent which is architecturally distinct from nos.2-12 and once marked the transition from the crescent to the more conventional group of houses that faced Hampstead Road. In common with nos.2 and 3, this house is also stucco faced with incised stucco at ground floor level. However it is four bays wide with giant pilasters at each end of the facade and square windows at 2<sup>nd</sup> floor level and within the attic storey.



Fig 4 The front facade of no.3 Mornington Crescent.

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## 2.0

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## SITE AND SURROUNDINGS

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### 2.15

The rear elevation of the terrace is far simpler than the front and is constructed of yellow stock brick (Fig 5) The houses are two window bays wide with aligned fenestration and little else in the way of architectural decoration or embellishment. At roof level the majority of the buildings have an expressed mansard roof with two dormer windows, including those buildings that have a sheer attic storey to the front facade, for example no.11. However, aerial photographs show a variety of different mansard forms, including flat topped central sections, double pitches with ridges running between party walls and in the case of the application site and no.11 a valley roof to the upper mansard slope, running from front to back. The terrace has a number of rear additions at ground floor level, for example at nos.4, 5, 10 and 11. These rise higher than ground floor at nos.4 and 5 directly adjacent to the application site, reaching half landing level between ground and 1<sup>st</sup> floor (Fig 6).

### 2.16

The rear facade of no.3 appears to have been fully rebuilt as evidenced by the colour and texture of the brickwork which differs from the remainder of the buildings along the terrace. Furthermore, the window arches are more crude than the original arches on neighbouring buildings and do not match their delicate arched profile. The facade has two aligned window bays with two over two timber sash windows throughout, besides for the arched window which lights the ground to 1<sup>st</sup> floor staircase. The basement accommodation is only expressed to the southern bay with a lightwell providing daylight into the rear basement room and a small patio area at basement level.

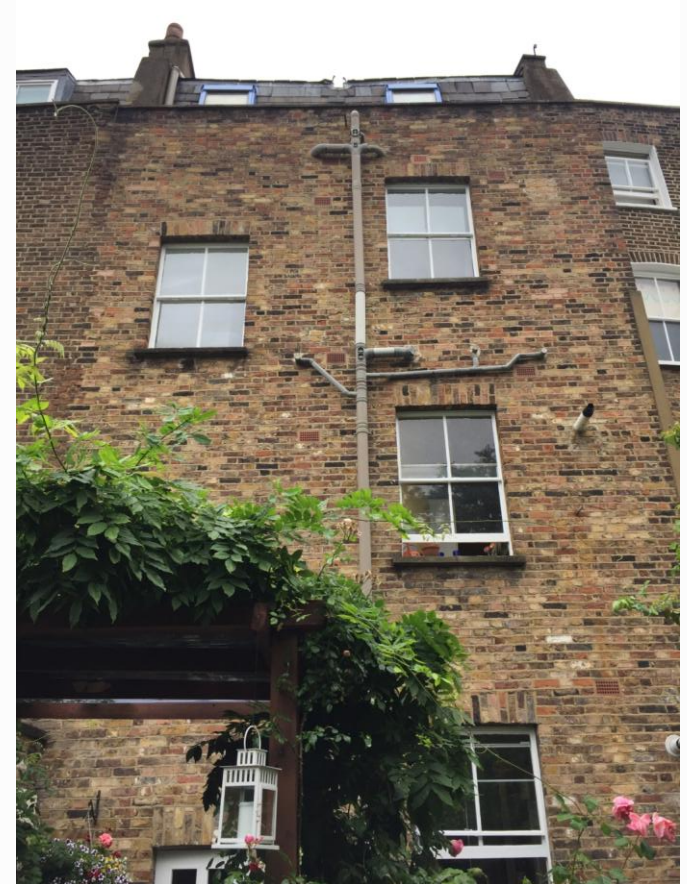


Fig 5 The rear facade of no.3 Mornington Crescent.



Fig 6 Aerial view of the site showing the variety of roof forms and rear additions along the terrace.

## 2.0

## SITE AND SURROUNDINGS

## 2.17

The building has a private garden to the rear of the house that is for the sole use of the ground and basement maisonette. The garden has a mixture of hard landscaping, flower beds and mature shrubs and when combined the height of the boundaries and the generous levels of soft landscaping give it a secluded character. Glimpses of the upper sections of neighbouring buildings can be seen from the garden but the curve of the terrace makes this more difficult than in a typical linear arrangement. To the rear are the wide expanse of the mainline train tracks into Euston.

## 2.18

Moving northwards along Mornington Crescent are two further curved terraces which form part of the overall formal composition of the crescent (Fig 7). Nos.25 to 35 are similar to nos.2-12 and are four storey houses with basements and front lightwells. Here the intermediate houses also have two planed slate clad mansards with dormers and are bookended by taller buildings at nos.24-25 and no.35 which are stucco faced with a sheer attic storey and stucco embellishment to the windows. The houses at nos.13-24 form the central element of the crescent and once again share the same form and architectural style as the application terrace. Here however all of the buildings have a sheer attic storey and have largely retained the strong projecting stepped cornice above the 2<sup>nd</sup> floor windows which forms an important component in the proportions and visual hierarchy of the facades. In common with the application terrace, many of the buildings in the central and northern section of the crescent have been subject to unsympathetic alteration including replacement windows, the loss of fanlights above front doors, the removal of their heavy stepped cornices and modifications to their brickwork all of which have eroded the character and uniformity of the crescent. Generally the buildings within the crescent have suffered from neglect and a lack of routine maintenance.



Fig 7 Nos. 13-24 Mornington Crescent.

## 2.0

## SITE AND SURROUNDINGS

## 2.19

On the far northern stretch of Mornington Crescent is a terrace of buildings at nos.37-47 (Fig 8) which are a coherent group of three storey terraced houses with basements and front lightwell dating from the early 19<sup>th</sup> century. Although the buildings are constructed of brick many of them have had their front facades painted and in the case of nos.45 and 46, rebuilt with modern flat lintels to the windows. On the corner of Mornington Crescent and Camden High Street is the former Southampton Arms Public House now known as the Lyttleton Arms. This is an attractive stucco faced building with pink and grey polished granite pilasters to the ground floor pub frontage and an Italianate flavour to its architectural detailing.



Fig 8 Nos.37-46 Mornington Crescent.

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## 2.0

# SITE AND SURROUNDINGS

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### Interior

- 2.20 No.3 Mornington Crescent would once have been a substantial single family house. However, in common with many central London houses of this scale, the property has been subdivided, in this case into four flats – a maisonette at basement and ground floor level and a further three flats over the upper floors.
- 2.21 The building is accessed through its original front door facing the street. The ground floor hallway and main staircase form the common parts for the flats within the building. A partition has inevitably been inserted into the hallway to divide the stair compartment from the ground floor and basement maisonette.
- 2.22 The main living accommodation for the flat is located at ground floor level with a living room to the front and a kitchen to the rear. Access to the garden is through a door from the rear part of the ground floor hallway. The ground floor retains some semblance of its original two room deep layout however this has been modified in order to create a corridor within the maisonette and has involved alterations to the original spine wall. The building retains some historic features such as cornicing, as well as shutter boxes and a spandrel panel to the front window.
- 2.23 At basement level there are three bedrooms and a bathroom. Modifications to the original front room of the house has had a negative impact upon the floor plan of the listed building and undermined its original spatial quality. Generally there are no original or historic features of interest within the basement accommodation, including the main staircase which has been replaced with a modern timber flight.
- 2.24 A fuller description and assessment of the architectural and historic significance of the listed building is contained at section 5 of this Statement.



## 3.0

## RELEVANT PLANNING HISTORY

## 3.1

The following applications have affected no.3 Mornington Crescent:

- Listed building consent (2006/5562/L) was granted on 13 February 2007 for 'Internal refurbishment of ground floor to include removal of modern inserted lobby in front room, new kitchen, replacement fire surround and replacement of floor boards.'
- Listed building consent (2015/3814/L) was granted on ? for 'Renewal of existing roof covering with natural slate and incorporation of insulation.'
- Listed building consent (LEX0200553) was granted on 17 February 2002 for 'Alterations to partitions at third floor level.'
- Planning permission (15507) was granted on 15 March 1973 for the 'Conversion of 2 & 3 Mornington Crescent, NW1 into 7 self-contained dwelling unit, including the erection of a 2 storey rear extension on No.2' (Fig 9).

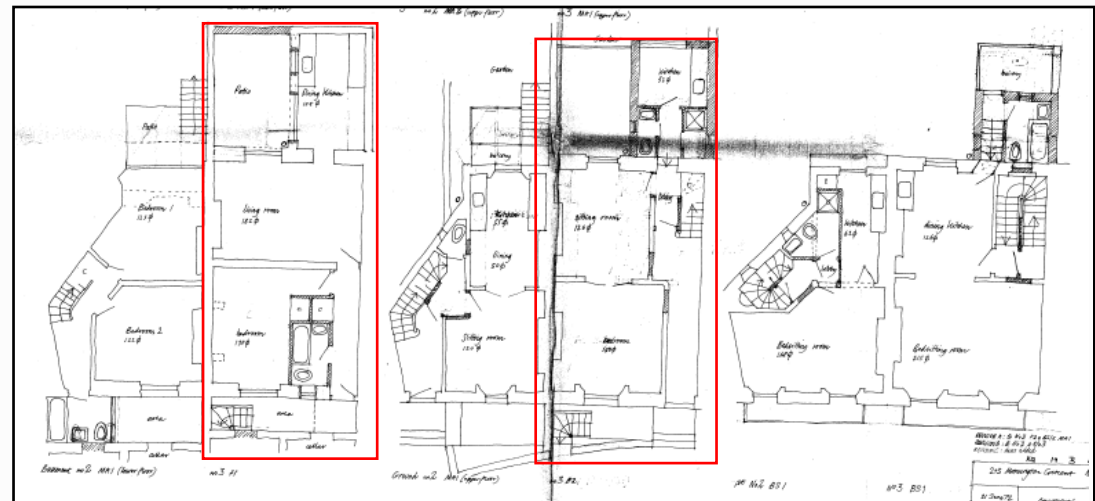


Fig 9 Approved plans from 1973.

