

**Design, Access and Heritage Statement:
Internal Works**

24 Church Row, London. NW3

August 2018

Butler Hegarty Architects

Turley
Heritage

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Client

Lady Gavron

Our reference

CASH3001

August 2018

1. Introduction

Context and Purpose of Report

- 1.1 This Design, Access and Heritage Statement has been prepared by Turley Heritage and Butler Hegarty Architects on behalf of Lady Gavron ('the applicant'), in support of proposals for a range of internal works at No.24 Church Row, Hampstead, London Borough of Camden ('the Site'). No external works are proposed as part of this application for listed building consent.
- 1.2 No.24 Church Row is a grade II* listed building, which is located within the Hampstead Conservation Area. The list entry for the building is included at **Appendix 1**. No.24 Church Row forms part of a terraced row of properties and is still in its original use as a single family dwelling house.
- 1.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback (**Appendix 3**).
- 1.4 Planning permission¹ was granted on 10th August 2016 for the following development:
"Replacement of non-original windows to rear elevation at ground and third floor levels."
- 1.5 Listed building consent² was granted on 10th August 2016 for related works:
"Replacement of non-original windows to rear elevation at ground and third floor levels; installation of a kitchen within existing dining room at ground floor level; renewal of internal services; and other minor internal alterations."
- 1.6 In undertaking works associated with the 2016 planning permission and listed building consent, some further additional works were undertaken, which came to the attention of Camden Council, at which time (June 2017) all works on Site ceased. In the subsequent period, the applicant has appointed a new design team, with extensive experience of working on historic buildings, and engaged in detailed discussions with Camden Council and Historic England to confirm how best to proceed. The applicant is committed to reversing, as far as possible, any harmful alterations undertaken to the building as part of the 2017 works.
- 1.7 This application for listed building consent relates to proposals for a range of internal works; some to remediate, as far as possible, the effects of the 2017 internal works; others to retain existing elements that whilst not formally authorised but have an acceptable impact on the special interest of the listed building; and, others relating to proposed new works.

¹ Application ref.: 2016/3546/P

² Application ref.: 2016/3657/L

- 1.8 This report should be read in conjunction with the Design and Access Statement, alongside the detailed drawings and specification(s), prepared by Butler Hegarty Architects that accompany the application.

Requirement for Report

- 1.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building to 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.

- 1.10 The revised National Planning Policy Framework ('the Framework') provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements it sets out that:

*"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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*³

- 1.11 Paragraph 190 then sets out that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Structure of Report

- 1.12 In accordance with these legislative and policy requirements (set out in **Appendix 2**), Section 2 of this report firstly identifies the relevant heritage asset that may be affected by the proposals.

- 1.13 Section 3 then provides statements of significance the identified heritage asset that would be affected by the proposals. In this section, a description of the heritage significance of the listed building at No.24 Church Row, in terms of its special architectural and historic interest, is provided. Assessment is undertaken on the basis of on-site visual survey, archival research and existing published information, and is proportionate to the importance of the identified heritage assets.

³ DCLG, Revised National Planning Policy Framework 2018 – para.189

- 1.14 **Appendix 2** sets out the relevant heritage policy context, including the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and local planning policy for the historic environment.
- 1.15 Section 4 provides an overview of the context and content of the current application proposals.
- 1.16 Section 5 then assesses the effect of the proposed development on special interest of the listed building, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and regional and local planning policy for the historic environment.
- 1.17 The conclusion at Section 6 summarises the findings of the report.

2. The Heritage Assets

Introduction

2.1 The Framework defines a heritage asset 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 interest⁴.”

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Listed Building: No.24 Church Row

2.3 No.24 Church Row is a terraced townhouse, situated on the south side of Church Row. The property is listed for group value as part of a group of terraced properties at Nos.24-28 Church Row. Nos. 24-28 were included as a group on the statutory list of buildings of special architectural or historic interest at grade II* on 11th August 1950. The list entry is included at **Appendix 1**.

2.4 There are a number of statutory listed buildings of special architectural or historic interest located within the vicinity of the Site. Due to their nature and extent, the proposals will not affect the significance of any other nearby listed buildings within the vicinity of the Site through impact on their setting. Accordingly, they are not considered further in this report.



Figure 2.1: Listed buildings in the local area (Camden Council)

⁴ DCLG, Revised National Planning Policy Framework 2018 - Annex 2: Glossary

Conservation Area: Hampstead

2.5 No.24 Church Row is located within the Hampstead Conservation Area. The conservation area was first designated by the London Borough of Camden in 1968, at which time it was known as Hampstead Village Conservation Area. Its boundaries have been subsequently extended, altered and amended, most recently in 2001. As the conservation area has been extended beyond the original village it is now known as Hampstead Conservation Area. A conservation area statement was adopted in October 2002. Given that the proposed works relate to internal alterations it is not necessary to consider the conservation area as part of this report.

Non-Designated Heritage Assets

2.6 The Framework⁵ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The Council adopted their Local List on 21st January 2015. There are no locally listed buildings which would be affected by the internal proposals to the listed building. Accordingly, it is not necessary to consider this matter further in this report.

⁵ DCLG, Revised National Planning Policy Framework 2018 - Annex 2: Glossary

3. Significance of the Heritage Asset

Introduction

3.1 The Framework defines the significance of a heritage asset 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 setting⁶”.

3.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport⁷, and supported by Historic England’s Listing Selection Guides for each building type. The relevant selection guide for the listed buildings affected by the proposals is Domestic 2: Townhouses.⁸

No.24 Church Row (Grade II* Listed Building)

3.3 The following assessment of significance is proportionate to the importance of the identified designated heritage asset and provides a sufficient level of description to understand the impact of the proposals upon its significance, given its nature and extent. The assessments are based on existing published information, archival research and on-site visual survey.

Introduction

3.4 No.24 Church Row is a grade II* listed building, which forms part of a larger terrace located on the south side of Church Row. The property consists of three stories with attic and basement, and dates from the early 18th century, with later sympathetic re-facing and alterations during the course of the 19th century.

3.5 The terrace is shown on Rocque’s map of 1746, however, the footprint of the building first appears in detail on the 1871-79 Ordnance Survey (OS) map (Figure 3.1). The map illustrates that the properties to the south side of Church Row occupied long, narrow plots, and consisted of rectangular plans, with generous gardens to the rear. Smaller, square buildings, which housed stables and coach houses, were situated to the southern end of the plots, accessed via a small lane to the south of Church Row. To the north side of Church Row was a shorter terrace of buildings, adjoined on its east side by a larger plot with, seemingly, an open space laid out as a formal garden, sited opposite No.24. To the western end of Church Row stands the grade I listed St. John’s Church, built in 1745-47.

⁶ DCLG, Revised National Planning Policy Framework 2018 - Annex 2: Glossary

⁷ DCMS, Principles of Selection for Listing Buildings, 2010

⁸ Historic England. Domestic 2: Townhouses Selection Guide. 2017.

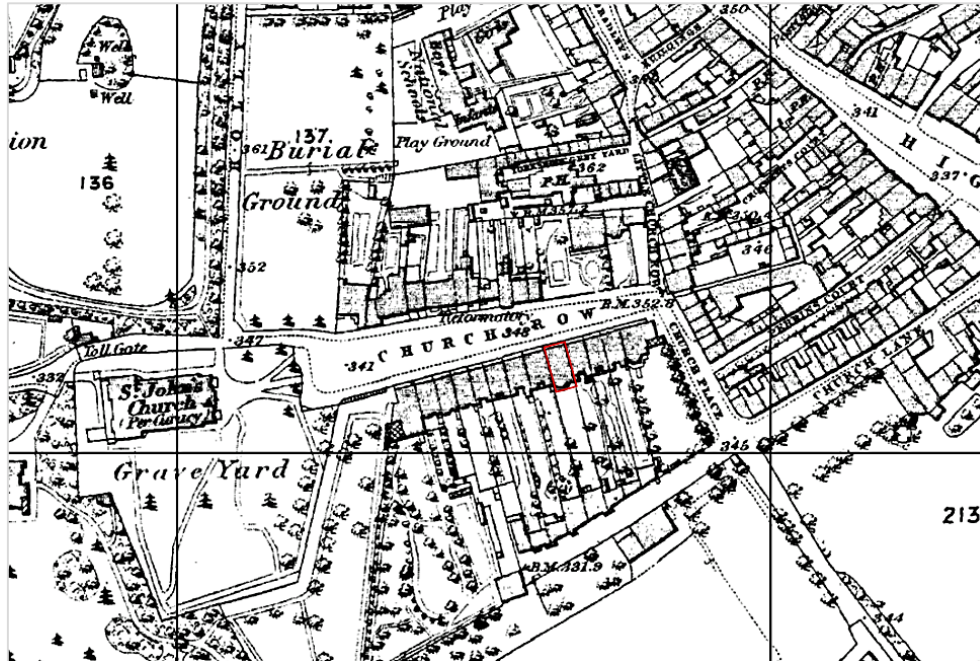


Figure 3.1: 1871-79 Ordnance Survey Map⁹

3.6 As found today, the property at No.24 Church Row is still in its original use as a single family dwelling house. The early 18th century brick built townhouse has had a later 19th century, complementary early Georgian style, re-facing of the terrace as a whole, and also early-mid 19th century alterations to the rear and interior. Notwithstanding these later phases of works, the 18th century core of the house remains. In overall terms, the property retains the general plan form associated with an early Georgian townhouse of two rooms per floor without a prominent rear closet, which was a later Georgian innovation, albeit with the entrance hall now opened up into the ground floor rooms. Therefore, overall, the historic character and appearance of the property remains legible.

Architectural Interest

3.7 As the proposals principally focus on external works the assessment of the heritage significance of the listed building is focussed on its exterior with a proportionate commentary on the relevant internal areas.

3.8 The listed building is of architectural interest as an example of a high status terraced townhouse dating from the early 18th century, which retains much of its historic appearance, historic fabric and decorative features. As a whole, the property is a good example of the Queen Anne and Georgian architectural styles applied to domestic architecture in the 18th and 19th centuries, which is expressed in its elevational proportions and design, surviving plan form and interior features. It has group value as part of a terraced group of properties, and as part of the wider terraced row to the south side of Church Row, comprising similarly designed and almost uniform townhouses, within this part of Hampstead.

⁹ Promap

- 3.9 In the Buildings of England, London 4: North, Pevsner describes the overall character of Church Row and the architecture of the early 18th century houses to its south side as:

“Church Row, leading w from Heath Street to the parish church, is the best street in Hampstead....The s side, Nos.28-17, gradually descends in stages towards the church. The houses, built between 1713 and 1730 as a speculative development by Richard Hughes, a gentleman of Hampstead, are handsome examples of a common early C18 type. Each is of three bays, three storeys over basement, of brown brick with red dressings, with slender segment-headed windows and doorways with straight hoods on richly carved brackets. The present nearly uniform impression owes a great deal to sensitive later C19 refacing. The houses are to a standard plan, with front and back rooms, rear staircase and closet, and retain much good panelling and joinery. The backs are now very irregular, with many later bows added to take advantage of the splendid views s. (In the garden of No.24 a pretty brick Gothic summerhouse).”¹⁰

Street Frontage

- 3.10 The principal elevation of the early 18th century listed building at No.24 Church Row (Figure 3.2) displays, as previously identified, a refaced Georgian style frontage¹¹. This alteration to the property was carried out in the late 19th century by builder Charles Bean King, who specialised in Neo-Georgian work in Hampstead.¹² There are a number of elements to this elevation, which are typical of the Georgian architectural style, including the iron railings, a small number of the vertical bars were removed during the construction works, and the fenestration pattern, which consists of three bays, with the windows decreasing in size as the building rises. The sash windows are slightly recessed, with exposed boxing, and have gauged red brick cambered arches. To the first floor central window is a cut and rubbed brick fleur-de-lys, which was a trade mark of Charles Bean King.
- 3.11 The property comprises three stories with attic and basement, and is constructed of brown brick with red brick dressings. To the first floor is a sill band of plain brick, and the attic storey sits above a cornice. The attic storey is accommodated within a slated mansard roof with three segmental-arched dormers. The main entrance to the building is situated at ground floor level within the left end bay and has an early 19th century door case, which surrounds an arched entrance with patterned fanlight and panelled door. The attached cast-iron railings with urn finials demarcate the front area or lightwell for the basement and retain the cast-iron overthrow with Windsor lantern.
- 3.12 The wider terraced group at Nos.24-28 Church Row comprises largely uniform Georgian style facades of three bays, which provides an overall cohesiveness to the street frontage; albeit with No. 25 and No.27 having brick built third floor storeys, and No.28 adjoining No.13A Heath Street, which turns the corner onto Church Row.

¹⁰ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002

¹¹ Listed building consent (ref: 2003/1648/L) was granted in October 2003 to insert steel ties in front wall to secure bulging brickwork of front elevation

¹² Historic England, List Entry: Nos.24-28 and attached railings to front and walls to rear



Figure 3.2: Principal elevation of No.24 Church Row (February 2016)

Interior

3.13 Internally, No.24 Church Row consists of the general, early Georgian townhouse floor plan of two rooms per floor and staircase incorporated within the depth of the plan, although as noted earlier, the entrance hall now extends into what would have formerly been the ground floor front room. The property has a later, shallow rear closet wing set on the landing, as can be found in some of the neighbouring houses. The main staircase lies opposite to the main entrance, to the east side of the house at the rear.

Lower Ground Floor

3.14 The plan form at lower ground floor level originally comprised the standard two rooms, one to the front and one to the rear of the property, to the west side of the staircase. This is illustrated in drainage plans for, held by Camden Archives, the earliest of which date from 1911 (Figure 3.3). In addition to the two main rooms, the plan shows the cellars to the front of the property, below the pavement, and a WC to the rear behind the staircase. To the rear room is a segmental bay window, which allowed views out over the garden from the upper storeys.

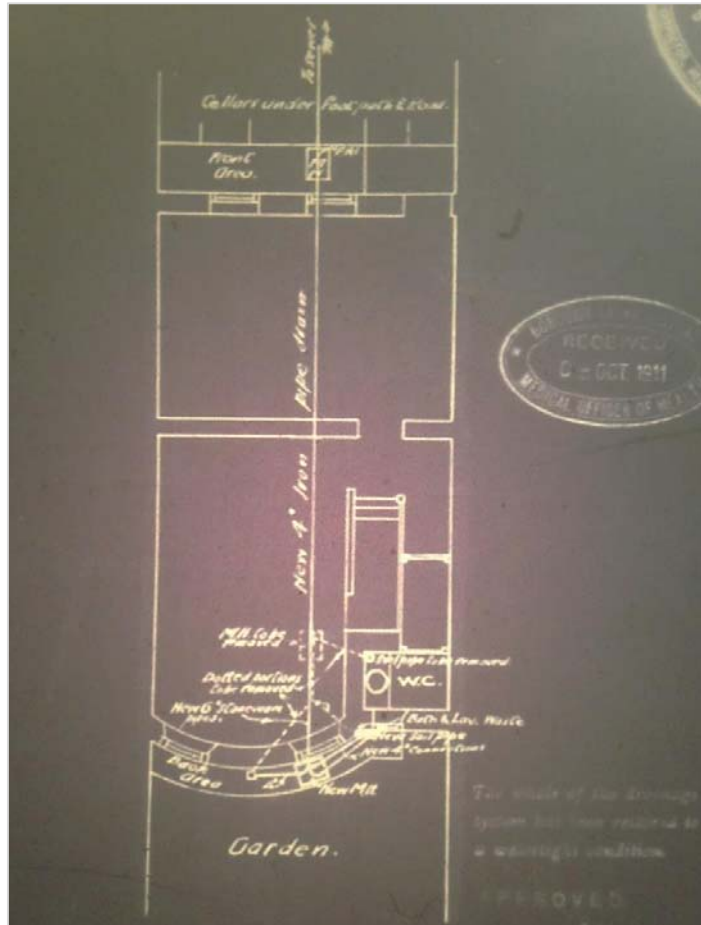


Figure 3.3: 1911 drainage plan: lower ground floor¹³

- 3.15 Lease documents for No.24 Church Row, dating from 1860 and 1886, identify that these rooms were formerly both kitchens, listing them as 'Basement Kitchen' and 'Back Kitchen'.¹⁴ This is consistent with the fact that, historically, the lower ground floor level would have been of a lower status, in comparison to the principal upper ground and first floor levels, and would originally have been used as a service level.
- 3.16 A later drainage plan, dated 1925, shows part of the lower ground floor level (Figure 3.4). This provides more detail and indicates that chimneybreasts (and presumably fireplaces/ranges) existed to both rooms. This plan illustrates the access between the main house and the cellars, through the open 'front area', and also shows the external staircase up to street level. The main rooms are marked as kitchen and scullery.

