

HERITAGE ASSESSMENT

14 & 15 Southampton Place



1. Aim

This Heritage Assessment is submitted in support of the application for listed building consent and planning permission for No 14 & 15 Southampton Place. The proposals are for the provision of two air conditioning condensing units upon the lightwell serving No 15; reinstatement of a former link between the properties at second floor level; installation of new shower facilities in the lower ground floor; upgrade of lighting and ironmongery; new flooring and general decoration.

2. Urban context and designation

Southampton Place leads into Bloomsbury Square from High Holborn and has three and four-storey three-bay early Georgian fronts in multi-coloured brick with stucco banding at parapet and first floor levels. Designed by an eminent 18th century architect, Henry Flitcroft, they are notable grade II listed classically-ornamented stucco frontage of No 19 which contains an archway through to Barter Street.¹*

No 14 & 15 have been statutorily listed as being of special architectural or historic interest, Grade II*, since 1951 (see Appendix 2 for the listing description), as part of the group of terraces NUMBERS 14 -22 AND ATTACHED RAILINGS List Entry Number: 1378773. They are also situated roughly near the southern boundary of the Bloomsbury Conservation Area, designated by the local planning authority, the London Borough of Camden, in 1968 (NLP 2008) within Sub Area 6: Bloomsbury Square/Russell Square/Tavistock Square.

The buildings along Southampton Place, in the vicinity of No 14 & 15 have a consistent and well preserved Georgian character. The proposed works would not affect the setting of the buildings in the street or any building within the conservation area.

3. Historical Background

14 & 15 Southampton Place were built in the late 1750s/early 1760s. The houses of the street were intended for the wealthier classes and their quality and status is reflected in their height, layout, internal rooms, and external appearance.

According to the listing description, although the interiors were not inspected, it was 'noted [that the terrace] retain good staircases, fireplaces and panelling. Those of nos. 14, 15 and 17 are especially fine'.

By 1900, both No 14 & 15 Southampton Place were occupied by Routh, Stacey and Castle solicitors; and the buildings were in use by the expanded practice until 1981. An amendment to the Goad Map 1948 indicates that No.15 was three storeys with two attics, an indication that in the intervening years, the mansard roof was adapted to provide an additional storey. The single occupancy and the Goad Map layout also suggest that No 14 & 15 were interconnected. It is also evident that the back yard was partially open with some outbuildings constructed to the rear of the property.

¹ From Bloomsbury Conservation Area Appraisal and Management Strategy, London Borough of Camden, adopted 18 April 2011.