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## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

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- 4.1 The ancient parish of St Pancras belonged to the Canons of the Cathedral Church of St Paul, London, likely acquired before the Norman Conquest. The application site is located in the historic Manor of Tottenhall which consisted of a long wedge of land to the west of Camden High Street and Hampstead Road, extending from Chalk Farm in the north down to Fltztrovia in the south.
- 4.2 For centuries the area was a district of open fields with dispersed farms and cottages, and distinct nuclear settlements at Hampstead and Highgate to the north.
- 4.3 By the late 18<sup>th</sup> century, Hampstead Road snaked across open fields with development concentrated at its southern end on the fringes of the West End. The 1804 St Pancras parish map shows the section now known as Camden High Street lined with buildings on both sides between Cobden Junction and Britannia Junction, including terraces such as Warren Place and Southampton Place on its western side (Fig 10) Camden High Street formed part of an ancient route northwards from the City, linked to the West End and Kings Cross via Hampstead Road and Fig Lane (modern day Crowndale Road) and had a number of inns that provided rest and refreshment for travellers and their horses. The Mother Red Cap public house appears on many early maps, at the junction of Camden High Street and Kentish Town Road, with the Southampton Arms shown on the 1804 parish map further south on the west side of Camden High Street. The site of Mornington Crescent in this period was part of a large swathe of open land running west towards Primrose Hill and beyond, criss-crossed with a network of pathways.
- 4.4 The area to the west of Camden High Street was owned by Charles Fitzroy, Baron Southampton, who began to develop his land at the end of the 18<sup>th</sup> century. Darton's map of 1817 shows the lines of Delancey Street and Parkway laid out in an east-west alignment with Arlington Road running north-south and already with buildings on its east side. To the east of Camden High Street, Charles Pratt the Earl of Camden's land was also beginning to be developed, with Bayham Street, Pratt Street and King Street laid out but not yet lined with buildings. To the south of Crowndale Road, known in this period as Gloucester Place at its western end and Fig Lane to the east, the Somers Town estate laid out on the Duke of Bedford's land continued to creep northwards. However large areas of open land remained to the north and west of this and between the west side of Hampstead Road and Regent's Park. Some distance to the north of Mornington Crescent the Regents Canal, linking the Grand Junction Canal at Paddington with the Limehouse Basin, can be seen snaking across the open fields.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Fig 10 The St Pancras parish map 1804

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.5 Mornington Crescent was laid out in the 1820s as a set piece, around a central private gated garden area with meandering paths and trees and views westwards across open land towards Regents Park. The gardens eventually linked through to the triangular garden of Harrington Square, constructed in the 1840s, and was bisected by Hampstead Road. The crescent was named after Richard Colley Wellesley, Earl of Mornington who was the Governor-General of India and the eldest brother of the Duke of Wellington. By 1823 nos. 3, 5 and 7 were occupied and by 1832 the full sweep of the crescent was in place and inhabited.
- 4.6 Mornington Crescent was one of the earlier parts of the Southampton estate to be built and a map of 1824 shows much of the area to the north of Mornington Crescent and to the west of Arlington Road as still undeveloped (Fig 11). However, the arrival of the railways from the late 1830s onwards precipitated a boom in speculative development. The London & Birmingham Railway opened in 1837 and was London's first mainline, with the North London Railway opening in 1850 with a station at Camden Road. By the middle of the 19<sup>th</sup> century the area to the north of the application had been covered with a grid of roads lined with long terraces of houses, as well as grander terraces on Harrington Square and Oakley Square to the east. The Camden Town CAAMS notes that:
- "By the 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the gritty realities of working life in the more shabby industrial and commercial areas to the east."*
- 4.7 The earliest development within the area had been aimed at the middle classes with 'second rate' houses such as those on Mornington Crescent with their relatively generous gardens. However, by the later part of the 19<sup>th</sup> century the area had evolved into a crowded inner London suburb as artisans, shopkeepers and the new working class moved in. Its subsequent decline was exacerbated by the railway line to the west which generated noise and dirt and decreased the attractiveness of the houses which were in close proximity to it.
- 4.8 Booth's poverty map of 1889 shows the site marked in red denoting 'Middle class. Well-to-do' in common with many of the other large houses which lined Hampstead Road, Albert Street, Harrington Square and Camden High Street. However, Arlington Road was shown at its southern end as pink 'Fairly comfortable – good ordinary earnings' giving way to 'Mixed. Some comfortable, others poor' in the north. In this period there were few enclaves of blue or black denoting 'Very Poor' or 'The Lowest Class' although Booth did note that the area was in decline and that many of the larger properties had begun to be subdivided.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Fig 11 Map of 1834.



Fig 12 Ordnance Survey map 1893.



Fig 13 A view of Mornington Crescent from Hampstead Road c.1905 – note the original bottle balustrade at mansard level which has already been removed at nos. 7 and 8 as well as the original gothic ground floor windows at nos. 5, 6 and 7.

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## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

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- 4.9 The 1870 and 1893 Ordnance Survey maps (Fig 12) shows the area as fully developed with swathes of terraced housing, generally with a tighter grain and smaller gardens on the Earl of Camden's estate to the east of Camden High Street. To the west are larger townhouses and some areas of semi-detached villas, with more spacious rear gardens and in some cases front gardens such as along Albert Street. By the end of the 19<sup>th</sup> century bungalow shopfronts had been built over the deep front gardens of the original houses on the east side of Camden High Street and new pubs, hotels, lodgings and entertainment venues appeared, for example the Picture Theatre on the corner of Camden High Street and Crowndale Road which was to become the Camden Hippodrome (now known as Koko). Trams also began to run along Hampstead Road and Camden High Street at the end of the 19<sup>th</sup> century improving transport links and increasing the accessibility and attractiveness of the area, joined by a route along Crowndale Road to Kings Cross in the first decade of the 20<sup>th</sup> century.
- 4.10 By the 1916 map (Fig 17) Mornington Crescent Underground Station can be seen, replacing the short terrace of houses known as Milbrook Place at the corner of Eversholt Street and Crowndale Road. The station was opened in 1907 to the designs of Leslie Green and faced in his trademark ox blood faience.
- 4.11 Mornington Crescent itself had changed little during the 19<sup>th</sup> and early 20<sup>th</sup> century. To the north of the application site, Mornington Court was constructed in 1937 for residential use at the corner of Mornington Crescent and Arlington Road, with a narrow stucco elevation to Mornington Crescent with Art Deco influences and a long brick and stucco facade to Arlington Road with curved window bays.
- 4.12 Perhaps the most significant impact however upon the layout and character of Mornington Crescent was the building over of its gardens with the enormous Carreras tobacco factory in 1926-28. The gardens had been in decline for some time and faced a lack of maintenance as the properties on Mornington Crescent were sub divided and payments from occupiers for the upkeep of the gardens became harder to collect. The new building, constructed of reinforced concrete and faced in white render with Egyptian inspired decorative features, was known as the 'Black Cat' factory due to a nickname for an early Carreras tobacco shop in Soho where a black cat was said to lounge in the sunny window.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.13 A further significant change in the wider context of Mornington Crescent was the construction of the Amphill Estate in 1965 which resulted in the loss of large swathes of 19<sup>th</sup> century terraced housing, including along the east side of Hampstead Road, south side of Harrington Square, parts of Lidlington Place and the entire obliteration of Houghton Close and Amphill Square. The estate's most notable feature is the three tower blocks in the northern part of the site which dominate the surrounding streets (Fig 14).



Fig 14 View southwards along Mornington Crescent with the towers of the Amphill Estate in the background.



## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

### Development of the site

4.14 The 1870 Ordnance Survey map (Fig 15) shows a modest garden to the rear of no.3, tapering to take account of the curve of the terrace. Between this and the railway lines is a roughly rectangular garden which does not appear to be physically linked to any of the surrounding properties but which would have provided a buffer between no.3 and the tracks. The train tracks themselves were relatively narrow at this point and ran behind the rear gardens of the large semi-detached villas which lined the west side of Mornington Road, continuing on to curve behind the properties on Mornington Crescent before running beneath the Hamsptead Road bridge.

4.15 No.3 is shown with a shallow projecting wing to its northern bay, approximately one third the width of the building. This follows the pattern of other buildings within the terrace which have similar projections. These become located in the southern bay from no.7 onwards, reverting to the northern bay at no.12. The map does not appear to show a lightwell to the southern bay of no.3

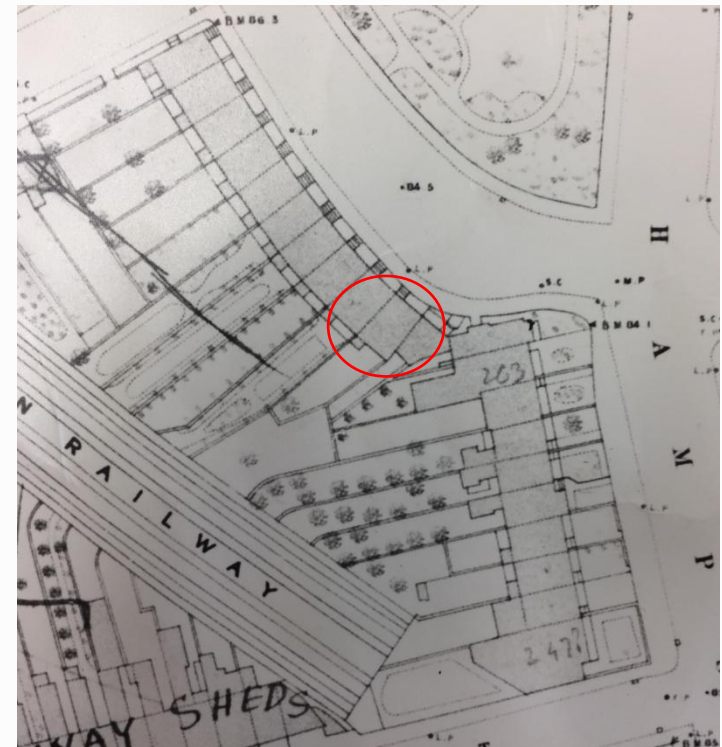


Fig 15 Ordnance Survey map 1870.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.16 By the 1893 Ordnance Survey map (Fig 16) there appears to be a structure to the southern bay where the modern lightwell is now located. This projects beyond the rear addition.