¹³ Camden Archives

¹⁴ London Metropolitan Archives, Leases relating to 24 Church Row, Hampstead, 1860-1886

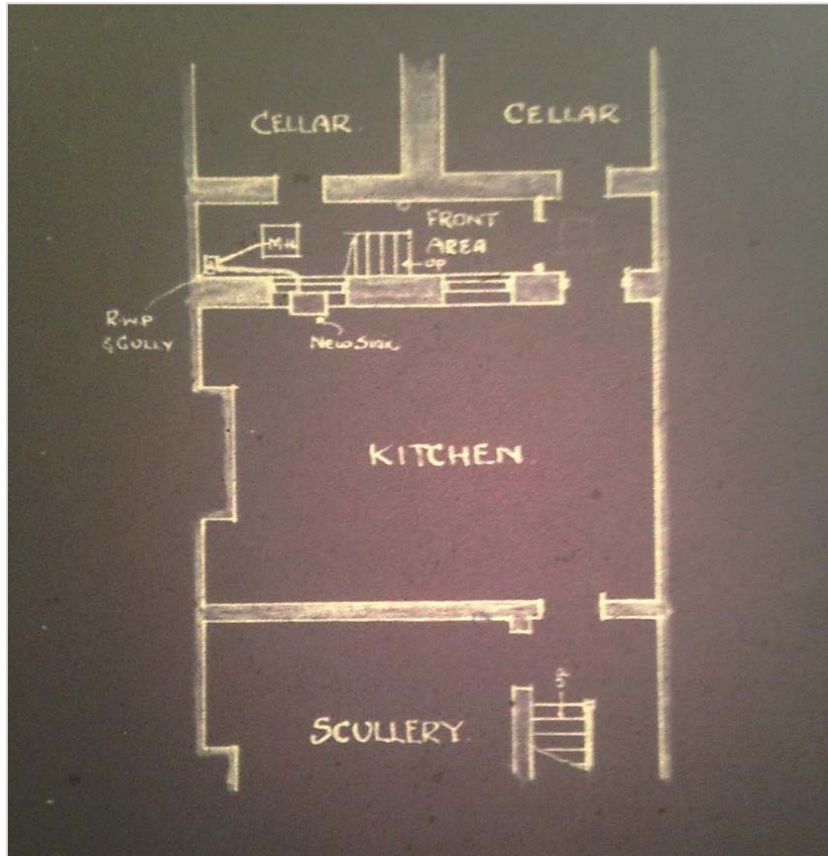


Figure 3.4: 1925 drainage plan: lower ground floor¹⁵

- 3.17 The most recent drainage plans date from 1950 (Figure 3.5) and illustrate the alterations to the floorplan at lower ground floor level that had occurred by this date. A new kitchen had been fitted into the rear room, and the plan shows that boilers now occupied the space within the chimneybreast. A service lift/dumbwaiter had also been inserted to the northwest corner of the room. Between the two main rooms, a partition wall had been added to create a narrow room, possibly for use as a larder or additional storage. The plan highlights that a new fireplace was inserted to the front room.

¹⁵ Camden Archives

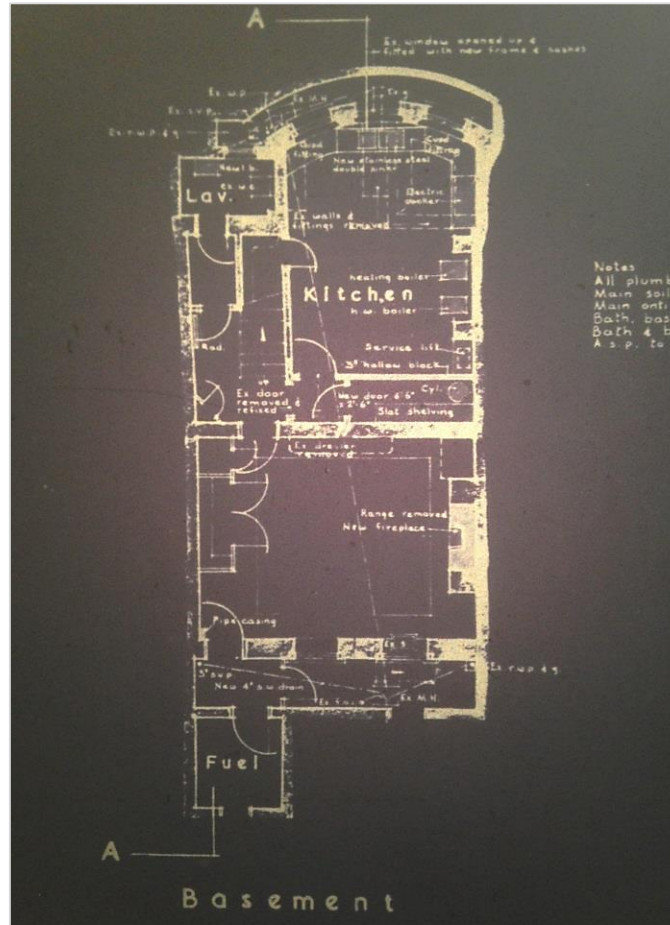


Figure 3.5: 1950 drainage plan: lower ground floor¹⁶

- 3.18 As found today, the floorplan at lower ground floor level largely remains as shown in the 1950 drainage plan. Prior to the commencement of the June 2017 works, a modern fitted kitchen existed in the rear room (Figure 3.6), which incorporated cupboards that enclosed the boilers located within the chimneybreast. These modern kitchen fittings were removed as part of the June 2016 consents¹⁷. In its current form, the rear room is a plain space with modern wall linings. Below the staircase is a small larder accessible from the kitchen, as indicated by the doorway in the 1950 drainage plan, with historic door, which remains in place. To the rear, the two windows existing to the segmental bay have been later replaced with metal casement windows (Figure 3.6), which detracted from the special interest of the listed building. The June 2016 consents¹⁸ included the replacement of these windows with appropriate timber, vertically sliding sash windows.
- 3.19 The original stone flooring remains in part of the lower ground floor, including the hallway/circulation space (Figure 3.7) and also within the larder below the staircase. The original stone flooring contributes positively to the significance of the listed

¹⁶ Camden Archives

¹⁷ Application refs.: 2016/3546/P and 2016/3657/L

¹⁸ Application refs.: 2016/3546/P and 2016/3657/L

building. The 2016 consents¹⁹ established the acceptability of relocating the stone margin that previously existed to the front room to the 'landing' leading into the former kitchen, with new stone flooring to the entirety of the front room, with replacement stone samples also approved²⁰.



Figure 3.6: Kitchen to rear room of lower ground floor, showing metal casement windows (February 2016)

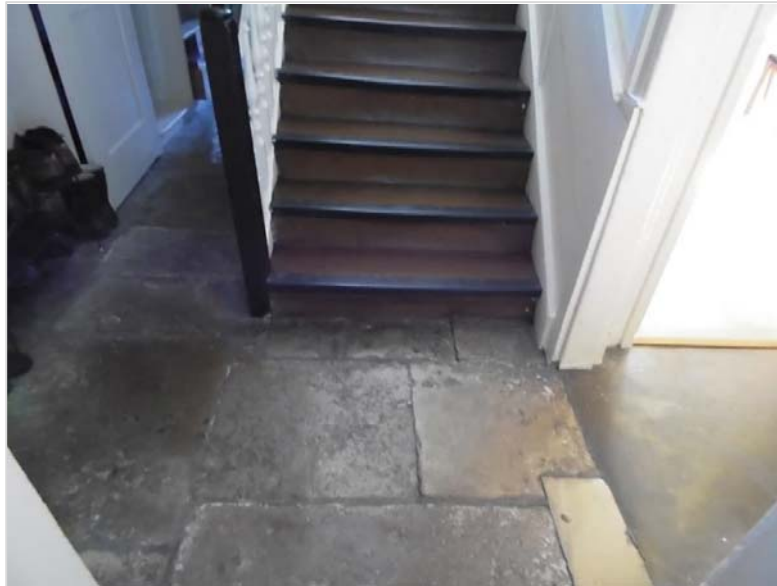


Figure 3.7: Original stone flooring (February 2016)

3.20 The front room at this level, which served as a reception room (Figure 3.8), retained its original plan form. The chimneybreast remains; however, as identified on the 1950

¹⁹ Application refs.: 2016/3546/P and 2016/3657/L

²⁰ Application ref.: 2017/1671/L

drainage plan, the fireplace has been modified and infilled with later brickwork. This has recently been re-opened and covered over again (see Section 5). Features such as the historic door, which provides access to the front area remain (Figure 3.9) as do elements such as a short section of panelling and traditional joinery. The floor to ceiling height in this room is surprisingly generous and atypical for a property of this date and typology. The 2016 consents²¹ authorised the insertion of new partitions in this space to form a corridor leading to the door accessing the vaults and lightwell and to form a shower room. These works have been undertaken, albeit with some minor variations, which are addressed in this application.



Figure 3.8: Reception to front room of lower ground floor (February 2016)



Figure 3.9: Original door within front room (February 2016)

²¹ Application refs.: 2016/3546/P and 2016/3657/L

- 3.21 The corridor and hallway at this level retain the greatest semblance of the early 18th century character, with the retention of stone flags, historic staircase and elements of traditional joinery, including an unusual integral shutter and brace and 18th century 2 panel door leading to the new corridor leading to the front pavement vault and lightwell. The small room at the rear of the property, under the stairs leading to the garden, appears to date from the early 19th century alterations to the property and is a comparatively plain space. The June 2017 works have impacted on an appreciation of the positive contribution this space makes to the special interest of the listed building through the removal of the previous ceiling (fabric uncertain) and lowering of the ceilings to accommodate new services.
- 3.22 In overall terms, the general arrangement of the historic planform at this level remains legible, and some original features are retained, which contribute positively to the significance of the listed building. The historic changes to this level and previously authorised works confirm, however, that its overall contribution is comparatively less than other parts of the building, which retain a greater degree of integrity and decorative fabric (even prior to the 2017 works). Consistent with the historic patterns of change, this is part of the listed building that is less sensitive to change, albeit mindful of the positively contributing elements that remain.

Staircase

- 3.23 The staircase, located to the rear of the listed building, provides continuous vertical circulation from ground to third floor level. It is a key part of the plan form of the listed building, in that it allows an understanding of the operation of a Georgian townhouse, and also of its aesthetic interest as a high-quality piece of joinery set in a panelled stairwell.
- 3.24 At lower ground floor level, the staircase is a closed string type with simple wooden balusters reflecting its comparative status within the overall spatial hierarchy. Modern floor covering has been added to the stair treads. The remainder of the staircase, to the ground floor level and upper floors, is an open string type and is highly ornamented, with three twisted balusters per tread, decorated tread ends and fluted newels (Figure 3.10). The contrast in ornamentation between the staircase at lower ground floor and that to the upper floors emphasises the difference in status between the lower ground and upper levels.
- 3.25 The half-landings retain their early 18th century character; however, have been altered in places with the erection of the early 19th rear extension, with the modification of openings and panelling in some places. The rear 'closet wing' (not a true closet wing in the historic sense) retains elements of 19th century decorative treatment and joinery, however, are comparatively plainer spaces and have been used, in places (i.e. third floor) to accommodate functional elements such as bathrooms, with tanks above (Figure 3.11).
- 3.26 The staircase and associated panelling remains a core component of the early 18th century plan form and character and makes a strong positive contribution to the special interest of the listed building.



Figure 3.10: Staircase to upper levels (February 2016)

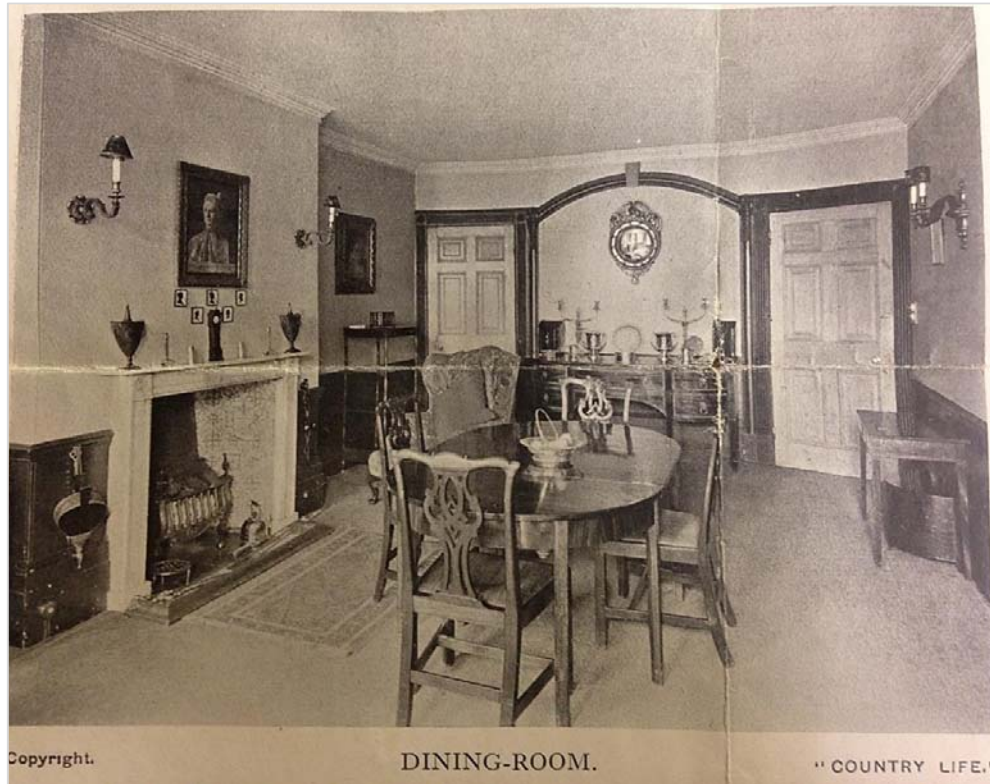


Figure 3.11: 1950 Drainage Plan Section²²

²² Camden Archives

Ground Floor

3.27 An article in *Country Life*, dating from 15th November 1924, gives an overview of the property at No.24 Church Row, at that time belonging to a Mr Norman Evill. The article includes a description of the staircase, as well as the rooms at ground floor level, and provides an image of the dining room at this date (Figure 3.12). The article details that originally the houses along the south side of Church Row had powdering closets to the rear, and some of the projections which formed them are still retained. At No.24, however, the rear projection was replaced in the early 19th century with the segmental bay, which exists today.



*Figure 3.12: Dining room to ground floor*²³

3.28 A floorplan of the ground floor is provided in the 1950 drainage plans (Figure 3.13). The plan illustrates the entrance hall, opened up into what would have formerly been the front room at this level. A small vestibule encloses the main entrance, and provides a transitional space. Two doors are shown between the hall and the dining room, as can also be seen in the 1924 image (Figure 3.12), however, the plan indicates that the doorway to the west side of the building was blind to create a balanced and formal architectural composition (still in existence today). A lavatory is shown to the rear at this level, behind the staircase, situated adjacent to the access to the rear garden.

3.29 As found today, the ground floor remains largely unaltered from the 1950s layout. The front entrance hall retains the raised and fielded panelling, and bolection-moulded fireplace lined in faience tiles (Figure 3.14), which contribute positively to the

²³ Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in *Country Life*, 15th November 1924

significance of the listed building as remnants of a high quality Georgian townhouse with two distinct and legible phases of high-quality architectural work and decorative treatment (notwithstanding the impact of the 2017 works). This has only been affected by the removal of the former corridor wall to form the large hall. At this floor, the original 18th century floorboards appear to remain throughout, although likely subject to some modification during the course of the 19th century, and contribute positively to the special interest of the listed building.

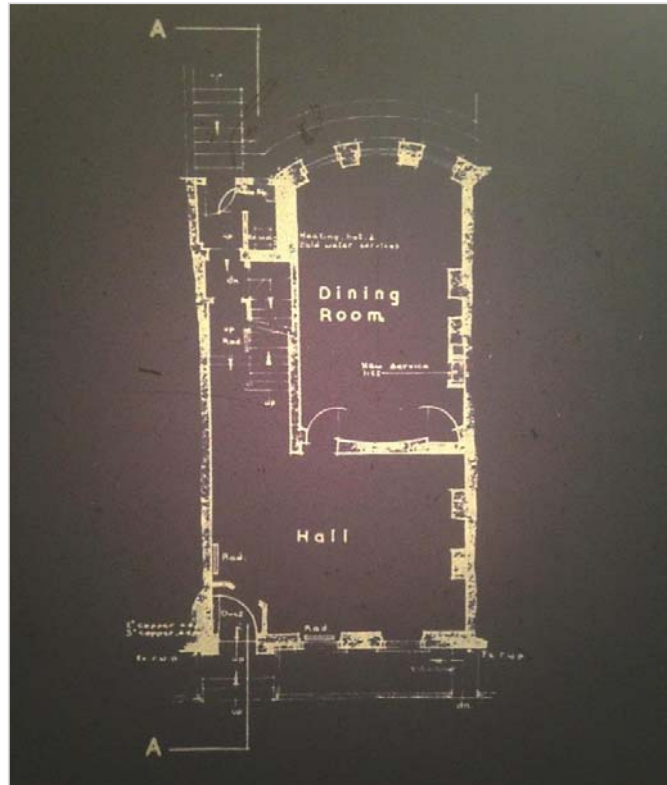


Figure 3.13: 1950 drainage plan: ground floor²⁴

²⁴ Camden Archives



Figure 3.14: Entrance hall (February 2016)

3.30 The ground floor rear room, which currently serves as the dining room (Figure 3.15), retains a remarkably complete and attractive, early 19th century Regency decorative scheme, with curved doors in fluted door cases. The early 19th century segmental bay, with three sash windows, is set with reeded pilasters and provides views out over the long garden to the south. The fireplace is lined with faience tiles. The panelling remains to the dining room, however, despite its appearance as timber it appears to be painted plaster; if original, and the 1924 *Country Life* article seems to indicate it was in situ at that point (Figure 3.12), this is a comparatively rare surviving finish of a high quality, albeit one likely to be part of a later 19th or early 20th century date but part of the overall harmonious Regency aesthetic (Figure 3.16). A later low level heating system was previously fixed along the skirting board (Figure 3.16), which detracted from the special interest of the listed building as an unfortunate, pragmatic intervention and removed in accordance with the approved 2016 consents²⁵. As a high-quality, early 19th Regency century interior, this part of the building contributes positively to the special interest of the listed building.