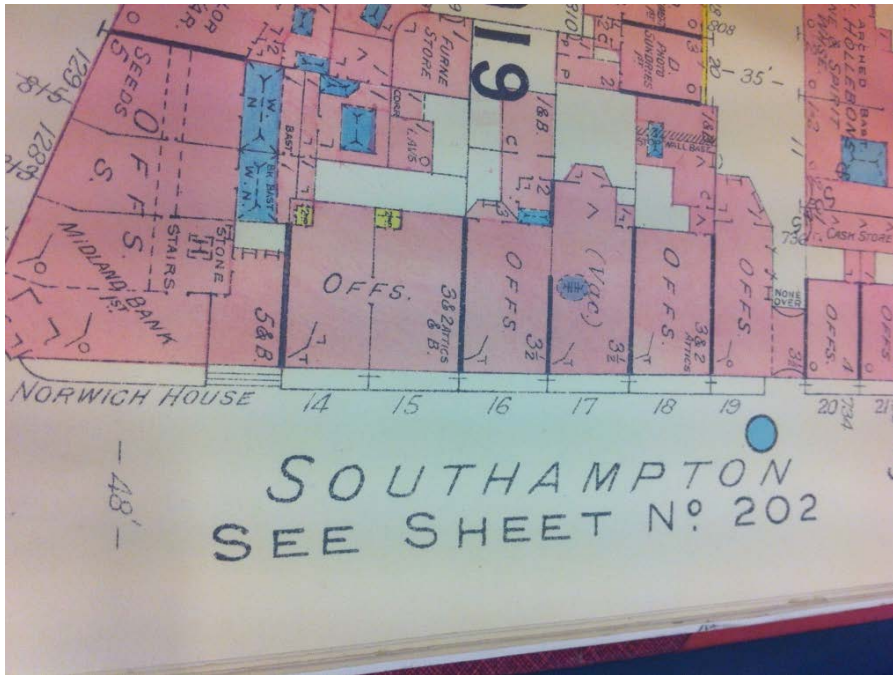


Fig. 1 Goad Map 1948

It is believed then that either in the late 19th or early 20th century, no. 15 Southampton Place was altered to provide additional accommodation with lateral access to no. 14. It is likely that the interior of the buildings may have been redecorated and modified also at this time and that the windows were replaced throughout. Fig. 3, a photograph of the 1940s, shows that all the windows to the main elevation were 1x1 sashes at the time. The dormers have 6x6 sashes. It also appears to show that the front door has been partially blocked and made a window complete with cill. The main door to the connected premises must have been at no. 14, as shown in the London Gazette October 1959 as Routh, Stacey and Castle's address (Fig.2).

Name of Deceased (Surname first)	Address, description and date of death of Deceased	Names, addresses and descriptions of Persons to whom notices of claims are to be given and names, in parentheses, of Personal Representatives	Date before which notices of claim to be given
RHYS, Howard Leonard	83 Avondale Road, South Croydon, Surrey. 8th July 1959.	Walter P. David & Snape, 5 Lias Road, Porthcawl, Glamorgan, Solicitors. (Olivia Mary Jenkins.)	1st January 1960 (309)
HAMLAND, Edith Hepzibah.	25 Pavilion Road, Worthing, Sussex, Widow. 21st July 1959.	Candler Stannard & Co., 8 Breams Buildings, London E.C.4, Solicitors. (Mildred Courtenay French.)	31st December 1959 (366)
KANN, Arthur Bernhard	Mavis Cottage, Wargrave, Berkshire. 25th November 1957.	Arnold & Co., 19 Buckingham Street, Strand, London W.C.2, Solicitors. (Frank Bellby Harrison and Geoffrey Maurice Kirby.)	1st January 1960 (367)
KOWN, Henry (otherwise Henry Kohn Warr).	67 Wilbury Avenue, Hove, Sussex, and 19-27 Heddon Street, London W.1, Manufacturing Furrier. 4th August 1959.	J. L. Freedman & Co., 52-54 High Holborn, London W.C.1, Solicitors. (Ludy Kohn, Rita Rosenthal and Joseph Leopold Freedman.)	1st January 1960 (368)
MATTHEWS, Elizabeth ...	"The Yews," 455 Abbey Lane, Sheffield, Wife of John Matthews. 28th July 1959.	Keble Hawson, Steele Carr & Co., 7 St. James' Row, Sheffield 1, Solicitors, or Midland Bank Executor and Trustee Company Limited, 17 Church Street, Sheffield 1.	1st January 1960 (369)
DAVIES, David ...	Brynwallis, Pencader, Carmarthen, Retired Farmer. 5th October 1959.	Lloyds Bank Limited, Executor and Trustee Department, 25 Wind Street, Swansea ...	1st January 1960 (370)
KEATES, Elizabeth ...	"Gunners," Chertsey Road, Windlesham, Surrey, Spinster. 20th July 1959.	Maples Teesdale & Co., 6 Frederick's Place, Old Jewry, London E.C.2, Solicitors. (Mary Florence Moon and Hugh Teesdale.)	1st January 1960 (371)
REES, Margaret Ann ...	"Glynfa," Westminster Crescent, Cardiff, Spinster. 29th September 1959.	Barclays Bank Limited, Trustee Department, 112 St. Mary Street, Cardiff, or Yorath Tudor & Taylor, 18 Park Place, Cardiff, Solicitors.	4th January 1960 (372)
SHAW, Mary ...	Forsythe, 30 Compton Avenue, Goring-by-Sea, Sussex, Spinster. 17th September 1959.	Barclays Bank Limited, Trustee Department, 1 Pall Mall East, London S.W.1. (Barclays Bank Limited and Joseph Daniel Francis Wyatt.)	1st January 1960 (373)
FIELD, Amy Mary ...	15 Westmorland Road, Bromley, Kent, Widow. 20th September 1959.	Barclays Bank Limited, Trustee Department, 167 High Street, Bromley Kent ...	1st January 1960 (374)
HARTNOLL, Susan Mary	The Garden House, Long Leys Road, Lincoln, formerly Parish, 64 North Road, Highgate Village, London N.6, Widow. 26th June 1959.	Routh Stacey & Castle, 14 Southampton Place, Bloomsbury, London W.C.1, Solicitors. (Donald John Bowler.)	31st December 1959 (375)
DAW, Doris ...	103 Church Street, Dunstable, Beds, Spinster. 7th June 1959.	Speckly, Mumford & Soames, 10 New Square, Lincoln's Inn, London W.C.2, Solicitors. (Derrick Daw.)	1st January 1960 (376)
BECKETT, Gladys Phoebe Cecile May.	Reetharrow, Horsham Road, Cranleigh, Surrey, Widow. 23rd April 1959.	Wide Sapte & Co., 74 Gloucester Place, London W.1, Solicitors. (John Hal Beckett)	1st January 1960 (377)
ZAIMAN, Barnett Abraham.	10 Heathfield Gardens, Golders Green, London N.W.11, Retired Indian Civil Servant. 27th September 1959.	National Provincial Bank Limited, North West London Trustee Department, 8 Howland Street, Tottenham Court Road, London W.1, or Manches & Co., 10 Duke Street, Wigmore Street, London W.1, Solicitors. (National Provincial Bank Limited and Hettie (Harriet) Zaiman.)	1st January 1960 (268)