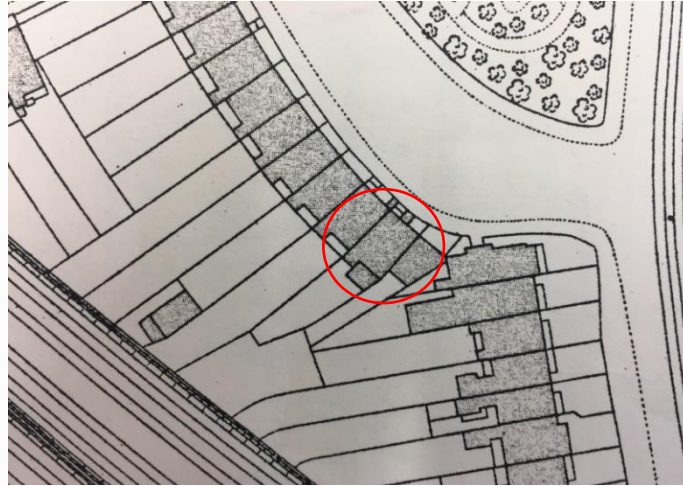


Fig 16 Ordnance Survey map 1893.

- 4.17 By the 1916 Ordnance Survey map (Fig 17) the context to the rear of the house has changed significantly with the widening of the mainline train tracks into Euston and the creation of a large area for carriage sheds to the southwest of the tracks. This resulted in the loss of the large semi-detached houses on the east side of Mornington Road as well as the western side of Park Village East on the opposite side of the tracks, and the short terrace of houses on Mornington Road which sat at right angles to the rear of nos.11 and 12 Mornington Crescent. The widening of the tracks brought them far closer to the house, running along the southwest boundary of the garden and truncating the gardens of no.6 and 7 which had always been longer than the neighbouring properties.
- 4.18 By 1916 the rear addition to the northern bay that had been in place in 1870 had been increased in depth. The southern bay still had either a structure or lightwell in place although this is not as clear as the 1893 map which shows the lines infilled in which denotes a structure. Both nos.5 and 12 Mornington Crescent also had longer rear projections at this point, whilst no.12 had a narrow second rear wing to its southern bay.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

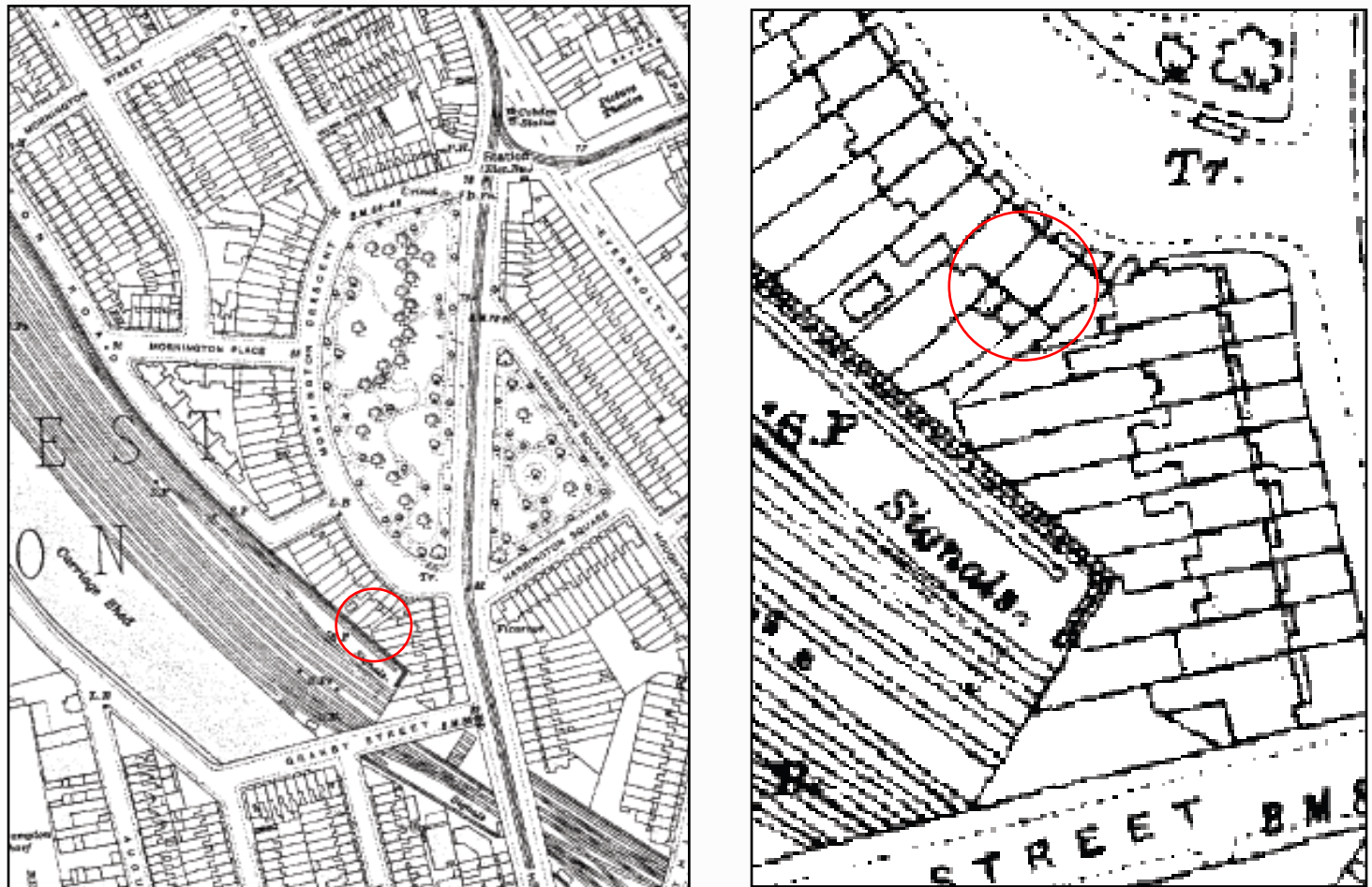


Fig 17 Ordnance Survey map 1916.

# 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

4.19 Drainage plans approved in 1938 (Fig 19) show the rear elevation of the building with a ground and basement part width rear addition, a wash house in the basement projection and a new WC installed into what is now clearly a basement rear lightwell.

4.20 The configuration of the rear of the property appears to have remained the same throughout much of the 20<sup>th</sup> century with the 1972 Ordnance Survey map (Fig 18) showing the same layout of rear projection and lightwell. This map also shows the degree of variety to the lightwells and rear additions along the terrace which is still discernible today.

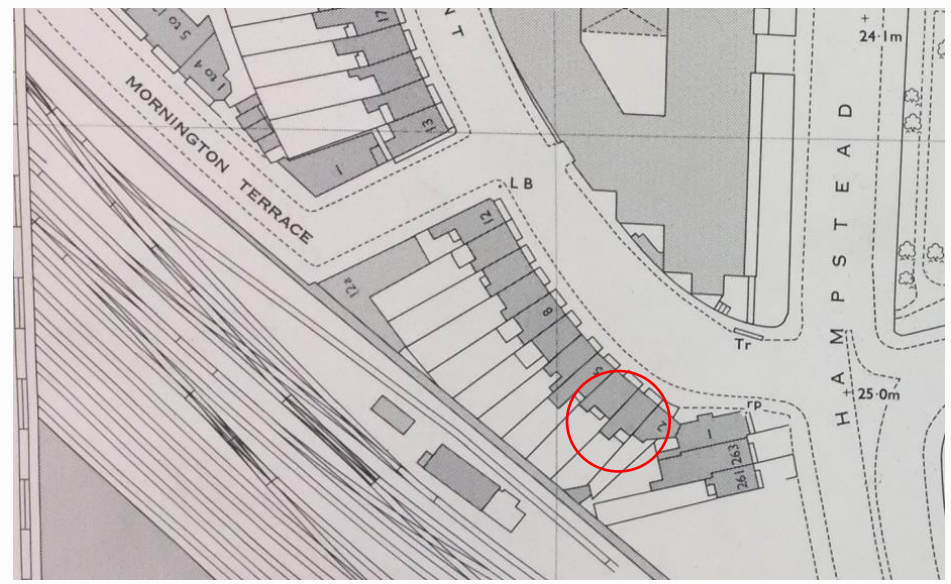


Fig 18 Ordnance Survey map 1972.

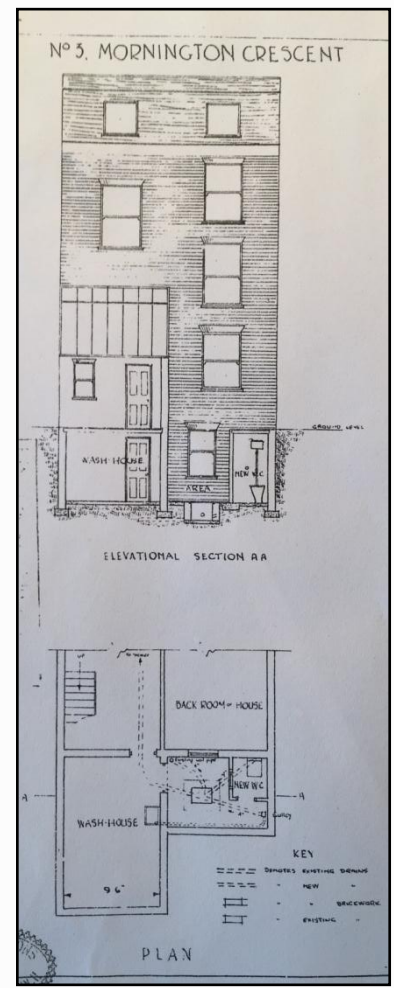


Fig 19 Drainage plans 1938.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.21 Drawings submitted to the Council in 1972 (Fig 20) for the conversion of the building to flats show that the original ground and basement internal layout had survived relatively intact although there may once have been a wall within the front part of the basement accommodation that created a corridor leading to a door into the front lightwell. The rear lightwell and basement level rear addition appear to match their current configuration, however there was also a rear addition at ground floor level which has subsequently been removed.