²⁵ Application refs.: 2016/3546/P and 2016/3657/L



Figure 3.15: Dining room to rear room of ground floor (February 2016)



Figure 3.16: Wood panelling and heating system in the dining room (February 2016)

- 3.31 Overall, much of the historic features and original character and appearance of the ground floor rooms remains, and the historic plan form is largely retained, which contributes positively to the significance of the listed building, notwithstanding the impact of some of the 2017 works.

First Floor

- 3.32 The first floor has been more altered as part of the 19th century phases of works. The broad arrangement of the early 18th century plan form remains legible (as shown on the 1950s floorplan – Figure 3.17), as do the early 19th century additions of the curved

bow window. The front and rear rooms do not contain panelling and have a character of decoration (i.e. door surrounds and cornice) more consistent with Regency style (Figures 3.18 and 3.19). The overall proportions and spatial character of these rooms reflect their relative importance within the traditional hierarchy of a terraced townhouse and contribute positively to the special interest of the listed building.

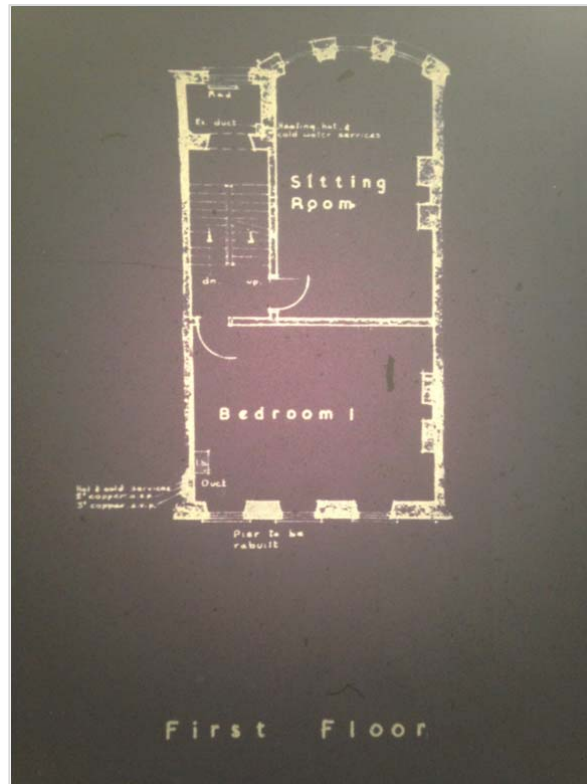


Figure 3.17: 1950 Drainage Plan First Floor²⁶

²⁶ Camden Archives



Figure 3.18: First Floor Front Room (February 2016)



Figure 3.19: First Floor Rear Room (February 2016)

3.33 Figure 3.17 illustrates the mid-20th century interventions of a sink (authorised for removal as part of the 2016 consents²⁷) and vertical duct in the front room and the presence of a vertical riser in the half-landing.

²⁷ Application refs.: 2016/3546/P and 2016/3657/L

Second Floor

3.34 The second floor was, historically, the principal bedrooms of the household in a traditional terraced house. The underlying early Georgian plan form remains legible and is illustrated in Figures 3.20 and 3.21; this element contributes positively to the special interest of the listed building. During the mid-20th century, the front room was altered with the insertion of partition walls, which subdivided the historic front room to form a bedroom and bathroom (an arrangement, which currently exists). These works have had an adverse impact on the ability to appreciate the historic spatial qualities of this part of the listed building, including the early 18th century panelling as part of the internal composition of this space (Figure 3.22). The front room, does, however, retain traditional cupboards either side of the chimneybreast as well as historic 18th century varying width floorboards. As a consequence of these alterations, the room retains a more modest and domestic character than the principal spaces at ground and first floors.

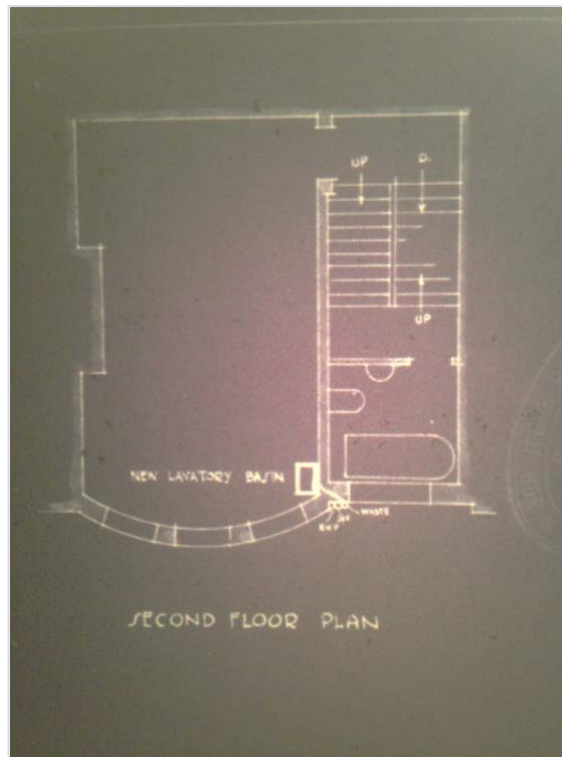


Figure 3.20: 1925 Drainage Plan (Second Floor Rear Room)²⁸

²⁸ Camden Archives

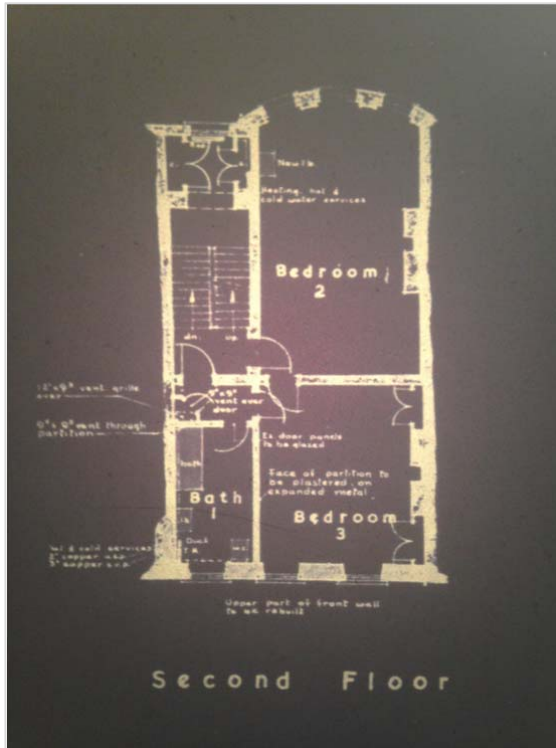


Figure 3.21: 1950 Drainage Plan (Second Floor)²⁹



Figure 3.22: Second Floor Front Room

3.35 The bathroom created as part of the mid-20th century works may obscure elements of the historic panelling/room layout behind later fittings (authorised to be replaced as

²⁹ Camden Archives

part of the 2016 consents³⁰); however, the window architrave has seemingly been damaged some time ago, perhaps, when the bathroom was originally installed (Figure 3.23).

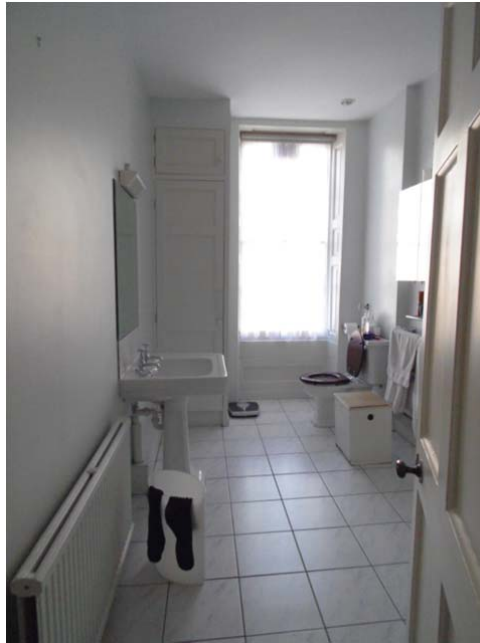


Figure 3.23: Second Floor Bathroom (February 2016)



Figure 3.24: Second Floor Rear Room (February 2016)

³⁰ Application refs.: 2016/3546/P and 2016/3657/L

3.36 The rear room has a plainer character, seemingly having been modified in the early 19th century (for instance, with the addition of the curved bay window, deep skirting boards and stone fire surround) and seemingly during the 20th century, with the addition of a dado rail in a non-traditional location (Figure 3.24). The previous floorboards were replaced as part of the 2017 works.

Third Floor

3.37 Historically, the third floor would have been a more functional and secondary space within the traditional hierarchy i.e. used as servant's or children's bedchambers. This is reflected in the generally squatter rooms and proportions, albeit altered with the early 19th century extension of the rear room. The early 18th century plan form remains strongly legible at this level (being confined within the original roofscape) and contributes strongly to the special interest in those terms (Figure 3.25).

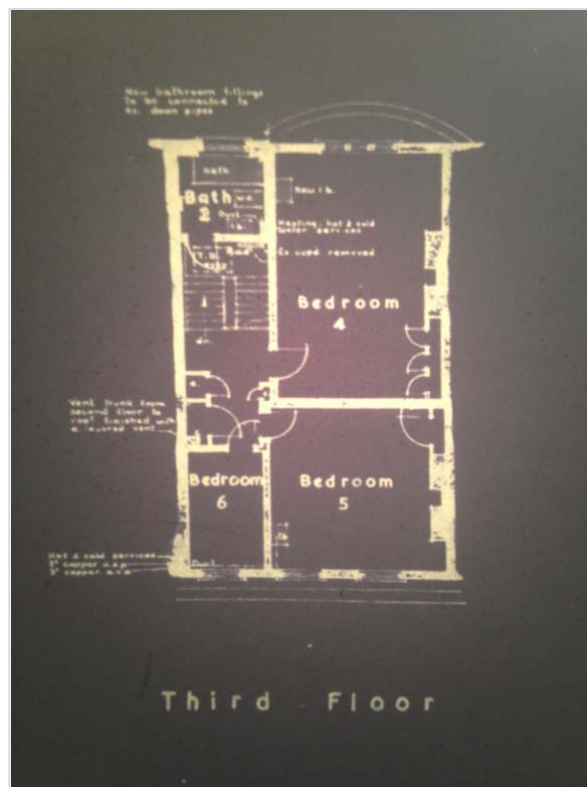


Figure 3.25: 1950s Drainage Plan (Third Floor)³¹

3.38 The larger front room retains a modest domestic scale and character and is fully panelled with original varying width floorboards. This space is evocative of the original 18th century character of the property and its function with the traditional hierarchy of a traditional townhouse (Figure 3.26). It is lit by two timber sash windows (one original and the other replaced as part of the 2017 works). This space contributes positively to the special interest of the listed building in those terms.

³¹ Camden Archives



Figure 3.26: Third Floor Front Room (February 2016)

- 3.39 The larger rear room has a plainer character, both before and following the June 2017 works, with square profile skirting boards, simple coving and fire surround, of uncertain date/provenance but consistent with the role of these spaces within the traditional hierarchy of a townhouse (Figure 3.27). As outlined in a separate application for listed building consent, the historic third floor structure was removed as part of the 2017 works. Notwithstanding this comparatively plain character, this space forms part of the original house and was not extended in the early 19th century and contributes positively to the special interest of the listed building in those terms, albeit of a comparatively lesser sensitivity to change, given its plain character and limited decorative fabric.
- 3.40 The kitchenette at third floor level is a small part of the plan form, albeit panelled and seemingly of early 18th century date. In its condition, prior to the 2017 works, it was not possible to appreciate the full character of this room, with one side being obscured by 20th century kitchen fittings, with the visible panelling painted an unfortunate shade of yellow (Figure 3.28). The 2017 works revealed that the panelling survived behind the kitchen fittings. In overall terms, this part of the listed building contributes positively to the special interest of the listed building, with opportunities to better reveal and appreciate the qualities of the panelling as part of the early 18th century townhouse interior.
- 3.41 There are elements of the 19th century phase of adaptation, in the form of attractive cupboards and 6 panelled doors, which complement the domestic scale and character of this part of the listed building and help to illustrate an important phase in the buildings' history.



Figure 3.27: Third Floor Rear Room (February 2016)

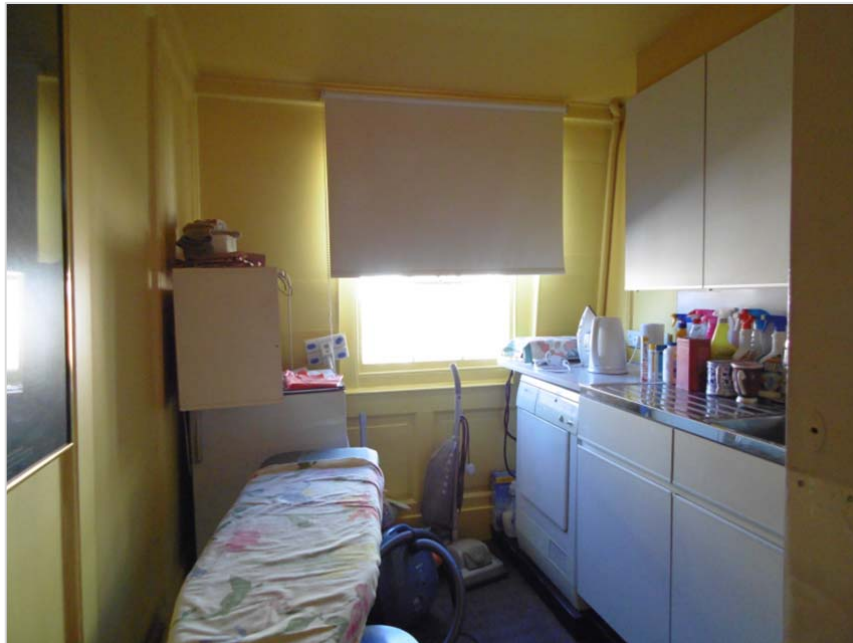


Figure 3.28: Third Floor Kitchenette (February 2016)

Rear Elevation

3.42 The rear elevation of the listed building is of a late Georgian/Regency character. A photograph of the rear elevation is shown in the 1924 Country Life article (Figure 3.29) with a subsequent photo taken in 1943 (Figure 3.30) confirming its character and showing limited change, with the exception of the removal of areas of ivy growth, which reveal the stepped coping to the bay window that is aligned with the dormer

window. As mentioned previously, this article identifies that the rear projection, which would have formerly existed as a powdering closet, was replaced in the early 19th century with the segmental bay window. This article also notes that one of the old projections to the rear was added to the landing space, to the east of the segmental bay, as still exists today. This rear closet to the half landing provides additional space and views out over the garden and is largely consistent with the seemingly early 19th century phase of major works to the building.