THE LONDON GAZETTE, 23rd OCTOBER 1959 6765

Fig. 2 The London Gazette 23rd October 1959



In 1972 two lift towers including toilets and ground floor extensions were added to both buildings. New partitions were also added at the upper floors and all fireplaces were removed from the second and third floors.

In 1988 Listed Building Consent was granted (Ref. 8870166) for alterations involving the formation of a link doorway in the party wall at second floor level between No 14 and 15 Southampton Place.

Later in 1999 Listed Building Consent was awarded (Ref. LS9904223) for the removal of non-original door opening linking Nos.14 and 15 at second floor level, and reinstatement of the original wall and associated features.

More recent alterations have relatively preserved the main plan form, but many internal features have been lost. The lift shafts and toilets have altered the rear elevations and configuration.

Although No 14 & 15 broadly retain their original floor plans, modernised for contemporary commercial use, poor quality and unfinished repairs plus the vacant condition of both buildings have largely diminished the quality of the buildings.

Please refer to Appendix 4 – Heritage Statement by KM Heritage dated August 2017- for in-depth historical background.



Fig. 3 No 15 in the 1940s



4. Significance Assessment

The National Planning Policy Framework² (NPPF) 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.* ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’³, describes instead a range of heritage values, arranged in four groups, which may be attached to places as follows:

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

No 14 & 15 Southampton Place are part of a group listing. As such, their main value is placed on their aesthetic and architectural contribution to the terrace to which they belong. The interior of the buildings has been largely altered and stripped of original features.

Although the terraces were designed as dwellings for the wealthier classes, many of the buildings were converted to offices by the late 1800s. No notable associations to historic events or prominent people have been found.

The significance of the properties is high, although this is mainly based in their aesthetics, long term presence, and setting, and the role they continue to play in shaping the character of the townscape.

5. Proposed works and impact on the significance of the properties

Much of the special interest of these buildings lies in their value as a part of terrace in a planned townscape. It is well documented that many of the terraces in Southampton Place were comprehensively refurbished behind the retained façade.

The installation of lifts in the early 1970s, have resulted in alterations to the layout of many of these terrace buildings. Room proportions and circulation areas are not as they were originally. For this reason, the Council have often taken a more flexible view regarding works to the interiors of these buildings than on terrace houses which retain their historic fabric and features, but would usually seek to ensure that the general plan form of the principal floor levels – ground and first – is retained, and that any proposed internal alterations do not have an impact on the external appearance of the buildings.

The proposals seek to refurbish and upgrade the existing buildings to provide co-working (office) floorspace. The main proposal is to reconnect the two buildings at the second-floor landing, reopening a former lateral link to maximise the flexibility and openness associated with the co-working concept.

Recent opening trials have confirmed the existence of the opening referred to in applications Ref. 8870166 and LS9904223, and its infill with modern concrete blocks.

² National Planning Policy Framework. Department of Communities and Local Government. March 2012.

³ Historic England. April 2008.



It is well documented that many of the terraces in Southampton Place are internally linked; i.e. No 16 to 19 are interconnected at ground floor and upper levels as shown in consent 2012/0500/L; 20-21 are also internally linked in the proposed position throughout the building (Fig.6).



Fig. 4 Trial opening from No 15 showing former opening at 2nd floor blocked with concrete blocks



Fig. 5 Close up from No 14 showing concrete blocks infill of existing opening at 2nd floor level



Fig. 6 No 20 and 21 Southampton Place at Ground Floor level.

The proposed AC units upon the lightwell serving No 15 will be carefully positioned so as not to have an impact on the surrounding properties. The units will be hidden behind greenery and therefore hardly visible.