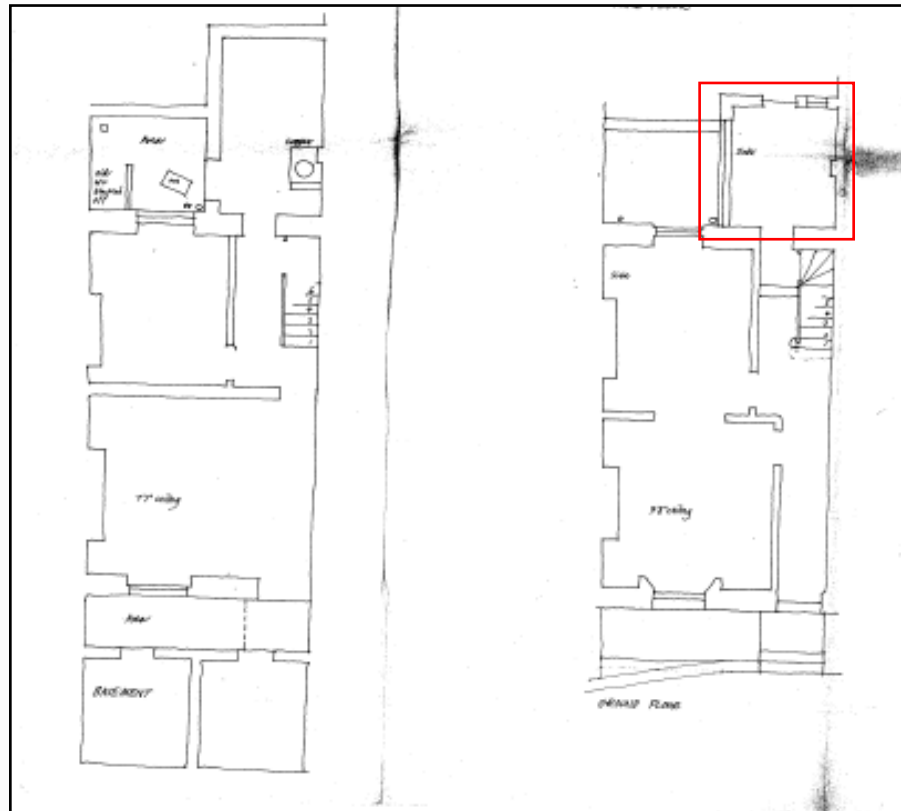


Fig 20 Existing plans for the building from the 1972 planning application.

## 4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

4.2.2 Drainage plans dated 1976 (Fig 21) show a different layout at ground floor level to the drawings submitted in 1972 and approved in 1973 (Fig 9) and depict much of what we see today, with an additional lobby in the front room. The proposed rear facade is also shown, with the removed ground floor rear addition, new arched stair window and reconstruction of the basement projecting wing.

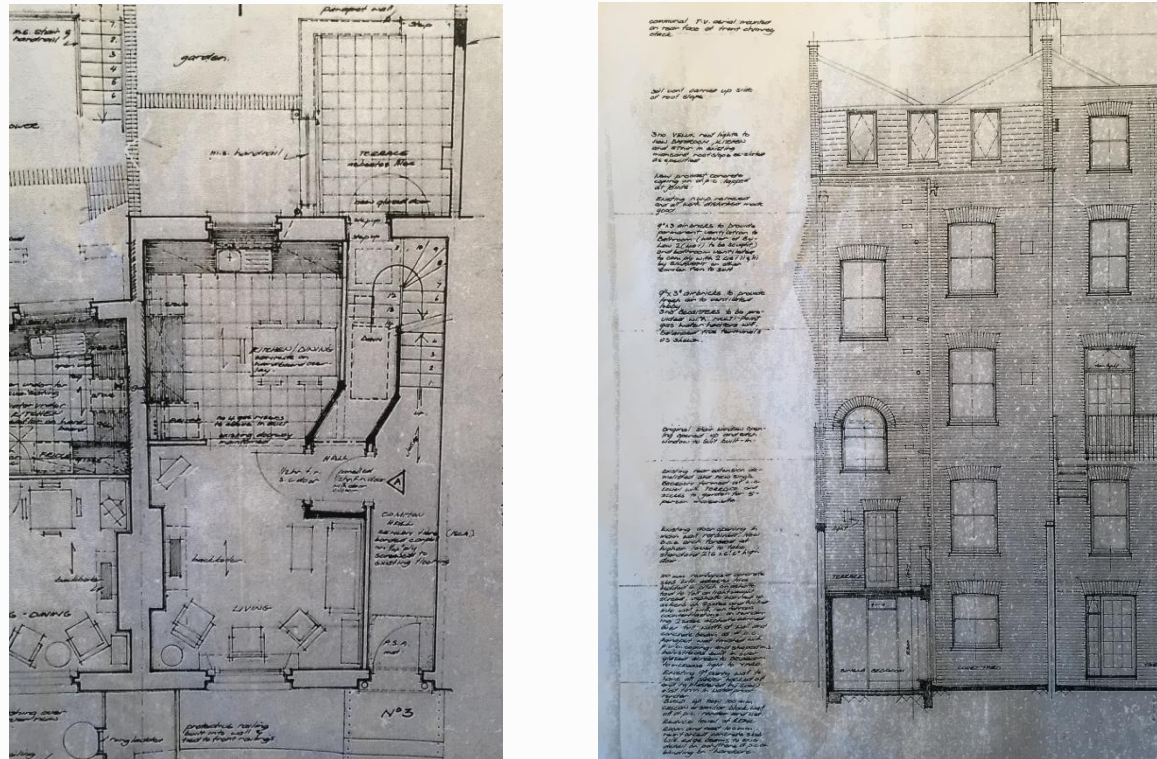


Fig 21 Drainage plans from 1976 for the conversion of the building.

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## 5.0

# SIGNIFICANCE OF THE SITE

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- 5.1 The National Planning Policy Framework Annex 2 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.”* A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage assets are the statutorily listed no.3 Mornington Crescent as well as the Camden Town Conservation Area.
- 5.2 The main section of Mornington Crescent is an impressive formal composition, arranged into three groups of either eleven or twelve houses and divided by side roads running northwards and westwards away from the Crescent. The houses conform to the typical London terraced house typology, a standard format which had been widespread in London since the late 17<sup>th</sup> century.
- 5.3 The houses are of 3 storeys with attic accommodation and a basement floor. The front door is reached by three shallow steps from pavement level adjacent to a front lightwell enclosed by painted cast iron railings. Each house is of two window bays. The main entrance door to each house is located in the northern bay at nos.2-7, reversing its position at nos. 8-12 onwards.
- 5.4 Each section of the crescent was designed as a broadly symmetrical composition. The majority of the buildings are constructed of yellow stock brick with the attic accommodation contained within a mansard floor. However each group of buildings is book ended by two stucco faced properties which project marginally forward of the intermediate buildings and which have a sheer attic storey at 3<sup>rd</sup> floor level, providing a sense of definition and added height and prominence at the ends of the terrace. The exception to this is the middle group of buildings at nos.13-24 which have an attic storey along the entire terrace.

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## 5.0

# SIGNIFICANCE OF THE SITE

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### 5.5

At ground floor level the buildings have an incised stucco elevation which adds definition and creates the sense of a base to the architectural composition. The single window at ground floor level and the main entrance door have an arched head, typical of the period. The door itself is of painted timber with four panels and replaces the original 6 panelled door which survives on many of the other buildings along the crescent. This is flanked by slender fluted columns and set beneath a delicate arched fanlight with a teardrop pattern (Fig 23). The single arched window to the front room would originally have had an interlacing Gothic glazing bar design which survives to only a few properties such as no.21 however this has been replaced with a two over two sash window of much reduced complexity and attractiveness. At 1<sup>st</sup> floor level there is a projecting balcony supported on metal brackets beneath the two front windows, with a variety of decorative cast iron railings in evidence along the terrace (Fig 22). The upper floors are a simple and well proportioned composition of two aligned window bays with fenestration that diminishes in height as it rises over the facade creating a traditional sense of hierarchy (Fig 24). At 1<sup>st</sup> floor level there are timber French doors set beneath a fanlight to some of the buildings whilst others have deep 6 over 6 sash windows. Elsewhere the windows are painted timber sashes in either a 6 over 6 or 2 over 2 configuration, with some instances of modern timber casements at mansard level. The brick faced properties have simple flat gauged brick window heads whilst the stucco book ends, including the application site have moulded stucco architraves, with small decorative brackets to the 2<sup>nd</sup> floor window cills.

The facades originally had a deep and well defined, projecting stepped cornice above the 2<sup>nd</sup> floor windows and where this survives, for example to the terrace at nos.13-24 this provides strong horizontal definition and a sense of classical proportion. In the case of the application site and many of the other buildings within the group, this cornice has been lost, eroding the quality of the facades.

Fig 22 The decorative ironwork to the 1<sup>st</sup> floor balcony.





## SIGNIFICANCE OF THE SITE



Fig 23 The main entrance door, columns and fanlight.



Fig 24 The upper floors of the front facade of the building.

## 5.0

## SIGNIFICANCE OF THE SITE

## 5.6

The original uniformity and coherence of the terrace is reinforced through a number of architectural treatments. There is some verticality to the facade as a result of features such as the aligned window bays and the prominent party wall upstands and chimney pots which are visible in longer views however there is generally a lack of vertical definition between the original individual houses, except where brickwork has been rebuilt or cleaned more intensively than the neighbouring properties. The incised stucco finish at ground floor level, as well as the cornice or rendered band to the parapet, provide strong horizontal emphasis. This is reinforced by the 1<sup>st</sup> floor balcony which runs along the length of the terrace and the cast iron railings to the front lightwells which provide a unified and consistent appearance at pavement level (fig 25).