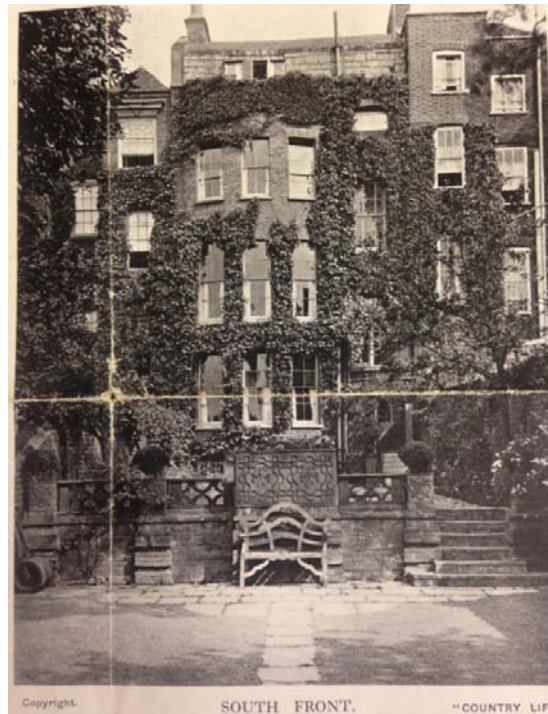


Figure 3.29: Rear elevation, Country Life article (15th November 1924³²)

³² Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in Country Life, 15th November 1924



Figure 3.30: Rear Elevation (1943)

- 3.43 A photo prior to the works commencing shows that the rear elevation of the property, in overall terms, retains its historic Regency character and appearance (Figure 3.31), which contributes strongly to the significance of the listed building as well as the iterative and informal character of the rear elevations of the Church Row group. The central blocked up window at lower ground floor appears to be historic; however, the two flanking metal casement windows, however, disrupt the cohesiveness of the fenestration pattern and therefore detract from the special interest of the listed building. To the attic storey, a modern casement window has been inserted into the dormer, which has a negative impact on the significance of the listed building. There was a also a collection of uncoordinated pipes and flues to the rear elevation, which added visual clutter and incorporated seemingly historic downpipes and hopper as well as later 20th century additions (Figure 3.32).



Figure 3.31: Rear elevation (February 2016)

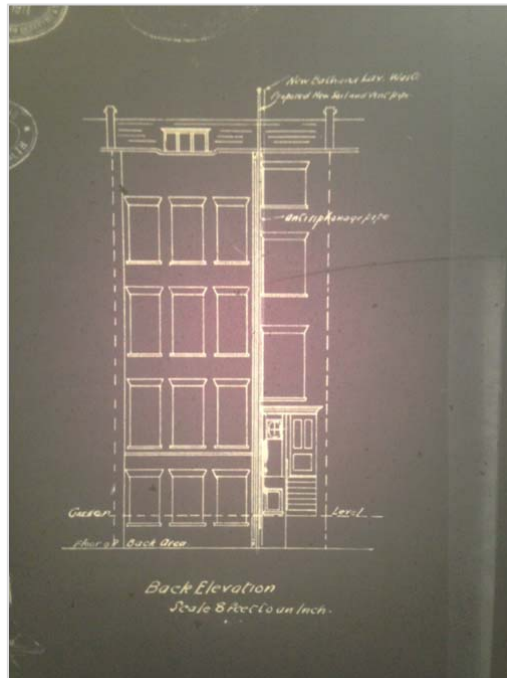


Figure 3.32: Rear elevation (1911)

- 3.44 The 2016 planning permission and listed building consent authorised minor changes to the rear elevation in the form of two new timber sash windows at to replace the metal casement windows in the bay window at lower ground floor (Figure 3.33).



Figure 3.33: Approved Rear Elevation (June 2016)

- 3.45 A full range of external works was previously approved by Camden Council in June 2018³³ to resolve a range of the 2017 works and other necessary repairs.

Roof Level

- 3.46 The roof follows the characteristic form for terraced properties of this date being an m-shaped mansard with a central valley gutter and parapet gutters (Figure 3.34). Interestingly, the two mansard roof forms differ with the northern element being hipped at the eastern end but gabled at the western end whilst the southern element being gabled and of a longer span, possibly a consequence of extending the property in the early 19th century. The mid-20th century section (Figure 3.34) illustrates the adaptations undertaken at that time, including the insertion of tanks above the bathroom in early 19th century addition, new beam(s) in the room and an access hatch.

³³ Application refs.: 2018/1389/L and 2018/0775/P

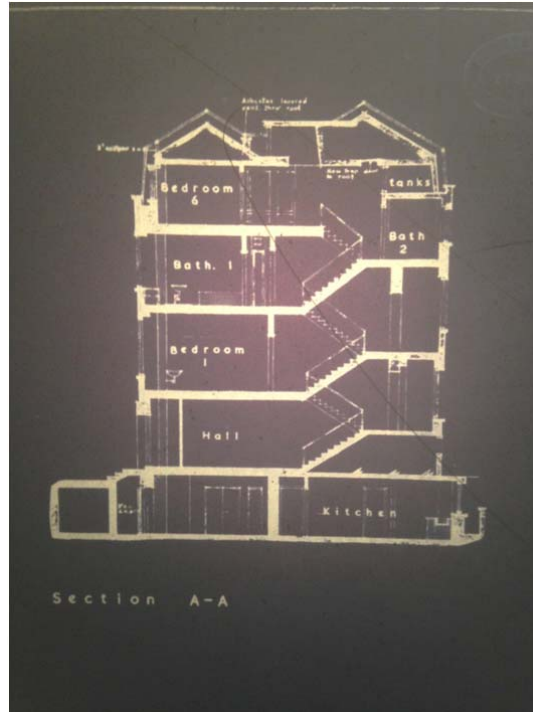


Figure 3.34: Section through the building (1950)

- 3.47 The majority of the timber roof structure appears to date from the original, early 18th century. The roof incorporates three small dormer windows with timber 6/6 sashes to the front elevation and a single, larger dormer window with later casement to the rear elevation (dating to at least 1911 – Figure 3.32). There are four brick chimney stacks at roof level, with a range of chimney pots, although only the western stacks serve the property with the two eastern stacks seemingly serving the adjoining property (Figure 3.41).
- 3.48 Prior to the 2017 works being undertaken the roof was slated, replacing what is likely to have been original plain clay tiles, typical of early London townhouses, and still to be found on a number of other properties in the terraced group. Whilst no date is confirmed for this change in roof-covering, it was in place by the early 20th century (Figure 3.30). It is possible that the roof was re-covered and modified during the 19th century, when the use of slate for roofing was prevalent in London, as a consequence of the rear extensions earlier in that century or during the re-facing in the latter part of that century.

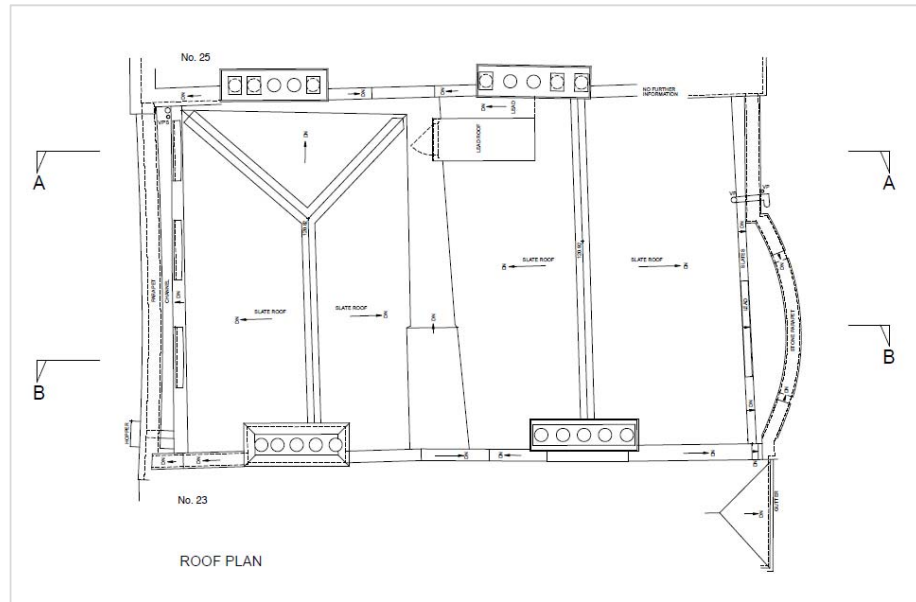


Figure 3.41: Roof Plan (June 2016)

- 3.49 An extensive range of works at roof level were previously approved by Camden Council in June 2018³⁴ to resolve a range of the 2017 works and other necessary repairs.
- 3.50 In overall terms, notwithstanding some later modifications, the roof makes a positive contribution to the listed building as a record of its historic development and successive phases of adaptation whilst also illustrating changes in architectural fashions and tastes.

Historic Interest

- 3.51 In the late 17th century, mineral waters were discovered in Hampstead and in 1698; ‘The Wells Trust’ was established to develop the chalybeate springs as a spa.³⁵ The spa was situated to the east of the High Street, near Flask Walk, where the water was bottled. The spa stimulated development within this part of Hampstead and villas and boarding houses were built to accommodate temporary residents. A more select area grew to the west of the High Street, with a mixture of detached houses, terraces and cottages.³⁶
- 3.52 Church Row was constructed in the 1720s, to the west of the High Street, as a speculative development by Richard Hughes. Church Row, with St. John’s Church to its western end, can be seen in John Roque’s map dated 1746 (Figure 3.42) (southern terraced row marked on map). The map illustrates the concentrated area of development, to the north of Church Row, however the surrounding area was still largely rural. The majority of the street pattern which is present here is still recognisable today.

³⁴ Application refs.: 2018/1389/L and 2018/0775/P
³⁵ London Borough of Camden, Hampstead Conservation Area Statement, 2002
³⁶ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002



Figure 3.42: John Rocque's Map dated 1746

- 3.53 Pevsner, in the Buildings of England, London 4: North describes how the uniform terraced houses on Church Row enjoy a magnificent southward view towards London from the rear. He also outlines how the architecture of the houses illustrates the outward expansion of London stating:

*"The terrace houses, used in the C18 as summer retreats by Londoners and by spa visitors, demonstrate how urban forms were beginning to invade the villages around London."*³⁷

- 3.54 As noted previously, the footprint of No.24 Church Row first appears in detail on the 1871-79 OS map (Figure 3.1). By this date, the development of Hampstead village had spread downhill and the opening of the Hampstead Junction Railway's station in 1860 had stimulated the urbanisation of Hampstead.³⁸ Despite this, a history of 1878 describes Church Row as remaining very much as it did when George III was king, and states:

*"Long may it remain in status quo, this venerable relic of the days when the fashionable crowd—the "quality"—gentlemen with powdered wigs and gold-headed canes, and ladies in farthingales and "hoops of wondrous size"—used to make "the Row" their evening parade, after drinking the waters at the chalybeate spring..."*³⁹

- 3.55 Hampstead was particularly popular with artists and writers, and some lesser artists and writers, mostly fashionable ones throughout the 19th century, moved in to the newer estates or to Church Row. In the 1870s, a group of architects established

³⁷ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002

³⁸ London Borough of Camden, Hampstead Conservation Area Statement, 2002

³⁹ Walford, E, Old and New London: Volume 5, 1878

themselves in Church Row.⁴⁰ These included the Victorian architect George Frederick Bodley, who lived at No.24 Church Row.

3.56 The 1915 OS map (Figure 3.43) shows the development, which had occurred during the late 19th and early 20th centuries. The remaining undeveloped land to the west and northwest of Church Row had been built on, as had the land to the south and south east, which included an orphanage. A short terrace had been erected, which adjoined the rear of the properties to the eastern end of the southern terraced row on Church Row. Most notably, Gardner Mansions had been constructed in 1898, on the plot sited opposite to Nos.23-27 Church Row.



Figure 3.43: 1915 Ordnance Survey Map

3.57 The London County Council bomb damage map shows the damage that the area sustained during the Second World War (Figure 3.44). The map illustrates that the area generally suffered little damage, and that the properties along Church Row did not sustain any direct blast damage. A number of the properties to the surrounding area are shown to have suffered some minor damage, or some more serious damage.

⁴⁰ T F T Baker et al., A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Victoria County History, 1989

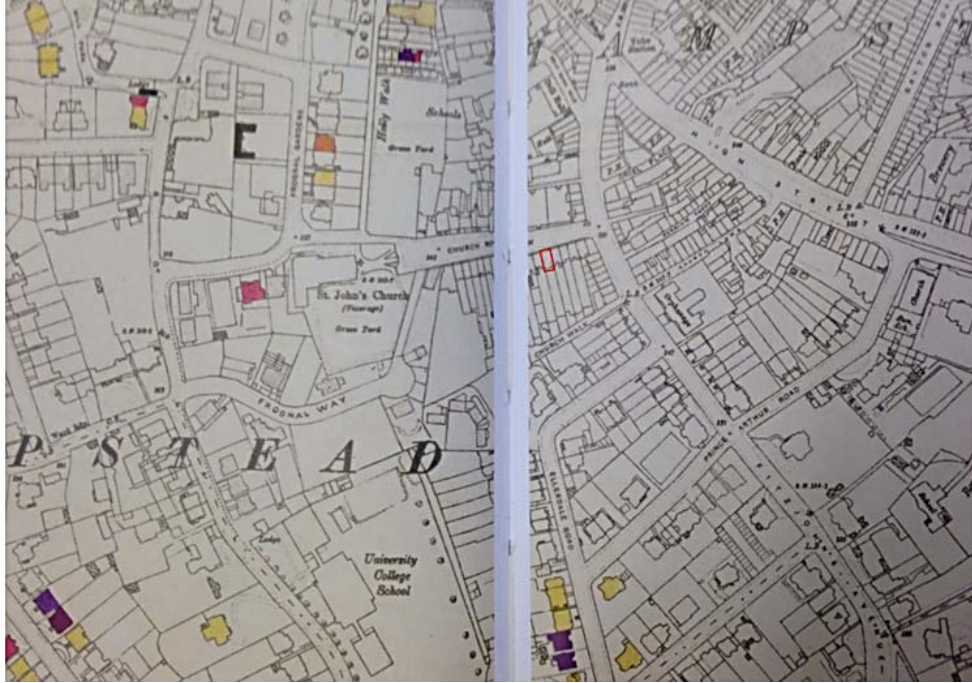


Figure 3.44: London County Council bomb damage map

3.58 The historic interest of the listed building at No.24 Church Row is derived from its role in illustrating the growth of Hampstead from the early 18th century, and the development of the area as a spa, with high status townhouses used as summer retreats. It also provides evidence of the stylistic tastes of the period. The listed building is also historically associated with the Victorian architect George Frederick Bodley, who lived at the property during the late 19th century, although there appears to be no building fabric specifically linking him to his time at the property. The retention and continued use of the building as a single family dwelling house contributes to its historic interest. In this instance, architectural value and historic value are considered to be interconnected.

Group Value

3.59 The List Entry identifies that the listed building was included for group value, as part of a group of terraced properties at Nos.24-28 Church Row. The property at No.24 Church Row also has group value as part of the wider terrace to the south side of Church Row, which forms part of the early 18th century townscape within this part of Hampstead.

Summary of Significance

Architectural Interest

- The listed building is of architectural interest as an example of a high status terraced townhouse dating from the early 18th century, which retains much of its historic appearance, historic fabric and decorative features. As a whole, the property is a good example of the Queen Anne and Georgian architectural styles applied to domestic architecture in the 18th and 19th centuries, which is expressed in its elevational proportions and design, surviving plan form and interior features. It has group value as part of a terraced group of properties, and

as part of the wider terraced row to the south side of Church Row, comprising similarly designed and almost uniform townhouses, within this part of Hampstead.

Historic Interest

- The historic interest of the listed building at No.24 Church Row is derived from its role in illustrating the growth of Hampstead from the early 18th century, and the development of the area as a spa, with high status townhouses used as summer retreats. It also provides evidence of the stylistic tastes of the period. The listed building is also historically associated with the Victorian architect George Frederick Bodley, who lived at the property during the late 19th century. The retention and continued use of the building as a single family dwelling house contributes to its historic interest.

Group Value

- The listed building has group value as part of a group of terraced properties at Nos.24-28 Church Row. The property at No.24 Church Row also has group value as part of the wider terrace to the south side of Church Row.

4. Design Proposals and Application Context

Context

- 4.1 In undertaking works associated with the 2016 planning permission and listed building consent, some further additional works were undertaken, which came to the attention of Camden Council, at which time (June 2017) all works on Site ceased.
- 4.2 In the subsequent period, the applicant has appointed a new design team, with extensive experience of working on historic buildings, and engaged in detailed discussions with Camden Council and Historic England (**Appendix 3**) to confirm how best to proceed. The applicant is committed to reversing, as far as possible, any harmful alterations undertaken to the building as part of the 2017 works.
- 4.3 Camden Council granted consent for a range of external works as the first phase of the overall remediation strategy⁴¹. A separate application for listed building consent has been submitted to Camden Council for the insertion of an appropriate third floor structure (and associated works).
- 4.4 This application for listed building consent relates to proposals for a range of internal works; some to remediate, as far as possible, the effects of 2017 internal works; others to retain existing elements that whilst not formally authorised but have an acceptable impact on the special interest of the listed building; and, others relating to proposed new works. These works are fully identified in Section 5, however, they are summarised below for ease of reference:
- Mechanical installation.
 - Electrical installation.
 - Kitchen installation and basement extract.
 - Basement/Lower Ground Floor: Proposed Builders Works.
 - Floorboard repairs.
 - Third Floor Utility Room and other works.

Impact Assessment

- 4.5 A detailed analysis of the impact of the proposed works on the significance of the listed building is contained at Section 5, including their performance against the relevant statutory duty, planning policy and best practice guidance and advice.