Fig. 7 No 15 lightwell from the rear ground floor room



The lower ground floor, where the new shower facilities are proposed, has been stripped of historic features in previous interventions. All new partitions and fixtures are proposed so as they can be removed without damaging the historic fabric.



Fig. 8 Lower ground floor rear room where the shower facilities are proposed.

The proposed upgrade of lighting and ironmongery, new flooring and general decoration will be carried out under strict conservation standards.

Historic England Conservation Principles accepts that change is part of the life of heritage assets: *‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’*. It is our belief that the proposed works are necessary to improve the facilities and appearance of the building therefore contributing to its continuous occupancy in the short and long term.

Please refer to Appendix I for further details on the impact assessment.

6. Planning Considerations

This section provides supplementary information about the extent of the impact of the proposals to No 14 and 15 Southampton Place on the significance of any heritage assets affected in accordance with National and Local Policies.

National Planning Policy Framework March 2012

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In



developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

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 [...]

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.

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. [...]

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The London Plan March 2016

The London Plan defines the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Policy 7.8 Heritage assets and archaeology

Strategic

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



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

Planning decisions

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

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

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

Supporting text

6.29 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. [...] Ensuring the identification and sensitive management of London's heritage assets in tandem with promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character.

6.30 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. [...]

7.31A Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. [...]

Camden Local Plan 2017

The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents adopted in 2010. The Local Plan will cover the period from 2016-2031.

Policy D2 Heritage

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

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss [...]



Listed Buildings

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

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

The proposals have been designed taking in consideration the above policies and guidance. The significance of the assets has been assessed according to BS 7913:2013, and the Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, HE 2008.

There will be no loss of original fabric because of the proposed works, or any further harm to the existing fabric. The proposals are considered beneficial, improving the condition of valuable heritage assets, and granting the buildings a suitable use, hence safeguarding the significance that the buildings hold for present and future generations.

The proposed works would see the buildings refurbished to meet current standards in the work environment, contributing also to keep the heritage asset in use. It is considered that the proposed alterations do not affect the special interest of the building; the level of proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken.

Nadina Reusmann
MSc Sustainable Heritage
08/03/2018



APPENDIX I

IMPACT ASSESSMENT ON THE SIGNIFICANCE OF THE HERITAGE ASSETS

Research and professional judgement has been used to determine the significance of the assets. The values have been defined using the following grading scale:

VERY HIGH/HIGH: Elements belonging to the original concept and design, fundamental part of the building typology and contributing to its townscape presence. These parts should be retained.

MEDIUM: Internal elements that belong to the original structure, concept and design and still possess some original features, i.e. possible remains of fireplaces. This category also comprises those ensembles that represent very good surviving examples of spatial organization of the original structure. For these parts alterations, changes or removals have to be treated with particular attention.

LOW OR NEGLIGIBLE: Internal elements that remain from the original plan-form but do not have any value per-se and, due to later alterations, have lost their contextual meaning. These parts can be removed according to new design decisions.

The impact of the proposed works on the individual architectural elements was assessed following the BS 7913:2013 table '*Magnitude of impact plotted against value*'; the magnitude of the impact may be either adverse or beneficial.

VALUE	VERY HIGH	NEUTRAL	SLIGHT	MODERATE/LARGE	LARGE/VERY LARGE	VERY LARGE
	HIGH	NEUTRAL	SLIGHT	SLIGHT/MODERATE	MODERATE/LARGE	LARGE/VERY LARGE
	MEDIUM	NEUTRAL	NEUTRAL/SLIGHT	SLIGHT	MODERATE	MODERATE/LARGE
	LOW	NEUTRAL	NEUTRAL/SLIGHT	NEUTRAL/SLIGHT	SLIGHT	SLIGHT/MODERATE
	NEGLIGIBLE	NEUTRAL	NEUTRAL	NEUTRAL/SLIGHT	NEUTRAL/SLIGHT	SLIGHT
	NO CHANGE	NEGLIGIBLE	MINOR	MODERATE	MAJOR	
MAGNITUDE OF IMPACT						

The schedule lists some of the existing and altered elements remaining in the buildings, which are probably original or later work of architectural interest and significance. It is not intended to be fully comprehensive, but to give sufficient guidance on the preparation of proposals for repair and alteration.

Summary Impact appraisal of Works

Note: Principal works only. This is not a fully detailed schedule of works.