Fig 25 The front railings to the terrace and the coherent York stone pavement.

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## 5.0

# SIGNIFICANCE OF THE SITE

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- 5.7 The roofscape across the group of buildings is varied. To the intermediate houses there are traditional two planed slate clad mansards although aerial photographs show that some of these have received flat topped sections in place of the original double pitch roof form. To the book end houses the sheer attic storey to the front is expressed as a traditional mansard to the rear. At the application site this has a valley running from front to rear, similar to that at no.11 at the opposite end of the group. From street level the party wall upstands and their prominent chimneystacks and pots are visible and create a pleasing rhythmic pattern, emphasised by the repetition of the arched window heads to the mansard dormers.
- 5.8 The original character of the application site and the wider terrace has largely survived, however the loss of the deep cornice to many of the buildings has had a significant impact upon the architectural integrity of the front facade. Furthermore, variations to the design and configuration of the windows and the unfortunate treatment of the brickwork to no.4, adjacent to the application site, has detracted from the coherent and uniform appearance of the group. Along the wider crescent the subdivision of the properties, starting back as far as the end of the Victorian period, and their continued use as small flats and HMOs has resulted in a general air of neglect and lack of essential maintenance to many of the properties.
- 5.9 Perhaps the most significant historic impact upon the crescent was the building over the original gardens in the 1920s which completely destroyed the original setting of the crescent and its relationship with the green, landscaped open space which sat in foreground views. A flavour of what the original setting would have been like can be seen at Goldington Crescent, to the north of Kings Cross, where the gardens survive. Mornington Crescent is now divorced from its original relationship with Hampstead Road and the greenery and trees that once characterised the gardens are long gone. Instead the buildings now look out onto the rear elevation of Greater London House which is significantly larger and bulkier than the early 19<sup>th</sup> century buildings which surround it. Nonetheless, the overall composition of the crescent remains and whilst the individual buildings are relatively simple, this type of layout is a relatively rare and impressive townscape feature. The crescent is significant in historical and townscape terms and represents the fashion of the period for geometric planned set pieces such as crescents, squares and circuses.

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## 5.0

# SIGNIFICANCE OF THE SITE

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- 5.10 The upper part of the rear facade of the terrace is visible in some longer distance views from Granby Terrace, although this is difficult due to the high wall on the bridge. Views of the upper parts of the northern end of the terrace are possible from Clarkson Row and the southern end from the corner of Granby Terrace and Hampstead Road however here the view is obscured by the rear projection of no.1 Mornington Crescent. Its elevation is constructed of weathered stock brick with a modest brick corbel detail at eaves level beneath each slate clad mansard roof (Fig 26). Although it is far simpler and less articulated than the front facade, the aligned window bays and coherent brick finish give it a sense of harmony and balance. The windows are a mixture of painted timber sash windows, with either replacement 6 over 6 sashes with horns or later replacements with a 2 over 2 configuration, set beneath shallow arched window heads. Generally rear extensions are contained at ground or basement level although there are modestly taller extensions at nos.4, 10, 11 and 12 and a part single/part two storey addition at no.5 which is faced in white painted render and which is particularly prominent.
- 5.11 The rear elevation of no.3 differs from its neighbours as the brickwork appears to either have been rebuilt or to have been intensively cleaned. The brick arches to the windows are different to those on other buildings within the terrace and are cruder in their execution. Whilst the general layout of windows on the rear elevation remains in its original configuration the windows themselves are later replacements and two velux windows have been inserted into the rear slope of the mansard rather than traditional dormers. Those at basement and ground floor level within the application property have been executed relatively authentically, with single glazing and slender glazing bars. In the northern bay, the fenestration at ground and to the main staircase dates from the mid 1970s conversion of the building to flats and the demolition of the former ground floor rear addition. The truncated form of the arched window to the stairs is rather incongruous and the door from the stairs to the garden is not aligned with the windows above and is of a rather crude non-traditional design. Both of these features detract from the overall historic character of the rear elevation. The southern bay of the facade has a lightwell which provides light to the rear room within the original envelope of the house and to the room which is located within the rear basement projection. This lightwell is surrounded by simple modern painted metal railings and is not connected to the main section of garden at ground floor level.
- 5.12 The rear facade of the building is clearly of far less significance than the front elevation, lacking its architectural detailing and attractive composition. The rear has a rather plain character and the brickwork and new window arches give it a more modern character, further undermined by the disjointed fenestration to the northern bay.

## 5.0

## SIGNIFICANCE OF THE SITE

## 5.13

The rear garden has tall boundary walls and a sense of seclusion due to the extensive soft landscaping around the perimeter and the absence of overlooking at its eastern end due to the position of the mainline train tracks into Euston (Fig 27). The garden has a mixture of hard landscaping and gravel, with a paved terrace area immediately adjacent to the house and paving within the basement lightwell. Only the upper parts of the rear elevation are visible in oblique views from neighbouring gardens and this is lessened by the gentle curve of the crescent. The lower portions of the building at basement and ground floor level are largely concealed, even from the gardens immediately to the north and south due to the high boundary treatments and the intervening soft landscaping.



Fig 26 The rear facade of the terrace.

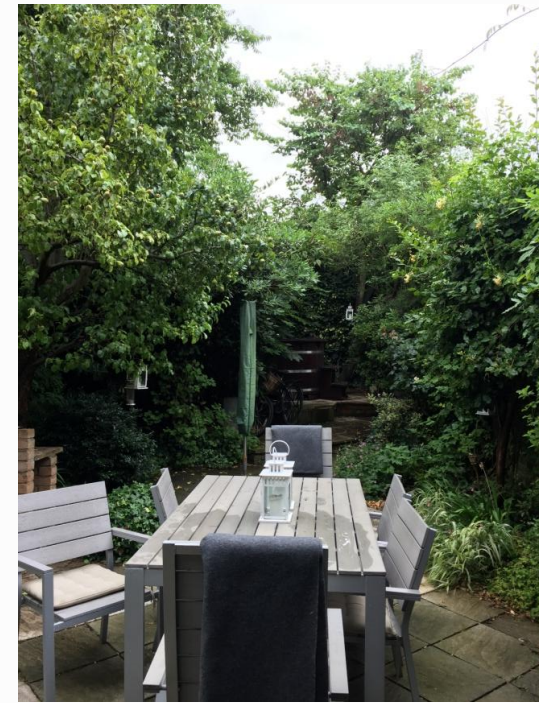


Fig 27 The secluded rear garden with extensive soft landscaping.

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## 5.0

# SIGNIFICANCE OF THE SITE

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### Interior

- 5.14 The 1974 statutory listing description for the terrace is relatively brief and makes no reference to internal features. This brevity is common with earlier listings and does not imply that the interior is of no significance. However in this case the interior has been altered and modified and retains only some of its original architectural character.
- 5.15 Internally no.3 Mornington Crescent was originally laid out with a typical two room deep plan form arranged off a stair compartment situated adjacent to the party wall, with the principal spaces at ground and 1<sup>st</sup> floor levels. In this case the building has been converted from its original substantial single house to four flats, with a consequent impact upon its internal layout and configuration. Inevitably the sense of the building as a coherent whole, with an appreciable hierarchy and traditional vertical circulation has been eroded by this conversion.
- 5.16 As described above the building was converted to flats in the mid 1970s and a maisonette was created at basement and ground floor levels. The main living and kitchen areas are located at ground floor level with bedrooms and bathroom facilities within the basement. This maisonette is separated off from the upper flats by a partition which has been inserted into the ground floor hallway which has inevitably had a detrimental impact upon the appearance and spatial quality of this space, truncating the base of the stair and visually cramping it.
- 5.17 Within the maisonette the floor plan and layout has been significantly altered. An opening in the spine wall between the front and rear rooms at ground floor level was in place prior to the 1970s conversion however it is not clear if this is original. The spine wall itself was modified and the alignment of the partition between the rear room and the stair compartment altered at its western end so as to create an internal corridor for the flat (Fig 28). Unfortunately this detracts from the original spatial quality of the ground floor spaces and resulted in the loss of the original position of the door opening from the stair compartment into the rear room, disrupting the traditional flow and connectivity between the rooms and the hallway.
- 5.18 The ground floor accommodation retains what appear to be historic features, including cornice to the front room. The main staircase has been wholly compromised by the added partition which conceals any surviving balusters and newel post, whilst the hardwood handrail has received a coat of paint (Fig 29). Within the front room the window has traditional timber shutters and a spandrel panel, as well as an attractive marble fireplace. This is likely to have been inserted following the grant of listed building consent in 2007 which provided for a new fireplace. Timber skirtings, architraves and doors are all typical modern items.



Fig 28 The internal corridor to the flat at ground floor level.

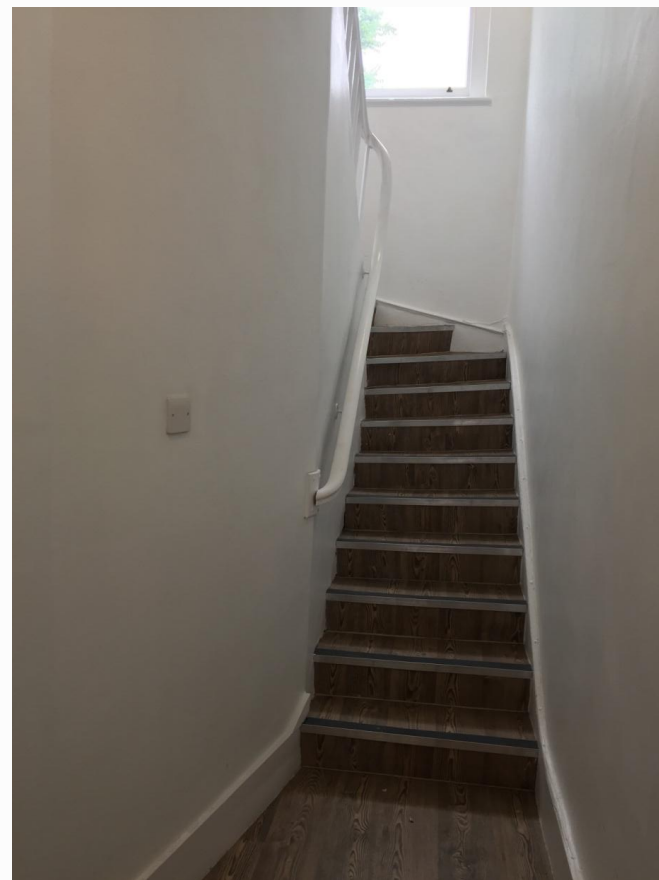


Fig 29 The partition which has been added to the main staircase within the common parts.