Principles and Approach

- 4.6 The applicant has prepared a site-wide strategy in the form of 'Overarching Principles' and 'Remedial Strategy' to govern the detailed proposals to help to structure and

⁴¹ Application refs.: 2018/1389/L and 2018/0775/P

inform decision-making on the individual aspects. These have been shared and discussed with Historic England and Camden Council.

Overarching Principles

- All remedial works will be based on an understanding of the particular significance of the following heritage assets and the performance of traditional buildings:
 - No.24 Church Row as a grade II* listed building and as part of a group of listed buildings.
 - The Hampstead Conservation Area, including the contribution made by the Site to that character or appearance.
- Remedial works will be designed and specified with to avoid significant interventions into the building, unless such works are necessary to ameliorate significant harm and/or deliver heritage benefits.
- Remedial works will secure the maximum possible retention of significant historic fabric, which contributes positively to the special interest of the listed building.
- Where possible and appropriate, works will be undertaken on a like-for-like basis, matching adjoining historic fabric in terms of detailing, materiality and finishes, where this exists.
- Remedial works will utilise appropriate traditional materials and building techniques for a property of this date and typology.
- Where evidence exists within the existing building of appropriate materiality, detailing and building techniques, this will be utilised to inform appropriate remedial works. Where evidence no longer remains in the building, remedial works will be based upon relevant comparable buildings and/or best practice.

4.7 Remedial works will have regard to the following:

- Planning (Listed Building & Conservation Areas) Act 1990.
- The National Planning Policy Framework & Planning Practice Guidance.
- The Development Plan.
- Best practice guidance/advice prepared by Historic England, relevant national amenity societies and Camden Council.

4.8 All proposed works will set out in a framework compatible and in accordance with Historic England's *'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment'* (April 2008)⁴².

⁴² To be replaced by the Second Edition, when this is formally published by Historic England

- 4.9 Notwithstanding the approach outlined in these principles, there may be some instances where harmful effects arising from the 2017 works are not reversible. In those circumstances, the proposed remediation works will minimise and mitigate any residual harm.

Remediation Strategy

- 4.10 The items below are strategies that will be employed to implement the principle set out above

- 4.11 Remedial works will be identified and grouped into ‘packages’ as appropriate to the project namely:

In other applications:

- Roof works⁴³;
- External envelope works⁴⁴;
- Third floor rear room works⁴⁵;

In these applications:

- Services installation⁴⁶;
- Panelling repairs⁴⁷; and
- Internal repairs⁴⁸.

- 4.12 The appropriate procedural mechanism for agreement/approval for the remedial works will be agreed with Camden Council in advance.

- 4.13 Existing works, which have an acceptable impact on the special interest of the listed building, will be identified in conjunction with the Council and/or Historic England in advance of making an application for Listed Building Consent.

- 4.14 A justification will be given for proposed remedial works in accordance with Historic England ‘*Conservation Principles*’⁴⁹.

- 4.15 Pre-application advice will be sought from Historic England and Camden Council prior to any formal Listed Building Consent application for remedial works.

- 4.16 Remedial and repair works will only be undertaken when full agreement or approval has been awarded and strictly in accordance with that approval.

⁴³ Previously approved; see application refs.: 2018/1389/L and 2018/0775/P

⁴⁴ Previously approved; see application refs.: 2018/1389/L and 2018/0775/P

⁴⁵ Subject to separate application

⁴⁶ Contained in this application

⁴⁷ Contained in this application

⁴⁸ Contained in this application

⁴⁹ To be replaced by the Second Edition, when this is formally published by Historic England

- 4.17 Works will be executed to the highest standard and in accordance with the agreed approved drawings, specification, Schedule of Works, and methodologies.

Drawings and Application Information

- 4.18 The drawings as submitted are as follows

(a) Existing Drawing prepared by Casson Condor Partnership

This Existing Drawings set included in this application were prepared prior to the 2017 works, to accompany the approved 2016 planning permission and listed building consent.

(b) Electrical Services Installation: Existing and Proposed Drawings prepared by Butler Hegarty Architects

- Original Pre-Works Electrical Installation.
- Existing September 2017 Electrical Installation.
- New Proposed Works Electrical Installation (2018).
- Proposed Panelling Repairs.
- Proposed Combined M&E Services Plans.
- Proposed Mechanical Services Installation Builders Works Plans.

(c) Mechanical Services Installation: Existing and Proposed Drawings prepared by Butler Hegarty Architects

- Proposed Mechanical Services Plans, as installed by Cu-Tec.
- Proposed Builders Works related to Mechanical Services.
- Proposed boiler/plant room.

(d) Kitchen Installation and Basement Extract: Proposed Drawings prepared by Johnny Grey Kitchens.

(e) Basement/Lower Ground Floor: Proposed Builders Works Drawings prepared by Butler Hegarty Architects.

(f) Floorboard Repairs: see Butler Hegarty Architects images of proposed sample repair.

(g) Third Floor Utility Room and Other Works Drawings prepared by Butler Hegarty Architects:

- Proposed and Existing Third Floor Utility Room

5. Heritage Impact Assessment

Introduction

- 5.1 In this Section the impact of the proposals are demonstrated in relation to their effect on the significance of the identified heritage assets, comprising 24 Church Row, a Grade II* listed building.
- 5.2 The relevant heritage policy and guidance context for consideration of the proposed development is set out in full in **Appendix 2**. This includes:
- the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 including the requirement to have special regard to the desirability of preserving the special interest of a listed building and any elements of setting which contributes positively to this special interest and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
 - national policy set out in the Framework; and
 - local policy for the historic environment and other relevant material considerations.
- 5.3 In accordance with the requirements of the Framework the significance of the identified heritage assets, including the contribution made by setting to that significance, has been described at Section 3.
- 5.4 Importantly, great weight and importance should be placed on; 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.
- 5.5 The Framework also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.

Impact Assessment

- 5.6 This Section contains a detailed analysis of the impact of the proposed works on the significance of the listed building at Table 5.1. In addition, a narrative account is provided here to provide an overview of the impact of the proposed external works on the particular significance of the listed building is provided in order to consider their performance against the relevant statutory duties, planning policy and best practice guidance and advice.

- 5.7 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback (**Appendix 3**).

Table 5.1: Heritage Impact Assessment of Third Floor Replacement Works

6.0 Mechanical installation				Drawings/Information	Relative Significance	Comment	Impact
Damage / unauthorised work		Proposed Works					
55	Boiler not located in cupboard and instead relocated in existing storage space over shower room to include two new boilers	6.1	<p>New Boiler Room</p> <p>The proposals are to relocate the boilers to the storage loft room and to complete the enclosure of this room. The internal walls to this room will be constructed of new stud work from 100x 50 studs applied to the internal face of the lower panelling. The stud will be lined with 18mm plywood boarding to make new enclosure and between the studs will be quilt insulation.</p> <p>The sloping soffit to the space formed by the room is formed by the roof structure and this will be insulated and counter-battens with 50x50 battens and lined with 12mm plywood.</p> <p>The floor to this room has been reconstructed during the works and it is proposed that the new structure and boarding is retained.</p>	See drawing number 0919317/SK82	This is an ancillary space within the listed building. It seemingly forms part of the early 19 th century phase of extension and adaptation. It was a comparatively plain area, with no decorative fabric of note, reflecting its secondary location and lack of direct connection to internal circulation spaces. There is no evidence available at this stage to confirm the age and nature of fabric removed.	<p>As a matter of principle, this is an appropriate place to locate boilers, having previously been used for that purpose in the mid-20th century (Section 3). It is an ancillary space that does not form part of the domestic spaces accessed from the vertical circulation. Moreover, as noted, it seems to form part of the early 19th century additions to the listed building and has a plain character, consistent with its character as an ancillary space.</p> <p>The inclusion of the boilers in this location will not impact on any decorative fabric or spaces of particular heritage significance. The fixing of boarding to the walls to support the boilers and complete the necessary insulation are minor, reversible works that do not necessitate the removal of important historic fabric. This approach also ensures that the interface between new and historic fabric is kept to a minimum.</p> <p>The boilers in this location make most efficient use of the installed risers, which run vertically through the early 19th century rear closet, an element of comparatively lesser significance, when compared to the more richly detailed early 18th century components. This route also provides an opportunity to make of existing joinery to obscure M&E fittings. They also allow for effective connections to the previously approved⁵⁰ external flues and fittings at roof level, thereby minimising impact on the listed building and reflective of the proposed, considered response to installing M&E services.</p>	<p>The installation of boilers in this location (and associated boarding and insulation) will preserve the special interest of the listed building. It has been demonstrated in the application material as a whole, that this is a discrete location that, in overall terms, minimises impacts on the special interest of the listed building.</p> <p>The date, provenance and contribution of the previously altered fabric are not clear from the information available, so the impact associated with its removal is ambiguous.</p>
56	Amendments to timber members in this room. All joists and floor structure replaced						
57	Additional fan/vent installed						
58	New board fitted to side wall to support boilers. Plywood fitted to underside of roof						

⁵⁰ See application refs.: 2018/1389/L and 2018/0775/P

47	Third Floor Front Room New notches cut into floor structure including joists and binder during installation of services.	6.2	Mechanical Services Installation The following set of drawing records the Mechanical services installation as installed during the June 2017 works and includes the new proposal for the new location of the boiler room. It is acknowledged that this varies from the previously approved drawings (LBC ref: 2016/3657/L drawings 16.0622 M. Rev P2 – 102, 103, 104, 105, 106 and 107). The current application contains a detailed set of drawings to make clear the potential impact of the works on the special interest of the listed building. This application, therefore, proposes that the mechanical services installation as executed is resolved by this LBC application and be approved in its current layout and format.	Mechanical Services Drawings as installed during 2017 works 16.0622 M rev A1 – 301, 302, 303, 304 , 305 , 306 and 307 Proposed M&E Coordination Combined Services drawing 0919317/Sk70, Sk71, Sk72, Sk73, and Sk74 Proposed Mechanical Services Installation Builders works Plan 0919317/Sk75, Sk76, Sk77, Sk78, Sk79 and Sk80	The historic floor structure of the listed building makes a positive contribution to the special interest of the listed building. It provides evidence of the original construction of the building (and associated construction techniques), as well as the subsequent phases of alteration in the early and late 19 th century. The second floor front room makes a positive contribution to the special interest of the listed building as part of the original, early 18 th century building, albeit altered through later subdivision. It retains historic panelling, which forms of its special interest as part of the early 18 th century structure. The first floor room is part of the original plan	The mechanical installation, which is substantially in place, has been carefully carried out, generally well considered and concealed within the existing fabric. Whilst the principal runs are, in some places, slightly larger than previously thought necessary, they are generally in the location agreed. The vertical riser in the rear closet follows the originally agreed route, as does the main horizontal routes for mechanical services at basement level. The installed mechanical services generally do not damage the historic fabric of the building and is, in overall terms, consistent with its special interest. The mechanical services in floor voids have generally been installed by re-using notches made previously through beams and joists; this is generally in accordance with the extant listed building consent ⁵¹ and conservation best practice.	The existing LBC ⁵² confirmed the principle that the previous mechanical services could be replaced. Whilst the mechanical services are not entirely consistent with the previously approved plans, it is understood that this installation was undertaken in order to minimise impact on the significance of the listed building and are broadly consistent with the impact associated with the installation anticipated by the existing listed building consent ⁵³ .
64	2 nd /3 rd floor landing duct width and boxing - Damage within duct						
71	Second Floor Front Room New notches cut into floor structure including joists and binder during installation of services.						
96	Radiator location changed, relocated away from windows						
102	First Floor Front Room New notches cut into floor structure including joists and binder during installation of services for radiators						
132	Rear W.C. Boxing in and routing of services						
139	M&E routing in basement does not match the direction outlined on the consented drawings. New route needs consent						
151	New service runs in ceilings						
153	Additional radiator in basement hall B.07						

⁵¹ See application ref.: 2016/3657/L

⁵² See application ref.: 2016/3657/L

⁵³ See application ref.: 2016/3657/L

					<p>form of the building, however, was seemingly altered as part of the early 19th century modifications. It has an attractive, early 19th century decorative treatment (albeit partly altered).</p> <p>The lower ground floor/basement level has been the focus of significant historic alterations and whilst it retains elements of historic fabric and character (some plan form and finishes), it makes a comparatively lesser contribution to the special interest of the listed building and is relatively less sensitive to change.</p>		
		6.3	<p>Builder's work in relationship to mechanical services installation This application is intended to regularise the mechanical services installation and the builder's work that has been necessary to install the mechanical services.</p> <p>Basement Builders work: See plan 0919317/ Sk75 Kitchen Duct: this includes revised proposal for the kitchen ventilation, which will be ducted down through the bulk head duct over rear room book cases, into cupboard B18 through existing opening in wall, through the service void and discharge at existing grill in the rear wall. Cloak Room B20: Vertical service void form with boxing on timber studs. Cupboard B14: Vertical service void formed with boxing on timber studs Corridor B19: Horizontal services run at ceiling level to be modified/reduced in depth with a new ceiling re-executed in lime plaster on lathing on timber framework</p>	See the following: Proposed Mechanical Services Installation Builders Works Plans 0919317/Sk75, Sk76, Sk77, Sk78, Sk79 and Sk80	See elsewhere in this Section.	The proposed builder's works take the opportunity to minimise the impact associated with the introduction of new mechanical services. They have been focussed principally in the early 19 th century addition, an area of comparatively lesser significance. The proposed vertical service voids are sited in areas, which minimise visual impact and interventions into historic fabric, through re-use of areas previously used for the routing of services (some long-established – see Section 3); incorporation in existing furniture; behind panelling; and, as part of	The proposed builder's works associated with the installation of mechanical services. This approach will minimise the impact on the listed building and mitigate the impact of some of the June 2017 works. In their own terms, the proposed works are an improvement

			<p>Ground Floor Builders Works: See plan 09191317/Sk76.</p> <p>Cloak Room G03 The vertical service void formed with boxing on timber stud.</p> <p>Kitchen G02 All kitchen furniture ‘free standing’ water and gas supply and kitchen extract will pass through floor into the base of the kitchen unit.</p> <p>First Floor Builders Works: See plan 09191317/Sk77</p> <p>Half Landing 1.04: The vertical service riser will be formed behind the existing panelling, which will be carefully taken down, repaired and re-fixed in position once pipe work installed.</p> <p>Second Floor Mechanical Installation Builders Works: See plan 09191317/Sk78</p> <p>Half Landing 2.05: The vertical service riser will be contained within the cupboard on the half landing. The cupboard front will be retained in position throughout the works. The service riser will be to the rear of the cupboard and will be formed by timber boxing on studwork. The cupboard shelves will be adjusted in width and re-fixed after the installation is complete.</p> <p>Third Floor Mechanical Installation Builders Works: See plan 09191317/Sk79</p> <p>Half Landing Bathroom 3.05: The vertical service riser will be contained within the bathroom and behind the shower formed with boxing on timber studs. Note the rear SVP will be brought internally at this level and contained within the vertical service riser to discharge at the internal slop of the roof.</p> <p>Landing Cupboard 03.04: The cupboard front will be retained in position throughout the works. The service riser will be to the side of the cupboard will be formed by timber boxing on studwork. The cupboard shelf and the bottom draw width will be modified and re-fixed after the installation is complete.</p>			<p>previously existing and authorised bathroom layouts⁵⁴.</p> <p>Consistent with this approach, the proposals will reinstate an appropriate, traditional ceiling at lower ground floor, reduced in depth, to reinstate an appropriate character to spaces at this level, as part of the traditional hierarchy of spaces.</p> <p>The principles of bringing services in/out of the proposed kitchen at ground floor are consistent with that previously approved⁵⁵. The proposed services are to be inserted through the floor in targeted areas into the base of the kitchen units. The spur sockets, light switches and fittings associated with the kitchen are to be incorporated into the new fittings, thereby minimising interventions into historic fabric. The proposed kitchen duct will utilize existing openings and discharge through existing grill in the rear wall – minimising both visual impact and interventions into historic fabric.</p>	<p>upon the existing situation.</p> <p>In the context of the 2017 works, however, and in overall terms, this approach mitigates, to a degree, any harm arising from the impact associated with some elements of the installation of the mechanical services. It will not, however, remove this element of minor residual harm to the building’s special interest.</p>
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7.0 Electrical Installation							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
37	Landing (Room 3.06) Isolator switches for bathrooms in panelling	7.1	The electrical installation as installed during 2017 works it is recognised that the detailed design of the electrical installation and the number of fittings has been detrimental to the historic fabric of the building. It is also acknowledged that the number of visible fittings and there location is problematic and the arrangements as installed was not as suggested in the extant listed building consent ⁵⁶ .	Original Pre-works Electrical Installation Drawing (Prior to 2017 works) 0919317/ Su21, Su23, Su25, Su27, Su29, Su31, Su33,	The 18 th century panelling (including elements such as skirting boards and cornices) is a key element of	The application proposals provide a considered basis to remediate the impact of the electrical installation works. There is an overall reduction in the number of fittings within the panelling and other internal architectural timberwork to return the	The external manifestations of the June 2017 works had an adverse impact on the special interest of the listed building.
42	Third floor front room New sockets set in timber panelling						