LEVEL	No14	No15	IMPACT
LGF		Installation of 2 changing rooms and shower cubicles	NEUTRAL/SLIGHT
GF		Installation of 2 AC condenser units in lightwell at the rear of the property	SLIGHT/MODERATE
		New kitchenette area within 1972's extension	NEUTRAL
1st F	Structural reinforcement to support floors. Boxed and decorated.		NEUTRAL/SLIGHT
2nd F	Structural reinforcement to support floors. Boxed and decorated.		NEUTRAL/SLIGHT
2 nd F	Re-opening of existing link between the properties		SLIGHT/MODERATE
3rd F	New tea point against non-original partition		NEUTRAL/SLIGHT
4th F	Structural reinforcement to support floors. Boxed and decorated.		NEUTRAL/SLIGHT
ALL FLOORS	Installation of enclosed AC units		NEUTRAL/SLIGHT
ALL FLOORS	New engineered timber flooring. Skirting will remain untouched.		NEUTRAL/SLIGHT



APPENDIX 2

LISTED BUILDING DESCRIPTION

NUMBERS 14-22 AND ATTACHED RAILINGS

List Entry Summary

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

Name: NUMBERS 14-22 AND ATTACHED RAILINGS

List entry Number: 1378773

Location: NUMBERS 14-22 AND ATTACHED RAILINGS, 14-22, SOUTHAMPTON PLACE

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 24-Oct-1951

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

Legacy System Information

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

Legacy System: LBS

UID: 478126

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

TQ3081NW SOUTHAMPTON PLACE 798-1/100/1472 (West side) 24/10/51 Nos.14-22 (Consecutive) and attached railings

GV II*

Terrace of 9 houses. c1758-63. Probably under the direction of Henry Flitcroft. Nos 19, 20 & 21 altered mid C19. No.22 mid C18 with C19 alterations. Darkened multi-colour stock brick with a stone band at 1st floor level. Tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Gauged brick flat arches to recessed sash windows. Bracketed cornice below parapets. Nos 14-18: Nos 14, 15 and 16 with wooden doorcases with engaged Doric columns carrying entablature and pediment. No.15 with triglyphs and dentil open pediment. Nos 17 and 18 with round-arched doorways with patterned fanlights, sidelights and panelled doors. No.16 with original lead rainwater head, with lion mask, and pipe. INTERIORS: not inspected but noted to retain good staircases, fireplaces and panelling, those of Nos 14, 15 and 17 being especially fine. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas, No.17 with lamp-bracket overthrow. No.19: mid C19 stucco front with rusticated ground floor and archway to Barter Street. Facade flanked by rusticated Ionic pilasters rising through 1st and 2nd floors carrying entablature with bracketed cornice and balustraded parapet. Original wooden C18 doorcase with attached Doric columns carrying entablature with triglyphs, mutule pediment and panelled reveals.



Architraved sash windows with keystones; 1st floor with pulvinated frieze and dentilled, pedimented cornice. Balustraded balconies. INTERIOR: not inspected but noted to retain staircase with turned balusters and twin column newels and good C18 fireplace. SUBSIDIARY FEATURES: attached C19 cast-iron railings to areas. Nos 20 & 21: altered in C19. Yellow stock brick with stucco ground floor. 4 storeys, attics and basements. 3 windows each. Round-arched ground and 1st floor openings with moulded impost bands and stucco archivolt to ground floor. Stone balcony with heavy corbels and cast-iron balcony at 1st floor level. Recessed sash windows. Stucco cornices at 3rd floor level. Parapet with moulded stucco coping. INTERIOR: not inspected but noted to retain a simple staircase with square balusters. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

No.22: mid C18, altered in C19. Multi-coloured stock brick and stucco ground floor with band above. 4 storeys, attic and basement. 3 windows. Wooden doorcase with enriched pilasters carrying mutule cornice; panelled reveals, fanlight and panelled door. Gauged brick flat arches to recessed sash windows, the centre window of 1st floor in arched recess. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. HISTORICAL NOTE: No.17 was the home of Henry Addington (Prime Minister 1801) and Cardinal Newman (GLC plaque).