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## 5.0

# SIGNIFICANCE OF THE SITE

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### 5.19

The basement is typically a lower significance area within a building of this age and character, due to its original function and its plainer and less decorative appearance. Here, the character is wholly modern, with replacement joinery, modern flooring and recessed downlights and a lack of architectural significance (Fig 30). The original plan form has also been substantially altered at the front of the house. The wall that is likely to have existed between the front room and the adjacent corridor has been repositioned so as to create a narrower front room. A bathroom and cupboard were inserted into the remaining space which has reduced the traditional legibility of this part of the house. The staircase from ground to basement level is a new insertion (fig 31). No cornices or simple fireplaces survive. Consequently, given its character and appearance, the basement accommodation is considered to make only a small contribution to the special interest of the listed building.

### 5.20

In this case the key significance of the building derives from its historic and architectural contribution to the planned development of this part of Camden. The development of the area in the early to mid 19<sup>th</sup> century reflects its rapid transformation from open fields and its emergence, at least initially, as a solid middle class inner suburb. The building has a modest degree of architectural value to its front facade and makes a clear aesthetic contribution to the coherent and harmonious character of Mornington Crescent and to the wider Camden Town Conservation Area. The group of buildings at nos.2-12 has group value, townscape interest and historic merit due to its composition, layout and unified front facade however its overall architectural value and the integrity of its setting was inevitably much reduced by the building over of the original gardens to the east.





Fig 30 The accommodation at basement level with modern joinery and flooring.

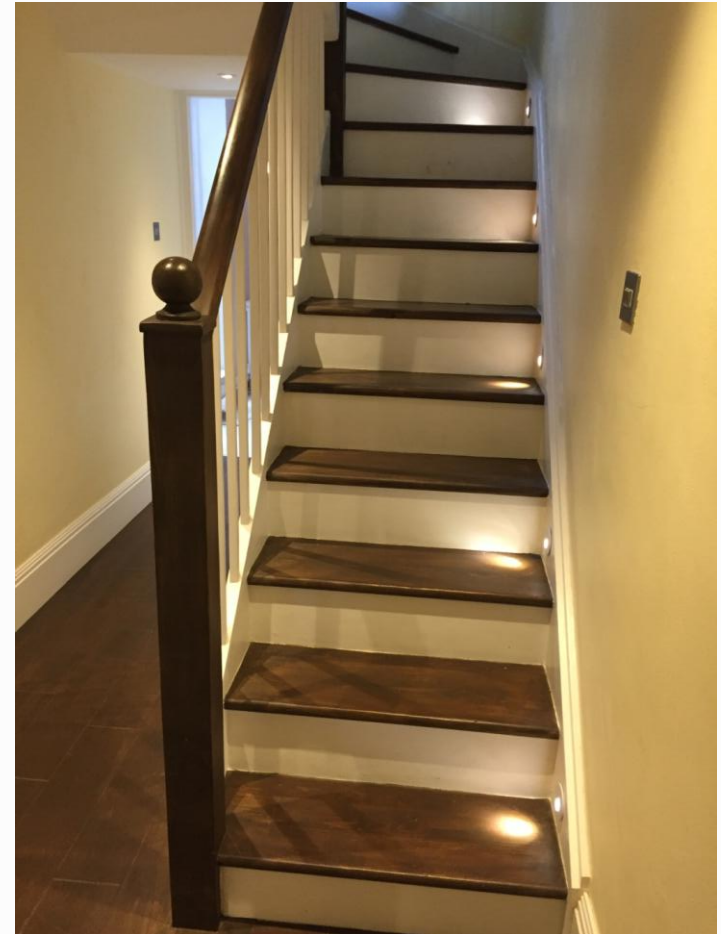


Fig 31 The replacement ground to basement staircase.

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## 6.0

# PLANNING POLICY CONTEXT

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### 6.1

#### National Planning Policy & Legislation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

*"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."*

### 6.2

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

*"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

### 6.3

The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance. Paragraphs 128, 131 and 132 are relevant to this application.

#### Paragraph 128

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

#### Paragraph 131

*"In determining planning applications, 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."*

## 6.0

## PLANNING POLICY CONTEXT

## 6.3 cont'd

Paragraph 132

*"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. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

## 6.4

Historic England published 'Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking in March 2015. When considering the listed building consent regime, paragraph 29 is clear that:

*"Change to heritage assets is inevitable but it is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be needed if it is to go ahead. In the case of listed buildings, the need for owners to receive listed building consent in advance of works which affect special interest is a simple mechanism but it is not always clear which kinds of works would require consent."*

## 6.5

Historic England published 'Making Changes to Heritage Assets – Historic England Advice Note 2' in February 2016. Section 3 covers additions and alterations and states at paragraph 41 that:

*"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate."*

## 6.0

## PLANNING POLICY CONTEXT

## 6.5 cont'd

Paragraph 43

*"The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric."*

## 6.6

**Local Planning Policy**

Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

## 6.7

**Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

*"The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*
- m. preserves strategic and local views; and*
- 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.*

**Excellence in design**

*The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under "Policy G1 Delivery and location of growth" will be provided through high quality contextual design."*

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## 6.0

# PLANNING POLICY CONTEXT

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6.8 The supporting text to Policy D1 outlines at paragraph 7.2 that:

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

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.”

6.9 **Policy D2 – Heritage** has relevant parts and is clear that:

*“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

**Designated heritage assets**

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

## 6.9 cont'd

**Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. 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. 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 that 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.*

**Listed Buildings**

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. 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 significance of a listed building through an effect on its setting."*

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## 6.0

# PLANNING POLICY CONTEXT

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### 6.10

Camden's Planning Guidance CPG1 is a comprehensive document which supports the policies in the Local Plan and is a material consideration in planning decisions. Several of the sections on rear extensions are relevant to this application:

*"4.10 Rear extensions should be designed to:*

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- respect and preserve the original design and proportions of the building, including its architectural period and style;*
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- allow for the retention of a reasonable sized garden; and*
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

*4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials). Height of rear extensions*

*4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.*

*4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions."*

## 6.0

## PLANNING POLICY CONTEXT

## 6.11

The Camden Town Conservation CAAMS (2007) has guidance on works to buildings within conservation areas and with regard to rear extensions states that:

*"Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character."*

## 6.12

**The London Plan**

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

## 6.13

In July 2011 the Mayor published the London Plan. This has since been updated to include the Revised Early Minor Alterations to the London Plan (REMA) in October 2013 and the Further Alterations to the London Plan (FALP) on 10 May 2015.

**Policy 7.8 Heritage Assets and Archaeology** applies to this application and the relevant sections are as follows:

**"Strategic**

**A** *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

**B** *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*



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## 6.0

# PLANNING POLICY CONTEXT

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### 6.13 cont'd

#### **Planning decisions**

*C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

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

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## 7.0

# ASSESSMENT OF THE PROPOSALS

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- 7.1 This section sets out the proposals and will consider their impact. It will assess this impact in terms of the statutory duties to preserve the special architectural and historic interest of the listed building and to preserve or enhance the character or appearance of the conservation area. The proposals will also be considered against the relevant local and national historic environment policies.
- 7.2 The proposed works consist of the erection of a single storey rear extension addition at ground floor level. Beneath this the existing basement accommodation will be enlarged to the south and to the west and the existing basement lightwell will be reconfigured in size and shape, to run in a narrower form adjacent to the party boundary with no.2. A flight of steps from the lightwell up to garden level is also proposed.
- 7.3 Within the building a new short flight of steps is proposed, reorienting the top of the modern basement to ground staircase through 90 degrees so that it provides access through to the rear room. This will include the creation of a single leaf door width opening through the partition between the rear room and the stair compartment. Finally, a small WC is to be created within the internal corridor of the flat, with access from the existing opening within the spine wall.

### **Rear extension**

- 7.4 The proposed rear extension has a simple rectilinear form, faced in concrete and with large elements of full height glazing. The roof is flat and partially solid, with a glazed panel to the south. The roof structure itself intersects with the rear elevation below the cill to the arched staircase window and overall is set well below the 1<sup>st</sup> floor rear window, as demonstrated on proposed section A-A. The proposed extension does not extend the full width of the rear elevation, leaving a gap between it and the party boundary with no.2 so as to accommodate the lightwell at basement level.

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## 7.0

# ASSESSMENT OF THE PROPOSALS

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### 7.5

The historic analysis of the development of the building at section 4 of this Statement shows that the building had a projecting rear addition to its northern bay as early as the Ordnance Survey map of 1870. Given that the same form is apparent along the terrace, this suggests that the buildings were either originally constructed with this layout or that the rear additions were added wholesale early in their history. The late Victorian and Edwardian maps appear to show a further structure to the southern bay where the lightwell is now situated. By the mid 20<sup>th</sup> century however the layout had evolved to a footprint similar to that which survives today with a relatively long projection in the northern bay and a lightwell to the south. The 1976 drainage plans indicate that the projecting element at ground floor level was demolished at this time leaving only the basement accommodation. What is important is from this evidence is that there is a long history of development beyond the rear elevation of the main building with varying projections at ground and basement level. Thus, the principle of a ground floor extension in this position is well established and consistent with the historic development of the host building and indeed the wider terrace. Notwithstanding this, a proposal must be considered on its own merits, taking account of its impact upon the relevant heritage assets. The acceptability of a modern extension does not rely simply upon reinstating 'historic' forms and precedent.