⁵⁴ See application ref.: 2016/3657/L

⁵⁵ See application ref.: 2016/3657/L

⁵⁶ Application ref.: 2016/3657/L

46	Third Floor Front Room Cable installed in corner for security movement detector	<p>To determine a mitigation strategy, the following two sets of record drawings and three sets of proposal drawings are provided:</p> <ol style="list-style-type: none"> Original Pre-works Electrical Installation Drawing: These drawings record the location of electrical fitting prior to the June 2017 works. Existing Electrical Installation 2017 Drawings: These drawings record the location of all electrical fitting as installation during the June 2017 works. <p>Proposed Drawings</p> <ol style="list-style-type: none"> Proposal Electrical Installation Drawings: These drawings show proposed location of all new fittings. Proposed Panelling Repair Drawings: These drawings indicate where panels will be removed and repaired and floor boxes installed. Proposed M&E Coordination Combined Services drawing 0919317/Sk70, Sk71, Sk72, Sk73 and Sk74. <p>The proposal for electrical fitting in this application follow the principles set out below:</p> <ul style="list-style-type: none"> Where fittings are unnecessary and can be removed they are to be discarded and repairs undertaken to adjacent surfaces and panelling. It is intended that generally the number of fittings and the scope of the electrical scheme will be reduced throughout the principal floors of the house. Where original pre-works installations are suitably located, these have, in places, been reused for new electrical fittings or repaired (as described in application material). Where fittings are located in panelling but for functional reasons will be required, they will be removed from the panelling. The panelling will be repaired and fittings relocated or contained in floor boxes as shown on detail drawings. <p>Generally the electrical installation will include the following systems:</p> <ul style="list-style-type: none"> 13amp small power. 5 amp lighting system. Lights and switching. Fire detection system. 	Su35, Su37 and Su39	the particular special interest of the listed building. The panelling creates legible and coherent early 18 th century interiors as part of the architectural interest of the listed building. It is diagnostic and reflective of the classical architectural tradition applied to earlier phases of London's Georgian townhouses, prior to the advent of Palladianism and Neo-Classicism, where such panelling fell out of fashion.	coherence of the early 18 th century panelled spaces.	In overall terms, the application proposals will reduce the number of electrical fixings and fittings throughout the property and reinstate a more consistent approach to the appearance of panelled rooms throughout the property.
68	Second Floor hallway – multiple sockets in panelling					
69	Second Floor Front Room Electrical sockets in panelling					
74	Second Floor Front Bathroom New downlighters fitted in ceiling					
83	Some historic, some new sockets in chimneybreast					
85	Sockets in the chimneybreast at skirting					
86	Cables inserted in the middle of the floorboards					
94	T&G panelling removed in 1 st /2 nd floor landing cupboard – taken off to fit cabling. Some fragments retained					
97	First Floor Front Room New sockets in existing skirting boards					
99	Chimneybreast socket					
101	Temporary power cable channelled through party wall of first floor front					
110	First Floor Rear Room Hole in boards for wiring					
112	First Floor Hall Door entry phone and socket in panelling					
115	Ground Floor Front Room New sockets in existing skirting boards					
116	Ground Floor Front Room Electrical and lighting sockets in panelling					
120	Ground Floor Rear Room New plug/lighting sockets					
121	Ground Floor Rear Room Large hole created for wiring and sockets near doorway					
124	Ground Floor Rear Room Ceiling surface mounted lighting into lath and plaster ceiling and cables installed					
130	New switches within cupboard adjoining entrance hall					
		Existing Electrical Installation 2017 Drawings; Plans and elevation of the interior (As 2017 works) 0919317/Su22, Su24, su26, Su28, Su30 Su32, Su34, Su36 and Su38 and Su40		In addition, the revised proposals will deliver a coordinated and considered approach to the siting of the new electrical fixings i.e. removing fittings in chimneybreasts and maximising the potential to utilise new fitted furniture to accommodate fixings.	In sensitive locations, where fixtures/fittings are required but cannot be accommodated in an appropriate manner within panelling or other wall finishes, it is proposed to utilise floor boxes. This approach will allow minimise visual impact and interventions into historic fabric, whilst maintaining the appearance of rooms/spaces.	The like-for-like repairs to traditional plasterwork and considered approach to panel repairs will also help to reinstate integrity to the appearance of historic rooms/spaces.
		Proposed Electrical Installation Drawings; Plans and elevations of the interior 0919317/Sk48, Sk49, Sk50, Sk51, Sk52, Sk53, Sk54, Sk55, Sk56, Sk57, Sk59 and Sk62		A number of options have been considered for the repair of panelling with the objective of maximising the retention of historic fabric and the maintenance of a coherent appearance to the panelled rooms.		In their own terms, the proposed works are an improvement upon the existing situation.
		Proposed Panelling Repair Drawings 0919317/ Sk45, Sk47, Sk50, Sk52, Sk58 and Sk61		On that basis, it has been determined that patch repairs are not technically feasible and will result in a piecemeal appearance to the panelled spaces, which is not consistent with their contribution to the architectural interest of the listed building.		In the context of the 2017 works, however, and in overall terms, this approach mitigates, to a degree, the harm arising from the damage associated with installing the electrical services and the consequential removal of historic fabric. These works will not, however, remove the adverse impact entirely and there will be a degree of residual harm to the building's special interest.
		Proposed M&E Coordination Combined Services drawing 0919317/Sk70, Sk71, Sk72, Sk73, and Sk74		It is, therefore, proposed to remove damaged boards comprising existing panels, where necessary, and replaced on a like for like basis. This approach strikes a balance between maximising retention of historic fabric and reinstating a coherent appearance to the panelled spaces.		
			In the ground floor rear room, the plaster walls forms part of the consistent Regency character; this is quite different from the panelled rooms, which characterise the early 18 th century spaces.	It is proposed to make good damage to lath and plaster wall finishes and ceiling on a like-for-like basis, where necessary		

135	Ground Floor rear entrance New switches fitted to ground floor rear doorway hatch recess. Sockets to be relocated			<ul style="list-style-type: none"> • Security alarm system. • Internet Wi-Fi system. 		Where they survive, the lath and plaster ceilings remain, they form part of the traditional construction techniques of the listed building, and contribute to its authenticity and have distinctive aesthetic qualities.	to maintain the appearance and integrity of the appearance of internal spaces.	
145	Basement Front Room Holes cut into the window reveals. These appear to be holes cut by electrical subcontractor in order to install window contacts. For security alarm			<ul style="list-style-type: none"> • TV. • Entrance Intercom system. • Personal alarm. 				
159	Socket cut into panelling in basement hallway opposite door to vaults			<p>Proposed Amendments to electrical installation as installed during June 2017 works room by room</p> <p>Third Floor Front Room:</p> <ul style="list-style-type: none"> • Remove 7no fitting in panelling. • Retain 1no fitting in skirting. • Retain switching in panelling. • Provide 3 no Floor boxes. <p>Third Floor Rear Room:</p> <ul style="list-style-type: none"> • Installation retained (Note above about floor replacement). <p>Second/Third Floor Staircase Half-Landing</p> <ul style="list-style-type: none"> • Remove/reposition 7No fused spurs switches and sockets in panelling location to be agreed in loft /boiler room. <p>Second Floor Front Room:</p> <ul style="list-style-type: none"> • Remove 11no Fittings in panelling. • Retain 4no fitting in hit and miss planks. • Provide 2no floor boxes. <p>Second Floor Rear Room:</p> <ul style="list-style-type: none"> • Remove all fitting 3no in plaster above dado and relocate in joinery. • Remove fitting 3no for TV centre of fireplace in plaster. <p>Second Floor Landing:</p> <ul style="list-style-type: none"> • Remove 5no fittings from panelling in bathroom corridor 				

			<p>relocate to plaster board wall.</p> <ul style="list-style-type: none"> Remove 1no socket in landing panelling. <p>First Floor Front Room:</p> <ul style="list-style-type: none"> Remove fittings 4No from skirting either side of fireplace and make good. Remove fitting to centre of chimney. Provide 2no floor boxes. <p>First Floor Rear Room:</p> <ul style="list-style-type: none"> Remove all Fitting 3no skirting to windows make good. Remove 1no Fitting centre of fireplace in plaster. Provide 1no floor box. <p>First Floor Landing:</p> <ul style="list-style-type: none"> Remove entry phone from landing panelling and relocate to plaster wall in rear room. Remove socket in panelling. <p>Ground Floor Front Room:</p> <ul style="list-style-type: none"> Remove 14no fitting in panelling. Retain 3no Picture light on panels on east wall. Retain 2no pendant lights. Provide 4no floor Boxes. <p>Garden Entrance:</p> <ul style="list-style-type: none"> Remove bank of fitting to shutter enclosure and relocate to Ground Floor Rear Room. <p>Ground Floor Rear Room:</p> <ul style="list-style-type: none"> Remove all fitting 5no in plaster above dado. Remove fitting 1no centre of fireplace in plaster. 				
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			<ul style="list-style-type: none"> Remove all ceiling mount light fittings. <p>Panelling Repairs It is proposed that panelling where fitting have been removed will be carefully repaired by cutting away the ovolo moulding to the edge of the panel so that that the panel can be taken out. Each board forming the panel will then be pieced in with new timber to match existing and repaired in a traditional manner. The panel will then be reinstated and the ovolo moulding reformed to hold the panel in place (see detailed drawing Sk45):</p> <ul style="list-style-type: none"> Third Floor Front bedroom: 6 No. panels to be repaired. Third floor utility 3 No. panels to be repaired. Third Floor landing 3 No. panels to be repaired. Second/Third Half Landing: 2 No. panels to be repaired. Second Floor Front: 6 No. Panels to be repaired. Second Floor Landing: 3 No. Panels to be repaired. First Floor Landing: 2 No. Panel to be repaired. Ground Floor Front Room: 11 No. Panel repairs. Garden Entrance: Piece in 1 No. panel backing to shutter box. 				
157	Basement Front Room Wiring going into rear elevation in vaults. Small circular hole cut	7.2	<p>Basement Electrical Works It is noted that the basement prior to the June 2017 works had been extensively altered.</p> <p>The additional internal walls were constructed of 20th century machine made bricks. The spine wall, inserted wall and generally the basement brickwork had been rendered with a waterproof cement render. The electrical installation in the basement area therefore has been chased into walls.</p> <p>As the render surfaces are not historic fabric and all making good has been in material similar to the specific location, it is proposed that these items of work do not harm the special interest of the listed building and are, therefore, acceptable.</p>	See Proposed M&E Coordination Combined Services drawing 0919317/Sk70	See earlier. The cupboard makes an overall minor positive contribution to the special interest of the listed building.	The lower ground floor has been extensively altered over the years and is comparatively less sensitive to further change. The majority of the electrical works at this level affects later and/or altered building fabric and is consistent with its character prior to commencement of the June 2017 works and the previously authorised alterations ⁵⁷ . Once completed, they will have no impact on the special interest of the listed building. The formation of a small hole in the existing brickwork is in a discrete location and does not impair an	The proposed works at basement/lower ground floor level will, in overall terms, preserve the special interest of the listed building.
158	Basement staircase Chasing into brickwork of cabling under stairs and use of cementitious plaster. Multiple locations						
160	Chasing into under stairs structure cement etc. and socket and use of cementitious plaster						
161	Chasing into brickwork and wall and new socket opposite stairs in basement and use of cementitious plaster						
162	New sockets throughout						

⁵⁷ Application ref.: 2016/3657/L

	basement hallway					appreciation of the special interest of the listed building.	
156	Basement Hall/Corridor Hole cut for trunking in historic cupboard sides and trimmed top edges within cupboard for rerouted services	7.3	Replacing and rerouting the electrical installation contained within the trunking will be technically challenging. The cables will be re-routed in the floor void and the cupboard will be repaired using like-for-like materials to reinstate the damaged areas.			The damage caused by the June 2017 works to the historic cupboards affects a relatively minor element of historic fabric. In order to rectify the damage caused by the electrical works, it is proposed to reroute the cables below the modern floor services and make good on a like-for-like basis to minimise impact.	

8.0 Kitchen installation and basement extract							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
N/A – new prop osals	Kitchen Design The installation of the kitchen has not been carried out and therefore there is no damage or unauthorised works associated with this revision	8.1	<p>Kitchen proposal</p> <p>The previous LBC⁵⁸ established that as a matter of principle, the kitchen could be relocated to the ground floor rear room. The character of the authorised kitchen was that the units were designed as freestanding individual units, legible as pieces of furniture within the room and did not compromise an understanding of its spatial qualities or appreciation of its aesthetic qualities.</p> <p>A set of detailed drawings showing the kitchen layout were approved⁵⁹ drawing ref: 1164/PL31. PL32, PL33 and PL34.</p> <p>The proposal in this application is to revise the detailed design of the kitchen 'freestanding' furniture. The proposed new kitchen follows the same principles of the approved drawings, with individual 'freestanding' Kitchen furniture of similar size and position as the approved design. The variations are in the detailed design and character of the units. It should be noted that all the units are designed to be free standing and have been detailed so that can be removed without damage to the historic fabric. Note: the kitchen furniture proposal is that the units will contain all services fittings and lighting installation there will be no ceiling lighting and the majority of the electrical fittings are contained within the proposed kitchen furniture.</p> <p>The sink range will be on legs and fixed into position. It is connected directly to plumbing supply, drainage and electrical supply. This is a similar arrangement to the approved scheme. The sink range will also incorporate the ventilation proposals detailed below.</p> <p>The rest of the pieces of furniture namely: Island Workbench, Drum Storage Cabinet, and Fridge Cabinet, are on lockable casters and</p>	See drawings of proposed kitchen KGA01 rc, KGArA, KGA06 rA, KGA08 rO, KGA09 rE, KGA11 rA, KGA13 rA, KGA30 rA	See earlier	<p>Whilst the detailed design is different from that previously approved, the kitchen units are treated as freestanding pieces of furniture and will allow an ongoing ability to appreciate the spatial qualities and decorative appearance of this room. The proposed kitchen units do not require the fixing of any element to the walls and have been treated in an architectural manner consistent with the quality of this part of the building. This approach avoids any interaction between the proposed kitchen units and the sensitive decorative fabric, which will be retained.</p> <p>Moreover, by incorporating lighting into the kitchen units, it means that all lighting can be removed from the ceiling. As a consequence, the integrity of the ceiling can be reinstated as part of an appreciation of the particular spatial and aesthetic qualities.</p>	The revised kitchen proposals will have no greater impact on the special interest of the listed building than the previously consented approach. In those terms, they will preserve the special interest of the listed building.

⁵⁸ Application ref.: 2016/3657/L

⁵⁹ Application ref.: 2016/3657/L

			lighting and power supply will be via a simply plug into floor boxes located under the furniture. The new proposed kitchen is shown on the following drawings prepared by Johnny Grey Kitchens: KGA 01 rC Kitchen Plans KGA 05 rA Fridge Cabinet KGA 06 rA Drum Cabinet KGA 08 r0 Services Plans KGA 09 rE Lighting armature KGA 11rA Extractor Drawing KGA 13 rA Sink Run KGA30 rA Island workbench				
170	New ducting for kitchen extract ducting to be re-routed into rear basement room. New plasterboard ducting fitted to basement ceiling of basement rear room	8.2	Kitchen extract The kitchen extraction, which was approved utilised the basement chimney flue and include ducting across the rear basement room. This has proved unworkable for technical reasons. The revised proposal is shown on the new kitchen proposal and shown on the Mechanical Services Installation Builders Work drawing 0919317/Sk75. The new proposal has the same impact as the approved scheme on the ground floor. It is proposed that the extract will pass into the basement cupboard B.18 from the rear basement room, through the existing hole in the brick work into Cloak Room B.20 and discharge through the current vent in the rear wall. This proposal is shorter, less complex and has a reduced impact on the historic fabric and spaces than the approved scheme.	See mechanical drawing s Kitchen drawings KGA 11rA And Proposed basement Mechanical services builders work plan Drawing 0919317/Sk75	See earlier	See earlier (Section 6.3 of Table 5.1)	See earlier (Section 6.3 of Table 5.1)

9.0 Basement: Proposed Builders Works							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
136	Internal walls damaged extensively during insertion of new services	9.1	Basement rear room - Rear Wall Remove installed dry lining boarding to rear wall of house, including removing steel sub-frame. Remove existing Newtonite cavity draining sheeting installed to rear wall of house. Rake out all brick joints to rear wall of house and make good brickwork where damaged by cavity lining system (allow for cutting out and replacing 50 bricks). Remove existing steel frame windows and insert and fix 2no box sash windows (Note already made and on site and approved in accordance with extant consents ⁶⁰ and Approval of Details ⁶¹). Prepare brickwork to receive new lime plaster internal surface to rear wall and window reveals. Plaster wall with 'Unilite' Lime plaster applied in three coats to average thickness of 25mm and decorate.	See drawing showing proposed basement builders works 0919317/Sk 81	See earlier. Prior to the June 2017 works, the rear room was a plain space, characterised by a modern (late 20 th century) kitchen fit out with a raised concrete floor.	The June 2017 works have impacted on a much altered and less sensitive part of the listed building. There has been damage to the existing brickwork, previously covered by modern plaster and fittings. The proposed works will repair the damaged brickwork and pointing, where required. The use of a lime plaster is consistent with the special interest of the listed building and performance of traditional fabric. Moreover, it is more appropriate than the previous modern wall finishes.	The proposed works are a traditional approach to repairs and will remediate the damage caused by the June 2017 works.
137	The new suspended ceilings in the basement are notably lower than previous.						
138	New walls inserted in basement are metal framed double plasterboarded.						