APPENDIX 3
PLANNING HISTORY

APPL. No	PROPERTY	DEVELOPMENT DESCRIPTION	DATE	DECISION
2017/2248/L	14 and 15 Southampton Place London WC1A 2AJ	Internal alterations including the formation of new opening between 14 and 15 Southampton Place within the modern rear extension, replacement of existing doors; replacement of modern ceilings and removal of modern partitions at first and second floor levels of existing office buildings (class B1).	12/09/2017	Granted
2016/4652/P	14 Southampton Place London WC1A 2AJ	Change of use from an educational facility (Class D1) to offices (Class B1a).	21/09/2016	Granted
2015/6341/L	15 Southampton Place Camden London WC1A 2AJ	Further to consent 2013/5790/L dated 30/10/2013, installation of secondary glazing in windows of front and rear elevations.	15/01/2016	Granted
2013/5790/L	15 Southampton Place London WC1A 2AJ	Alterations to approved internal works proposed in consent 2012/5877/L dated 18/06/2013 (Internal and external alterations in association with change of use from office (Class B1) at basement to third floor level and 1x1 bed residential unit (Class C3) at fourth floor level to 6 (3x1, 2x2 and 1x3 bed) self-contained residential units (Class C3); external works include reconfigured ground floor rear elevation to create external terrace, replacement rooflights at rear ground floor level and provision of 1 condenser unit at roof level) namely to change internal layout of second, third and fourth floors and alter riser position.	12/09/2013	Granted



APPL. No	PROPERTY	DEVELOPMENT DESCRIPTION	DATE	DECISION
2013/4657/P	15 Southampton Place London WC1	Amendments to condition 9 (approved plans) of planning permission 2012/5875/P dated 18/06/2013 (change of use from office (Class B1) at basement to third floor level and 1x1 bed residential unit (Class C3) at fourth floor level to 6 (3x1, 2x2 and 1x3 bed) self-contained residential units (Class C3); external works include reconfigured ground floor rear elevation to create external terrace, replacement roof lights at rear ground floor level and provision of 1 condenser unit at roof level) namely to change internal layout of second, third and fourth floors and alter riser position.	12/09/2013	Granted Subject to a Section 106 Legal Agreement
2012/5877/L	15 Southampton Place London WC1A 2AJ	Internal and external alterations in association with change of use from office (Class B1) at basement to third floor level and 1x1 bed residential unit (Class C3) at fourth floor level to 6 (3x1, 2x2 and 1x3 bed) self-contained residential units (Class C3); external works include reconfigured ground floor rear elevation to create external terrace, replacement rooflights at rear ground floor level and provision of 1 condenser unit at roof level.	13/11/2012	Granted
2012/5875/P	15 Southampton Place London WC1A 2AJ	Change of use from office (Class B1) at basement to third floor level and 1x1 bed residential unit (Class C3) at fourth floor level to 6 (3x1, 2x2 and 1x3 bed) self-contained residential units (Class C3) and associated external works including reconfigured ground floor rear elevation to create external terrace, replacement rooflights at rear ground floor level, fenestration alterations and provision of 1 condenser unit at roof level.	13/11/2012	Granted Subject to a Section 106 Legal Agreement
2005/1683/L	15 Southampton Place London WC1A 2AJ	Provision of new metal fire escape staircase in front basement lightwell area with gate.	02/06/2005	Granted



APPL. No	PROPERTY	DEVELOPMENT DESCRIPTION	DATE	DECISION
2005/1680/P	15 Southampton Place London WC1A 2AJ	Provision of new metal fire escape staircase in front basement lightwell area with gate.	02/06/2005	Granted
2004/2397/P	14 Southampton Place London WC1A 2AJ	Retention of use of entire building as Educational facility (Class D1).	11/06/2004	Granted
LS9904223	14-15 Southampton Place, WC1	Removal of non-original door opening linking Nos.14 and 15 at second floor level, and reinstatement of the original wall and associated features, as shown on drawing numbers 1943/1 to /3.	08/03/1999	Grant L B Consent with Conditions
9470197	14-15 Southampton Place WC1	Works of alteration involving reopening of second floor link between 14 & 15 Southampton Place as shown on 3 (A4 size) second floor plans numbered Page 2 Page 3 & Page 4 and specification for door opening numbered Page 5 revised by letter dated 8 July 1994.	12/07/1994	Withdrawn after Reg'n (not used on PACIS
9400913	14-15 Southampton Place WC1	Change of use for a limited period of No.14 and second third and fourth floors of No.15 from office within Class B1 to education within Class D1 of the Town and Country Planning (Use Classes) Order 1987.	15/06/1994	Grant Full or Outline Perm. with Condit.
8870166	14/15 Southampton Place WC1	Alterations involving formation of link doorway in party wall at second floor level as shown on drawing number 88/1537/10.	15/09/1988	Grant List.Build. or Cons.Area Consent