### 7.6

The proposed extension is contemporary in terms of its design approach, with simple crisp lines and a limited palette of materials consisting of dark zinc, glass, powder coated aluminium, fair faced concrete and aluminium cladding panels. Its modern appearance provides a subtle yet effective juxtaposition with the character of the listed building, making a distinction between its historic fabric and the 21<sup>st</sup> century interventions. The warm tones of the concrete facing will sit comfortably with the brickwork of the listed building whilst the verticality of its glazing panels reference the proportions of the fenestration on the rear façade.

### 7.7

So as to ensure that the proposed extension is subordinate to the overall scale of the house, it is of modest height and proportions and nestles discretely at the base of the building. The proposed extension reaches only part of the way across the full width of the site, which reduces its perceived bulk and references the historic pattern of rear projections along this part of Mornington Crescent. The use of extensive areas of glazing will ensure that the proposal remains lightweight and permeable, allowing for views through to the rear wall of the house which will retain its exposed brickwork finish within the new kitchen space.

## 7.0

## ASSESSMENT OF THE PROPOSALS

7.8

Given its modest bulk and scale, the use of complementary modern materials and its lightweight appearance the proposal is not considered to detract in way from the architectural value or composition of the rear façade. Indeed, the installation of a sympathetic, high quality and well executed and detailed extension will enhance the overall appearance of the listed building as well as providing attractive and thoughtfully designed internal accommodation for the current owners and future occupiers of the listed building. This careful custodianship of the listed building and investment in its fabric is in sharp contrast to the history of harmful subdivision and lack of essential maintenance and repair to many other properties along Mornington Crescent.

7.9

Because of its low level position on the building, the height of the party boundaries and the extent of soft landscaping, the proposed rear addition will be minimally visible from private vantage points in neighbouring gardens and buildings (Fig 32). The curved layout of the crescent is also a factor here, limiting the ability to view the lower parts of each facade from adjacent properties. Furthermore, the south-western boundary of the conservation area runs along the end of the rear gardens of this part of the terrace (see Fig 1). Due to the substantial width of the mainline train tracks into Euston which are situated immediately to the rear of the site, the nearest buildings are located a significant distance to the west and views of the lower portions of the rear facade are not possible. Whilst the upper sections of the rear facade are just visible from the corner of Granby Terrace and Hampstead Road the proposed ground floor addition would not be appreciable in this view. Thus, given its sensitive design and siting, the proposed extension is not considered to have any detrimental impact upon either the special architectural or historic interest of the listed building, views within and into the Camden Town Conservation Area, or its character and appearance.



Fig 32 The proposed extension will be nestled well below the 1<sup>st</sup> floor window.

## 7.0

## ASSESSMENT OF THE PROPOSALS

## 7.10

The proposed works will include the removal of the existing window which lights the rear room at ground floor level. This has a simple plastered opening internally, with no timber architrave and an absence of other decorative features such as timber shutters or a timber spandrel panel, such as those which can be found to the front window. The sash itself appears to be a modern replacement, albeit single glazed and well executed with slender glazing bars. Thus the proposals would have no detrimental impact upon any historic joinery. The creation of a door opening into the new extension from the ground floor rear room would require the removal of a modest panel of brickwork below the existing window cill as well as the concrete cill itself. The width of the opening will remain the same as existing. As can clearly be seen on site, the brickwork of the rear facade appears to have been rebuilt, evidenced by the colour and texture of the brickwork and the rather crude window heads which do not match others along the rear of the wider terrace. In this context there is no loss of significant fabric or any features of value on the rear facade (Fig 33).

## 7.11

The overall proportion of solid to void within the rear wall be only marginally altered and there will be no harmful impact upon the spatial quality of the rear room which will continue to be appreciated as one of a series of original cellular spaces at ground floor level. The retention of the width of the existing rear window will maintain the sense of a 'pinch' point between the original envelope of the listed building and the new rear extension, which will be visually and physically distinct from the historic parts of the listed building.

Fig 33 The panel of brickwork between the rebuilt window head at basement level and the concrete cill of the 1<sup>st</sup> floor window.



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## 7.0

# ASSESSMENT OF THE PROPOSALS

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- 7.12 The existing door from the rear part of the stair compartment into the garden will also be removed however this is wholly modern fabric with a rather crude and chunky glazing configuration which is not sympathetic to the original character of the listed building (Fig 34). The opening will be infilled using salvaged bricks, creating a recessed panel which allows the former opening to remain expressed. The brickwork of the rear elevation will remain exposed internally within the new kitchen space.

### Basement

- 7.13 At basement level it is proposed to enlarge the existing accommodation within the rear projecting wing to provide a bedroom with ensuite. This would match the footprint of the proposed ground floor extension. The works will involve the replacement of the existing fabric within the basement wing and the western wall of the lightwell. The basement accommodation was rebuilt in the mid 1970s as evidenced by the 1976 drainage plans (Fig 21). It is unclear when the western wall of the lightwell was built although it now has a modern painted, rendered finish with modern external lighting. As a whole the proposed reconstruction of this part of the building is not considered to have any impact upon historic fabric of any demonstrable significance.

- 7.14 The creation of the new basement accommodation will require the modest excavation of the garden to the south and west of the existing footprint. This will include modifications to the shape of the lightwell to create a more long and linear footprint adjacent to the party wall with no.2. The lightwell is required in this position so as to provide light and outlook to the rear basement bedrooms. Critically however a new flight of steps leading up to garden level will be provided so as to allow for egress from the basement in the event of a fire.



Fig 34 The modern door within the rear elevation.

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## 7.0

# ASSESSMENT OF THE PROPOSALS

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- 7.15 The proposed additions at basement level will simply enlarge accommodation that has been part of the footprint of the listed building since at least the 1930s and possibly earlier, although the fabric itself is from the 1970s as described above. The works will be largely concealed beneath the level of the main garden and by the massing of the proposed ground floor extension. Overall there will be no harm to either the historic fabric or the external appearance of the listed building, or to the character and appearance of the wider terrace.
- 7.16 Due to the position of the enlarged basement accommodation the existing basement window in the rear elevation of the main house is to be removed and the opening infilled (Fig 35) The window here is similar to that at ground floor level and is a replacement single glazed, painted timber sash, set within a plain plastered opening with no timber architrave, shutters or spandrel panel. However, although the window is authentically executed it is not historic fabric and its removal would cause no harm to the integrity or special interest of the listed building.



Fig 35 The modern replacement window at basement level.

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## 7.0

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# ASSESSMENT OF THE PROPOSALS

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7.17 So as to allow light into the rear basement bedroom a new opening is proposed adjacent to the existing window opening. This would be a simple glazed panel, in keeping with the contemporary aesthetic of the proposed ground floor extension. This is located very discretely on the rear facade and given the position of the proposed ground floor extension and the narrow proportions of the lightwell it would be barely visible, even from garden level. Thus the new window is not considered to undermine in any way the appreciation of the window hierarchy or alignment on the main rear elevation. Similarly the proposed glazed doors in the southern elevation of the basement addition would be well concealed due to their low level position and the height of the party boundary wall with no.2.

### **Works to basement to ground staircase**

7.18 It is proposed to undertake a minor reconfiguration of the upper part of the ground to basement staircase so as to improve circulation and flow through the maisonette. A short flight of stairs will be added from the landing area where the stair turns to rise to the main ground floor hallway. These would connect the landing and the rear room through a new single leaf door width opening in the partition between this space and the stair compartment.

7.19 The proposed opening is modest in its scale and proportions and would leave the vast majority of the partition intact, thus having very little impact upon the spatial quality of the rear room. The layout at ground floor level has already been significantly compromised by the insertion of the partition into the main hallway to divide the maisonette from the stair compartment. The creation of the internal corridor with its incongruous cranked arrangement has resulted in the loss of the traditional door opening into the rear room and the fabric of the spine wall has been almost wholly removed, besides for the section adjacent to the party wall with no.2. Within this context the proposals are considered to be a reasonable adaptation of the building to produce a far more useable and practical layout for the owners. At basement level the new flight of steps will require the creation of a small bulkhead in the corner of the rear room however this will be concealed within fitted cupboards.



## 7.0

## ASSESSMENT OF THE PROPOSALS

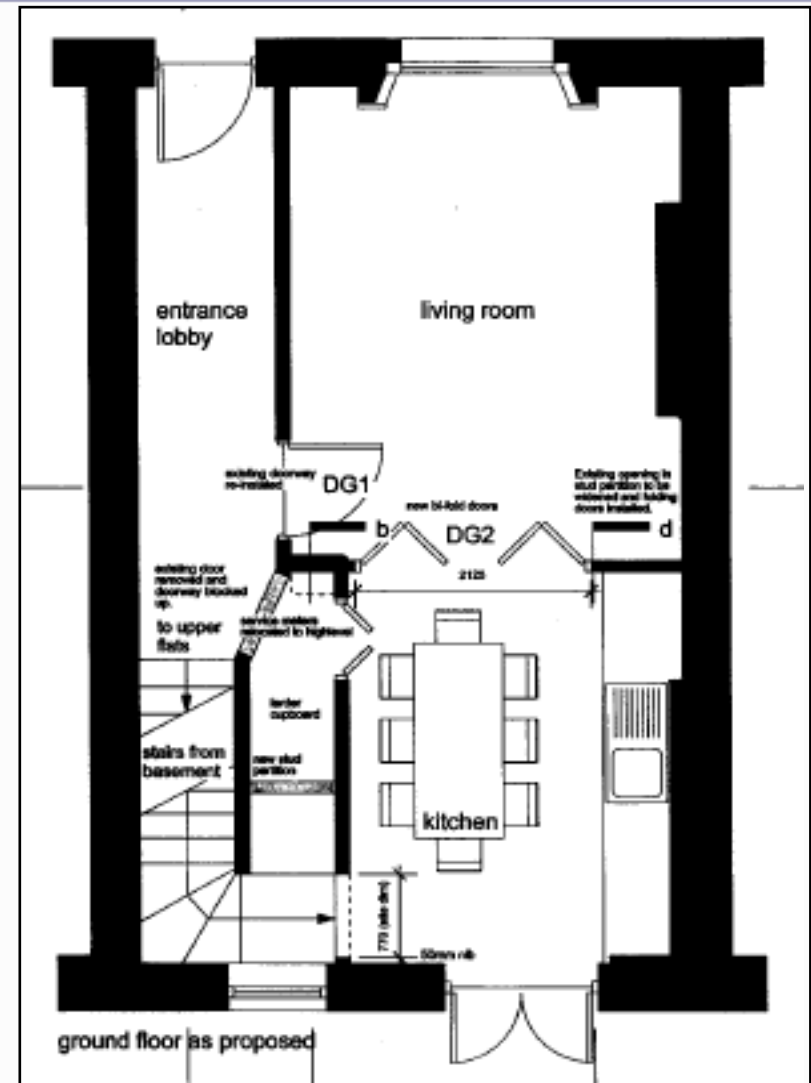
## 7.20

It is worth noting that listed building consent was granted at no.6a on 21<sup>st</sup> December 2007 (2007/5235/L) for very similar works to those described above, with an opening through the rear room wall to accommodate a new section of staircase and the insertion of a partition within the internal corridor to create a larder. Indeed the officer's delegated report outlines that:

*"This is considered a reversible alteration that retains fabric and the volume of the rear room."*

It is acknowledged that national and local policies have been updated in the intervening period. However the thrust of the Council's conservation policy has remained the same and indeed national policy has lost much of the very detailed guidance which was contained within the now superseded PPG 15 which was still in use in 2007. Furthermore, the statutory requirements with regard to listed buildings and conservation areas at s.16 and s.72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act remain applicable.

Fig 36 The 2007 approved plans for the works to no.6a showing the consented opening into the rear room from the stair compartment and the reconfigured staircase.



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## 7.0

# ASSESSMENT OF THE PROPOSALS

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- 7.21 A small WC is to be installed at ground floor level within the internal corridor of the maisonette. This would be accessed through the existing opening in the spine wall with the addition of a new timber panelled door. A small partition would be inserted at the end of the corridor to divide it from the basement staircase. This corridor space is the result of the conversion of this part of the building to a maisonette in the 1970s and was formed by the insertion of a partition to the main staircase and modifications to the original spine and rear room walls. The space also has a dropped ceiling with recessed downlights and is wholly modern in character. Consequently, works in this part of the building are not considered to cause harm to either the internal appearance of the listed building or to its special historic or architectural interest.
- 7.22 It is also proposed to reinstate cornice to the rear ground floor room so as to match the detail in the front room. This will enhance the internal appearance of the space and reinforce its historic character.
- Policy compliance**
- 7.23 Policy D1 (Design) of the Local Plan refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. Policy D2 (Heritage) relates specifically to proposals which affect listed buildings and conservation areas and requires that development preserves and where appropriate enhances these designated heritage assets. The Council will resist proposals that cause harm to the special architectural and historic interest of listed buildings or their settings. The current proposals are considered to fully comply with policies D1 and D2.
- 7.24 In this case the proposals have been sensitively conceived and formulated to be respectful to the character of the individual listed building and the wider terrace. The proposed ground floor extension will be situated in the position of the historic rear addition and will cause no visual harm to the wider terrace, bearing in mind the larger additions that can be found at nos.4, 5, 10 11 and 12 Mornington Crescent. The proposed extension is of modest scale and proportions and would be physically and visually subordinate to the host building. Its sympathetic form and materials would complement the character of the listed building whilst its clean, robust and simple contemporary design is clearly of its time. At basement level the reconstruction and enlargement of the existing accommodation would impact upon later fabric of no demonstrable significance. A basement lightwell would be retained and overall the external proposals at this floor level would be discrete, with very little visual impact upon the listed building or wider terrace. The proposals would not result in the loss of any historic fabric of demonstrable significance or value nor would any architectural features of note be affected.

## 7.0

## ASSESSMENT OF THE PROPOSALS

## 7.25

The character, setting and context of the listed building has been considered and the impact of the proposed extension is considered to be fully appropriate for the pattern of development along this part of Mornington Crescent. The proposals are restricted to the rear of the property and would not be visible from the public realm. The curve of the terrace, the significant distance away of neighbouring buildings to the west and the nature of the garden boundaries all combine to restrict the visual impact of the proposal in views within, and from outside the conservation area. The proposed extension will be located in an area of existing hard landscaping and the verdant nature of the rear garden and its contribution to the conservation area will be maintained. The key front elevation of the building will remain unaltered and its contribution to the significance of the crescent will continue. Thus the proposals are considered to preserve, and indeed enhance the external appearance and setting of the listed building and consequently the character and appearance of the Camden Town Conservation Area.

## 7.26

The proposals to the ground to basement staircase and the creation of a WC within the corridor must be considered within the context of the altered layout and spatial quality of the ground floor of the listed building. The inserted partitions and modifications to walls that took place in the mid 1970s have altered the arrangement of the accommodation and undermined key relationships such as between the rear room and the stair compartment. The proposed opening in the stair compartment wall is simply a single door width, preserving the vast majority of its fabric. The proposals are considered to be modest in their scope and represent interventions that are ultimately reversible.

## 7.27

The proposals are also considered to comply with the provisions of Camden's Planning Guidance CPG1 which has a number of relevant paragraphs relating to rear extensions. The key checklist points at paragraph 4.10 have been addressed below in turn. Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;  
*Response – the proposed extension is appropriately scaled and proportioned and will have a simple, crisp contemporary design executed in complementary materials. The proposals will be fully subordinate to the overall listed building.*
- respect and preserve the original design and proportions of the building, including its architectural period and style;  
*Response – the upper floors of the listed building will remain unaltered and there will be no physical conflict between the extension and the windows. The windows at ground and basement level that will be removed are later fabric of no demonstrable significance. The new door in the rear elevation at basement level will be well concealed and minimally visible so as to avoid any harm to the alignment or hierarchy of the windows above it.*

## ASSESSMENT OF THE PROPOSALS

### 7.27 cont'd

- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;  
*Response – the extension is designed so as to avoid conflict with the 1<sup>st</sup> floor windows on the rear façade. No decorative or architectural features of note will be affected.*
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;  
*Response – the proposed extension will be on the site of a historic rear addition and will be in keeping with the varied pattern of projections along the wider terrace. The proposed extension is a single storey structure at ground floor level only and will be minimally visible from the surrounding townscape.*
- allow for the retention of a reasonable sized garden; and  
*Response – due to the scale of the extension the majority of the rear garden will be unaffected by the proposals and its green and secluded character will be retained. The area of hard landscaped terrace that will be covered by the proposed extension was the site of a historic ground floor addition until the mid 1970s.*
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.  
*Response – as above, the existing character and openness of the garden will be maintained and it will continue to be proportionate to the size and scale of the house.*

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## 8.0

## CONCLUSION

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- 8.1 The application is for the erection of a single storey ground floor rear extension and the remodeling and enlargement of the existing basement projecting wing. Internal works are proposed to reconfigure the upper parts of the ground to basement staircase and to install a WC.
- 8.2 The proposed extensions and alterations are considered to respect the character, appearance, layout and setting of the listed building. There will be minimal alterations to its plan form and spatial quality and its historic integrity will be preserved, though the clear visual and physical distinction between the existing house and the proposed extension. The proposals have been designed so as to respond sensitively and contextually to the host building, preserving and in overall terms enhancing its special architectural and historic interest. The front and rear garden setting of the building will be maintained, as well as its contribution to the significant group of buildings that form Mornington Crescent and the wider streetscene.
- 8.3 The proposed works are considered to fully comply with the requirements of the London Borough of Camden's Local Plan. They are considered to preserve, and indeed enhance the special architectural and historic interest of the listed building in line with the statutory duty. The works will preserve the character and appearance of the Camden Town Common Conservation Area. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the listed building is sustained and enhanced.

## APPENDIX A – Listing and Scheduling Descriptions

### **No. 1 Mornington Crescent (Grade II)**

End of terrace house, left hand return bay forming part of facade of No.263 Hampstead Road (qv). c1821-32. Stucco with rusticated ground floor. 4 storeys and basement. 4 windows with slightly projecting 2 window bay centre and 1 window return to Hampstead Road. Pilasters at angles (paired at left) rise from ground floor to form entablature at 3rd floor level. Asymmetrically placed prostyle portico with pilasters flanking C20 panelled door with radial fanlight. Architraved sashes. 1st floor, architraved casements with continuous cast-iron balcony; centre windows flanked by pilasters, cornice-head with segmental-arched recesses above. Deep, slightly shaped parapet. INTERIOR: not inspected. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132).

### **Nos. 261 and 263 Hampstead Road (Grade II)**

Pair of semi-detached houses forming the return of a crescent. 1830. Stucco with rusticated ground floor. 4 storeys and basements. 2 windows each and 1-window return of No.1 Mornington Crescent (qv). Square-headed doorways with fanlights and panelled doors (No.263, C20). Recessed sashes to all but 1st floors; 2nd floor, architraved, 3rd floor flanked by pilasters. 1st floor casements with cast-iron balconies; No.261 windows in round-arched, architraved recesses linked by impost band on pilasters. No.263, architraved. Entablature at 3rd floor level, No.261 with dentil cornice. Narrow cornice above No.261 3rd floor. Deep, altered parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings. HISTORICAL NOTE: No.263 was the home of George Cruickshank, artist (plaque).

### **Animal drinking trough at southern junction with Hampstead Road (Grade II)**

Double animal drinking trough. Late C19. Granite. Presented by the Metropolitan Drinking Fountain & Cattle Trough Association whose name is inscribed on both long sides. Trough of double type with 3 spur stones to road side. Pavement tray beneath western trough.

### **Bollard outside 25 Mornington Crescent (Grade II)**

Bollard. Dated 1823. Cast-iron of octagonal form with octagonal cap; inscribed "Somers Town 1823".

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Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact. Our details can be found below.