⁶⁰ Application refs.: 2016/3546/P and 2016/3657/L

⁶¹ Application ref.: 2017/1671/L

140	Modern ceiling replaced with plasterboard	9.2	French Drain to rear light well Break up concrete to lower external lightwell area. Lower external light well area by approximately 300mm. Lay land drain at reduced lightwell level and connect to drainage. Geotextile sheet and Back fill light well to Basement floor level with 20mm pebbles approx. 450 deep.	See drawing showing proposed basement builders works 0919317/Sk 81		The proposed French Drain will not impact on any historic fabric. Given the minor reduction in floor level, there will be no perceptible difference in the character of the rear lightwell. This is a traditional means of resolving damp/water penetration at lower ground floor levels and resolves a problem that the June 2017 works sought to resolve through the installation of a modern plasterboard system.	The proposed works will preserve the special interest of the listed building.
141	Former fireplace not opened up in line with LBC	9.3	Basement Rear Room Floor Extend floor construction approved for basement front room throughout the basement rear room. This work has been executed and is included in this LBC application to regularise the work. The proposed floor construction to the rear area will be as the basement front room and comprises of Galpor insulation with Limecrete slab and a stone finish. The floor finish throughout the basement rear room area will be as the approved stone sample of Purbeck Downsviein Hans Antiqued Stone ⁶² .	See drawing showing proposed basement builders works 0919317/Sk 81		The previous floor slab was modern concrete and of no heritage significance. Accordingly, there has been no removal of historic fabric that contributes to the special interest of the listed building. The proposed use of Limecrete is more appropriate than the previous concrete slab and will be consistent with the performance of traditional building materials.	These works preserve the special interest of the listed building.
142	Approved new partition built with a set back to the window rather than straight and at an angle	9.4	Basement Rear Room Ceiling Prior to commencing the June 2017, the ceiling was plasterboard. The June 2017 works installed a new double layer of plasterboard with skim finish. This was a like for like replacement of the ceiling to match the found and existing ceiling. This work has been executed and this application seeks to regularise the works			In light of the materiality of the previous ceiling, there has been no removal of positively contributing historic fabric as a consequence of the June 2017 works. The ceiling level is consistent with the previous character of this room and contribution of this altered space to the special interest of the listed building.	These works preserve the special interest of the listed building.
143	New MDF panelling added under window where it did not extend before	9.5	Basement Front Room Partition Install new partition wall between new front bedroom and corridor to new line as shown on builders work basement plan drawing SK81. The partition has been installed as shown on drawing SK81 and deviates from the alignment shown on the approved plans. This application seeks to regularise the wall as installed. Please note: the partition has been scribed around the panel and dado rail where it abuts the front wall	See drawing showing proposed basement builders works 0919317/Sk 81		The extant listed building consent ⁶³ established the principle that the front room could be divided by a partition. The proposed deviation is a minor change from the authorised approach and does not materially change the acceptability of the insertion of the wall. There has been no removal of historic fabric and is a reversible intervention in a previously highly-altered part of the listed building.	These works preserve the special interest of the listed building.
144	Cement render to opened fireplace in basement	9.6	Basement Front Room Fireplace Consent was given to unblock and open up the basement front room fireplace ⁶⁴ . Work commenced, however, during the process it was decided that the fireplace should remain blocked as the exploratory works	See drawing showing proposed basement builders works 0919317/Sk 81		The applicant was not required to implement the previously authorised works. It was determined that the hoped for benefits of re-opening the	These works preserve the special interest of the listed building.

⁶² Application ref.: 2017/1671/L

⁶³ Application ref.: 2016/3657/L

⁶⁴ Application ref.: 2016/3657/L

			indicated that the fireplace had been significantly altered and did not warrant being re-exposed. The stock brick wall blocking the fireplace opening has, therefore, been reinstated and the wall surface rendered with cement render and a plaster skim finish to match the original materials and adjacent construction. This application seeks to regularise this work.			fireplace that underpinned the previously authorised works could not be delivered and, on that basis, the applicant decided to reinstate the brick infill and plaster finish to the condition that existed prior to the June 2017 works.	
147	New metal framed suspended ceiling in hallway to hide M&E	9.7	Basement Front Room- Panelling Remove applied MDF dado height panel under windows. Carefully retain in position existing pre-works panelling and make good with like for like timber repair, where necessary. Make good plaster surfaces on a like for like basis where MDF panelling removed.	See drawing showing proposed basement builders works 0919317/Sk 81		The proposed works remove unfortunate elements of MDF panelling and makes good, as required. This will reinstate the appearance of this part of the basement front room, prior to commencement of the June 2017 works. The historic elements of panelling will be retained.	These works, once completed, will preserve the special interest of the listed building.
164	Ceiling replaced basement rear room	9.8	Hall and Stairway Ceiling Carefully take down and remove metal sub frame for metal plasterboard ceiling. Amend line or position of mechanical installation to reduce depth of ceiling void. Construct timber sub structure to create services duct and new ceiling suspended from existing floor. New ceiling to be lime plaster on riven chestnut lathing fixed to sub structure to match existing. Install intumescent fire barrier in ceiling void.	See drawing showing proposed basement builders works 0919317/Sk 81		See earlier (Section 6.3 of Table 5.1). The proposals reinstate a more appropriate form of ceiling, utilizing traditional materials. A ceiling level more consistent with this level of a traditional London terraced townhouse will be reinstated. In overall terms, they are an enhancement on the existing condition following the June 2017 works.	In their own terms, the proposals are consistent with the special interest of the listed building. Whilst they will ameliorate the harmful effect of the June 2017 works, they cannot entirely mitigate against the removal of positively contributing historic fabric. Accordingly, there will be a minor degree of less than substantial harm remaining.
165	Previous floor removed and new floor installed basement rear room	9.9	Rear Cloakroom Create new service void and duct for kitchen ventilation. Kitchen ventilation duct to pass through existing hole in brickwork and discharge behind existing external wall vent.	See drawing showing proposed basement builders works 0919317/Sk 81 and kitchen extract drawing KGA 11		See earlier in Sections 6 and 7 of Table 5.1.	See earlier in Sections 6 and 7 of Table 5.1.
166	New dry lining to rear, external wall						

10.0 Floorboard Repairs							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
39	Throughout 3 rd floor – Screwing of floorboards in regular intervals throughout boards. Some historic, some new.	10.1	Third Floor Front Room and Landing: Remove all screws fixing to floor boards. Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.	See Drawing showing example of pelleted floor board repairs 0919317/Sk 90	Throughout the property there are historic floorboards, which form part of the traditional	The application proposals will make good the visual impact caused by the modern screw fixings and will be fixed in a traditional manner. The floorboards will be retained and re-used in the rooms from which they originate.	The application proposals will reinstate a traditional, coherent appearance to the floorboards and spaces of which they

			<p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Oil floor.</p>		<p>means of construction and aesthetic of the rooms. It is also likely, based on traditional building techniques that the early 18th century floorboards were cut to fit the joists on which they were fixed.</p> <p>It is also likely that they reflect modifications associated with the early 19th century phase of modifications.</p>	<p>Where new floorboards are required, these will be prepared to match the existing, using appropriate materials and finishes to integrate with the historic examples.</p> <p>This approach will reinstate the integrity of the historic floor surface and their contribution to the overall aesthetic qualities of the rooms in which they form a part.</p>	<p>form a part. In those terms, they will mitigate the visual impact associated with the screw fixings installed as part of the June 2017 works. In those terms, they will preserve the special interest of the listed building.</p> <p>It is not, however, possible to mitigate the harmful effect associated with the re-siting of historic floorboards to the first floor, particularly having regard to the likely works of modification, which are likely to have obscured evidence of the traditional construction techniques. In those terms, there will be residual harm to the special interest of the listed building as a consequence of the June 2017 works.</p>
49	Historic floorboards from the rear study were relocated and reused to patch historic floors elsewhere at 1 st floor level	10.2	<p>Third Floor Rear room</p> <p>Recently installed floor boards square edge boarding. The proposals is to replace with varying width square edge pitch pine boarding see new floor structure proposal submitted under separate application for listed building consent.</p>				
65	Throughout 2 nd floor – Screwing of floorboards in regular intervals throughout boards	10.3	<p>Second Floor Front Room and Landing</p> <p>Remove all screws fixing to floor boards.</p> <p>Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.</p> <p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Oil floor.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk 90			
78	Second floor rear room floor boards replaced.	10.4	<p>Second Floor Rear Room</p> <p>Carefully lift and remove all new floor boarding to rear room.</p> <p>Denial all joists and prepare the floor structure to receive new boarding.</p> <p>Provide all necessary tapering firings/fillets to top of joist to establish flat plane for new boarding.</p> <p>Provide and fix varying width 22mm Pitch Pine square edge boarding all fixed with traditional flooring bradels.</p> <p>Oil floor.</p>		<p>In those terms, the historic floorboards make a positive contribution to the special interest of the listed building.</p> <p>The modern floorboards, previously installed, do not share the same degree of craftsmanship, historic value and aesthetic quality as historic examples and do not contribute positively to the special interest of the listed building.</p>		
95	Throughout 1 st floor – Screwing of floorboards in regular intervals throughout boards	10.5	<p>First Floor Front, Rear room and Landing</p> <p>Relay level and re-fix existing floor boards using traditional flooring bradels in existing holes.</p> <p>Remove all screws fixing to floor boards (Allow total 100).</p> <p>Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.</p> <p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk 90			

			<p>Allow piece in small area of missing or damaged boards (Allow 2sqM).</p> <p>Scrap all boarding to remove dirt and grim.</p> <p>Carefully stain in individual boards to match adjoining areas.</p> <p>Treat floors with Oil.</p>				
114	Throughout Ground floor – Screwing of floorboards in regular intervals throughout boards. Some historic, some new	10.6	<p>Ground Floor Front and Rear Room</p> <p>Most boarding has been retained un-disturbed.</p> <p>Lightly overhaul all boarding only and re-fix all loose boards using floor board bradels in existing holes.</p> <p>Any boards to be lifted to be re-laid in same position.</p> <p>Lightly treat all boards with wire wool allow for French polisher to adjust tone and colour match of boards and oil.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk 90			
127	One floorboard lifted. Retained and to be fitted back.	10.7	<p>Ground floor Front and Rear Room</p> <p>Remove all screws fixing to floor boards (Allow total 30).</p> <p>Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.</p> <p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Allow piece in small area of missing or damaged boards (Allow 1sqM).</p> <p>Scrap all boarding to remove dirt and grime.</p> <p>Carefully stain in individual boards to match adjoining areas.</p> <p>Treat floors with Oil.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk 90			

11.0 Third Floor Utility Room and other works							
Damage / unauthorised work		Proposed Works	Drawings/Information	Relative Significance	Comment	Impact	
59	Damage to timber panelling added at low level	<p>11.1 Wall panelling to west wall of utility room 3.</p> <p>Carefully take down bottom panel of partition wall, currently in two sections, repair panelling by piecing in panels in traditional manner to each board using softwood, carefully scribed and glued into position where damaged or electrical socket removed.</p> <p>Remove inserted battens and re-fix bottom panel in original location.</p>	<p>See drawings : 0919317/Su38, SK58, Sk59, Sk63 and Sk64</p> <p>As located on GA drawings 0919317/SK87</p>	The third floor utility room is a modest panelled room located in what was, historically, a low status 'service' space within the traditional hierarchy of a	The application proposals provide a considered basis to remediate the damage to the existing panelling (both historic and any associated with the 2017 works). The repair works will return the coherence of this early 18 th century panelled room.	The proposed panel repairs are of a traditional technique and will remediate the impact caused by the 2017 works. In those terms, these works will preserve the special interest of the listed building.	

60	Boarding fitted in front of panelling for fitting out of consented utility room cupboards	11.2	<p>Carefully remove all Third Floor Utility Room cabinets and utility installation. Remove all boarding and applied battens and expose paneled walls to east and south walls of utility room.</p> <p>Carefully take down paneling to east wall of utility room to facilitate panel repairs.</p> <p>Repair paneling by piecing in panels in traditional manner to each board using softwood, carefully scribed and glued into position where damaged or electrical socket removed.</p> <p>Re-fix repaired panelling in original position and complete panelling repairs to room.</p>		London terraced townhouse. It makes a positive contribution to the special interest of the listed building. The previous use and layout of this room restricted a full appreciation of this contribution.	The previously described panel repair works will be used to make good historic damage and any alterations associated with the 2017 works.	The repair works to the panelling are traditional and consistent with the special interest of the listed building. Whilst there may be a small degree of residual harm arising from the removal of historic fabric, the overall appearance and coherence of the panelling will be reinstated.
61	New plywood floor	11.3	Retain existing plywood floor in situ.	See drawings: Existing TF utility prior to 2017 works 0919317/SU38 Panelling repairs TF utility Room 0919317/SK58 Proposed TF elevation Utility room and landing 0919317/SK59 Proposed TF Utility plan and elevation 0919317/SK63 Proposed TF Utility room detail plans 0919317/ SK64		It is understood that the floor covering prior to the 2017 works was plywood and not of any heritage significance. Accordingly, it is proposed to retain the replacement plywood as a like-for-like replacement.	These works will preserve the special interest of the listed building.
62	Damage to panelling behind boxing on party wall		Install new free standing utility room units and work top. Note the new units are freestanding and will abut and be scribed to the repaired panelling. All servicing will be installed within the new installed utility room fittings. The upstand to the worktop will be formed from a board in front of the repaired panelling and this and the upper cupboards will be fixed to two battens fixed with screws to the panel muntin rail.			The previous utility room fit out did not expose or better reveal the qualities of the panelled interior. Now the full extent of the panelled interior is understood, the application proposals take the opportunity to deliver a more appropriate and reversible fit out that is consistent with the previous use of this space.	The revised treatment of the proposed kitchen units and utilities in this space is more consistent with its positive contribution to the special interest of the listed building. In those terms, it is an improvement on the previously existing situation and the previously authorised works ⁶⁵ .
N/A- new prop osals	Second to third floor staircase repair	11.4	<p>Carefully take down and remove existing plaster and lath soffit of staircase between second floor and third floor including half landing to expose under side of goings and risers, strings and carriages of staircase.</p> <p>Carry out traditional carpentry repairs by re-insert missing or loose hardwood wedges to goings and string of staircase to re-fix goings.</p> <p>Glue and re-fix all risers in position and provide and fix hardwood wedges where loose and missing. Prop all goings using new and existing wedges off staircase carriages to consolidate staircase. Install metal cleats between carriages and staircase trimmer at landing and half landing if joints are</p>	As located on GA drawings 0919317/SK87	The staircase is an integral part of the early 18 th century plan form and character of the core of the listed building. It also allows an understanding and appreciation of the traditional	This is a like for like repair structural repair of the historic fabric of the building intended to consolidate and retain an important and positively contributing element of the listed building. Whilst elements of historic plasterwork will need to be removed, this is required in order to secure the necessary repairs and long-term stability of this part of the staircase.	In overall terms, the works will preserve the special interest of the listed building.

⁶⁵ Application ref.: 2016/3657/L

			<p>loose to consolidate staircase structure.</p> <p>On completion of staircase repairs reinstate riven chestnut lathing and lime plaster soffit to staircase.</p>		<p>patterns of vertical circulation with a terraced townhouse. The staircase also has an important role in the structural performance of a listed building of this character/typology. In those terms, it makes a positive contribution to its special interest.</p>		
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Summary of Heritage Impact and Policy Review

- 5.8 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

“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.”

- 5.9 Section 66 of the 1990 Act imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.”

- 5.10 These statutory duties are reflected the Framework with respect to planning and the historic environment, which states that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations⁶⁶.

- 5.11 The significance of the heritage asset and the contribution made by setting to that significance, proportionate to the assets’ importance and sufficient to understand the potential impact of the application proposals on that significance has been outlined in Section 3. This is in accordance with the requirements of paragraph 189 of the Framework.

- 5.12 The detailed impact assessment (Table 5.1) clearly identifies and articulates the impacts of the 2017 works and the proposed package of works contained in the current application for listed building consent, consistent with the requirements of paragraphs 192 to 196 of the Framework.

- 5.13 The application proposals also include additional new elements, not part of the June 2017 works, where these relate to remedial works i.e. new kitchen units and installation of a French Drain. The analysis in this Section demonstrates that these works will preserve the special interest of the listed building.

- 5.14 The analysis demonstrates that the application proposals take appropriate opportunities to remediate, where possible and appropriate, any harmful impacts associated with the June 2017 works. The remedial works are carefully considered and consistent with the special interest of the listed building, performance of traditional building materials and in accordance with conservation policy and best practice. Accordingly, in their own terms, the proposed works contained in the current applications are an improvement upon the existing situation.

⁶⁶ DCLG, Revised National Planning Policy Framework 2018 – para.184

- 5.15 Where the analysis in this section demonstrates that the existing works are consistent with the significance of the listed building and will preserve its special interest, the application proposes their retention.
- 5.16 The application proposals also identify opportunities to deliver heritage benefits, where possible, which help to 'offset' some of the residual harm that may remain as part of the proposed remedial works:
- Revealing the previously obscured panelling in third floor kitchenette/utility room, through careful design of the proposed fittings, which have minimal fixings;
 - Repair of window architrave/shutter box to second floor bathroom; and
 - Targeted, necessary repairs to the staircase leading from second to third floors.
- 5.17 In addition, the works will help to ameliorate, to some degree, the adverse impact arising from the internal works associated with the June 2017 works. Notwithstanding the carefully considered approach to the application proposals, it is not possible to fully offset any harm caused by the removal of historic fabric during the 2017 works. Having regard to relevant policy, guidance and best practice, the individual elements and cumulative levels of harm would be less than substantial for the purposes of the Framework.
- 5.18 In those terms, and in light of the complex situation, the current proposals are consistent with the overall requirements of the Framework, as great weight has been placed on the desirability of sustaining and enhancing the significance of the listed building through carefully considered works of remediation and repair. In that context, some works within the current listed building consent application will preserve the special interest of the listed building, whilst others are heritage benefits for the purposes of the Framework. There are, however, likely to be some works where there will be a degree of residual harm remaining. In those circumstances, clear and convincing justification has been provided to demonstrate how best endeavours have been made to remove any harm in the first instance, then reduce and mitigate any residual harm. Whilst it will not be possible to entirely remediate the harmful effect arising from the previous removal of historic fabric as part of the 2017 internal works in all instances, the current application proposals are well-considered interventions, developed in conjunction with dialogue with Historic England and based on conservation best practice.

6. Summary and Conclusions

- 6.1 This Design, Access and Heritage Statement has been prepared by Turley Heritage and Butler Hegarty Architects on behalf of Lady Gavron, in support of proposals for a range of internal works at No.24 Church Row, Hampstead. No external works are proposed as part of this application for listed building consent.
- 6.2 No.24 Church Row is a grade II* listed building, which is located within the Hampstead Conservation Area. The list entry for the building is included at **Appendix 1**. No.24 Church Row forms part of a terraced row of properties and is still in its original use as a single family dwelling house.
- 6.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback.
- 6.4 Planning permission⁶⁷ was granted on 10th August 2016 for the following development:
“Replacement of non-original windows to rear elevation at ground and third floor levels.”
- 6.5 Listed building consent⁶⁸ was granted on 10th August 2016 for related works:
“Replacement of non-original windows to rear elevation at ground and third floor levels; installation of a kitchen within existing dining room at ground floor level; renewal of internal services; and other minor internal alterations.”
- 6.6 In undertaking works associated with the 2016 planning permission and listed building consent, some further additional works were undertaken, which came to the attention of Camden Council, at which time (June 2017) all works on Site ceased. In the subsequent period, the applicant has appointed a new design team, with extensive experience of working on historic buildings, and engaged in detailed discussions with Camden Council and Historic England to confirm how best to proceed. The applicant is committed to reversing, as far as possible, any harmful alterations undertaken to the building as part of the 2017 works.
- 6.7 This application for listed building consent relates to proposals for a range of internal works; some to remediate, as far as possible, the effects of 2017 internal works; others to retain existing elements that whilst not formally authorised but have an acceptable impact on the special interest of the listed building; and, others relating to proposed new works.
- 6.8 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building to 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.

⁶⁷ Application ref.: 2016/3546/P

⁶⁸ Application ref.: 2016/3657/L

- 6.9 Section 3 of this report assesses, on a proportionate basis, the significance of the listed building.
- 6.10 Section 4 provides an overview of the context and content of the current application proposals. In preparing the current proposals, the applicant has prepared a site-wide strategy in the form of 'Overarching Principles' and 'Remedial Strategy' to govern the detailed proposals to help to structure and inform decision-making on the individual aspects. These have been shared and discussed with Historic England and Camden Council.
- 6.11 The analysis at Section 5 demonstrates that the application proposals take appropriate opportunities to remediate, where possible and appropriate, any harmful impacts associated with the June 2017 works. The remedial works are carefully considered and consistent with the special interest of the listed building, performance of traditional building materials and in accordance with conservation policy and best practice. Accordingly, in their own terms, the proposed works contained in the current applications are an improvement upon the existing situation.
- 6.12 Where the analysis in this section demonstrates that the existing works are consistent with the significance of the listed building and will preserve its special interest, the application proposes their retention.
- 6.13 The application proposals also identify opportunities to deliver heritage benefits, where possible, which help to 'offset' some of the residual harm that may remain as part of the proposed remedial works:
- Revealing the previously obscured panelling in third floor kitchenette/utility room, through careful design of the proposed fittings, which have minimal fixings;
 - Repair of window architrave/shutter box to second floor bathroom; and
 - Targeted, necessary repairs to the staircase leading from second to third floors.
- 6.14 In addition, the works will help to ameliorate, to some degree, the adverse impact arising from the internal works associated with the June 2017 works. Notwithstanding the carefully considered approach to the application proposals, it is not possible to fully offset any harm caused by the removal of historic fabric during the 2017 works. Having regard to relevant policy, guidance and best practice, the individual elements and cumulative levels of harm would be less than substantial for the purposes of the Framework.
- 6.15 In those terms, and in light of the complex situation, the current proposals are consistent with the overall requirements of the Framework, as great weight has been placed on the desirability of sustaining and enhancing the significance of the listed building through carefully considered works of remediation and repair. In that context, some works within the current listed building consent application will preserve the special interest of the listed building, whilst others are heritage benefits for the purposes of the Framework. There are, however, likely to be some works where there will be a degree of residual harm remaining. In those circumstances, clear and

convincing justification has been provided to demonstrate how best endeavours have been made to remove any harm in the first instance, then reduce and mitigate any residual harm. Whilst it will not be possible to entirely remediate the harmful effect arising from the previous removal of historic fabric as part of the 2017 internal works in all instances, the current application proposals are well-considered interventions, developed in conjunction with dialogue with Historic England and based on conservation best practice.

Appendix 1: List Entry

NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR

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 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR

List entry Number: 1271917

Location

13A, HEATH STREET
NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR, 24-28, CHURCH
ROW

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: 11-Aug-1950

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: 476951

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2685NW CHURCH ROW 798-1/26/235 (South side) 11/08/50 Nos.24-28 (Consecutive) and attached railings to front and walls to rear

GV

II*

Includes: No.13A HEATH STREET. 6 terraced houses, No.28, now offices with basement restaurant. Probably built by 1720; refaced late C19 in Georgian style by Charles Bean King, a builder who specialised in Neo-Georgian work in Hampstead and whose office was at No.28. No.24: brown brick with red brick dressings. Slated mansard roof with segmental-arched dormers. 3 storeys, attic and basement. 3 windows. Early C19 doorcase with panelled pilaster strips and jambs, impost bands, roundels flanking arched entrance with keystone and cornice. Patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing; 1st floor central window with cut and rubbed brick fleur-de-lys, trade mark of CB King. Plain brick 1st floor sill band. Cornice. Lead lion mask rainwater head and pipe to right. INTERIOR: entrance hall now opened into ground floor rooms, but otherwise retaining the general pattern of two rooms per floor with rear closet set on landing as found in some neighbouring houses. Open string staircase with three twisted balusters per tread, decorated tread ends and fluted newels; ramped handrails are matched by the line of the dado in the full-height wall panelling. Flight from second to attic floor has turned, unfluted balusters. Ground floor front room with raised and fielded panelling, and bolection-moulded fireplace lined in faience tiles. Ground floor rear room in sumptuous early C19 style with curved doors in fluted doorcases, and corresponding canted bay set with fluted pilasters. Fluted decoration also to fireplace, which is lined with faience tiles. Rear closet on half landing with raised and fielded panelling. First floor front room has early C19 cornice and fireplace corresponding with the lowered windows. First floor rear room with c1820s cornice and fluted doorcases. Second floor front has two rooms, the larger retaining early C18 panelling with dado rail and early C19 fireplace and fluted cornice. The rear room at this level similarly treated. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to area with cast-iron overthrow having Windsor lantern to front. Brick walls to long garden at rear. HISTORICAL NOTE: home of the Victorian architect, GF Bodley. No.25: brown brick with red brick dressings. 4 storeys and basement. 3 windows. Architraved doorway with enriched console-brackets carrying cornice hood; radial patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing; 2nd floor central window extended upwards. Plain brick 1st floor sill band. Parapet. INTERIOR: not inspected but noted to retain turned baluster staircase on closed string with corresponding dado. Full panelling on staircase to second floor, with recessed moulded panels and box cornices. Most rooms fully panelled, and

retaining early C18 fireplaces. HISTORICAL NOTE: home of Wilkie Collins, author. No.26: brown brick with red brick dressings. Slated mansard roof with dormers. 3 storeys, attic and basement. 3 windows. Early C19 doorcase with fluted surround and cornice on paired brackets; round-arched doorway with pilaster-jamb, architraved head with keystone, radial patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing. Plain brick 1st floor sill band. Parapet with cornice. INTERIOR: survives particularly well, with plan of two rooms per floor and rear closet. Hallway with raised and fielded panelling, dado rail and box cornice; fluted pilaster archway gives on to broader staircase hall. Staircase with open string and twisted balusters, three per tread, and decorated tread ends. Fluted newels are matched by corresponding pilasters to dado height in the wall panelling. Full-height raised and fielded panelling to second floor, above this closed string stair with ovolo-moulded panelling and box cornices. Ground floor front room is fully panelled with dado, box cornice, shutters, and buffet arch the width of the room. Simple C18 fireplace surround lined with faience tiles. Ground floor rear room is fully panelled with dado rail and box cornice extending into closet area, and has C18 fireplace with unmoulded surround and carved dentil mantelpiece. First floor front room with full-height raised and fielded panelling, shutters, box cornice and dado, C19 fireplace surround to marble fillet. First floor rear room reached via double folding doors with H-shaped hinges, it has ovolo-moulded panelling that continues into closet, the main space with C18 fireplace and closet with one of C19. Second floor front room in two halves, both fully lined in ovolo-moulded panelling with box cornices, dado rails and shutters. The larger room has C18 fireplace lined with faience tiles. Second floor rear room fully lined with similar panelling and also with C18 fireplace and tiles.

Third floor front has two rooms, divided by horizontal boarding to dado height, and cupboards. Third floor rear room with simple square fireplace under separate shelves, horizontal boarding to dado height, and leads into closet with canted window containing heraldic glass. Some ovolo-moulded panels under cornices. Attic has single, compartmented room with C19 grate, reached via narrow stair with tiny C18 handrail. Basement staircase with turned balusters. Basement has plank doors, the front room with large kitchen fireplace under mantle shelf, and shutters. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to front and brick walls to long garden at rear. HISTORICAL NOTE: home of the Victorian architect George Gilbert Scott Jnr; son, (Sir) Giles born here 1880. Also of Lord Alfred Douglas from 1907. No.27: similar to No.25 but round-arched architraved doorway with enriched console-brackets carrying cornice hood, pilaster-jamb, architraved head with keystone; radial patterned fanlight and panelled door. Lead lion mask rainwater head to right. INTERIOR: not inspected but noted to retain turned twisted baluster staircase on open string with decorated ends in fully panelled staircase hall. Ground floor front room fully panelled with marble fireplace and cast-iron grate, decorated overmantel, box cornices and dados. Fully panelled first floor front room with box cornices and dado rail, and bolection moulded fireplace. SUBSIDIARY FEATURES: cast-iron railings to area but left of door, rare survival of C19 wooden post and rail surround. HISTORICAL NOTE: home of George du Maurier whose son (Sir) Gerald was born here, and home of the folk song & dance expert, Cecil Sharp. No.28: yellow stock brick. Slated roof with dormers. 3 storeys, attic and basement. 3 windows wide, with left-hand entrance similar to No.27. Gauged brick cambered arches to slightly recessed sashes with exposed boxing. Entablature fascia at 1st floor level where oversails adjoining No.13A Heath Street, with two windows (taller and wider) and two window returns to Heath Street. Stone cornice. On left-hand angle, a late C19 elaborate lamp bracket of foliated scroll design with central floral feature, with Nico lantern. INTERIOR: late C20 door leads to panelled hallway with Corinthian pilasters and turned baluster stair with barley-sugar twists. Ground floor panelled with box

cornices and bolection-moulded fireplaces. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

HISTORICAL NOTE: during 1850s a Catholic school, 1860s a Home for the Rescue of Young Women, 1870s a Female Servants' Home, 1890s CB King the builder's office, home of the artist Muirhead Bone, author Compton Mackenzie and in 1908 became the office of the Women's Co-operative Guild and Margaret Llewelyn Davies.

CAMDEN

TQ2685NW HEATH STREET 798-1/26/235 No.13A 11/08/50

GV II*

See under: Nos.24-28 and attached railings to front and walls to rear CHURCH ROW.

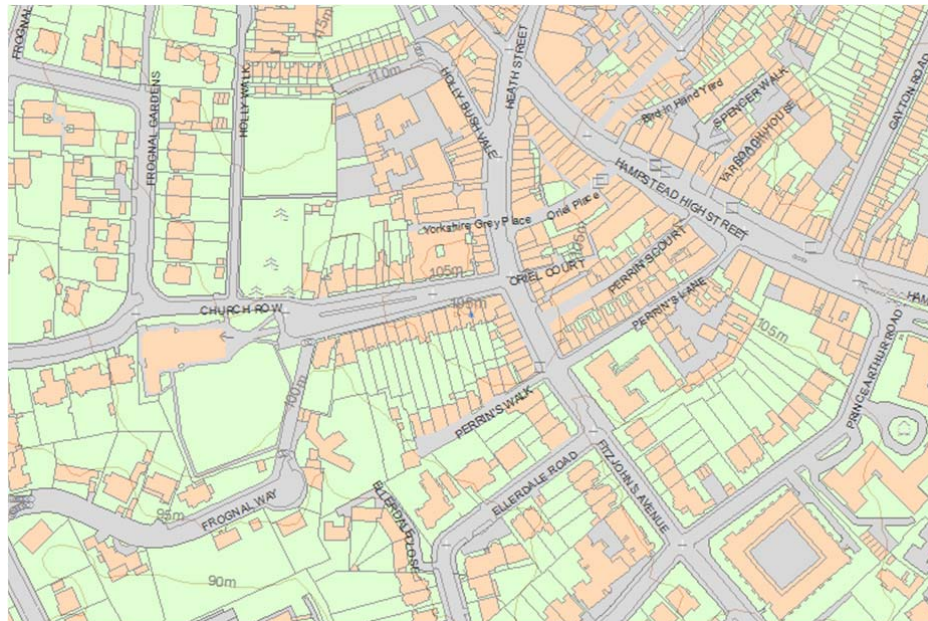
Listing NGR: TQ2636285635

Selected Sources

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

National Grid Reference: TQ 26347 85633

Map



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Appendix 2: Statutory Duty, Planning Policy and Best Practice Guidance/Advice

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.”

It has been confirmed⁶⁹ that Parliament’s intention in enacting section 66(1) of the 1990 Act was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas⁷⁰. The Secretary of State has confirmed⁷¹ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

National Policy

Revised National Planning Policy Framework (July 2018)

The Government published the revised National Planning Policy Framework in July 2018.

Paragraph 184 confirms the broad scope of heritage assets and the underlying rationale that they should be considered in a manner appropriate to their significance:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

⁶⁹ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

⁷⁰ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

⁷¹ APP/H1705/A/13/2205929

Paragraph 189 sets out the requirements for an applicant when their proposals affect the significance of a heritage asset:

“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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.#2

Paragraph 190 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 192 identifies matters that local planning authorities should take account of in the determination of applications:

“a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 193 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, irrespective of the degree of potential harm to its significance. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 194 confirms that any harm or loss to a designated heritage asset requires clear and convincing justification. It also provides clarity on the basis for considering substantial harm to designated heritage assets:

“Any harm or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 195 relates to substantial harm to designated heritage assets and states:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 196 is engaged when proposals would cause less than substantial harm to the significance of a designated heritage asset:

“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, where appropriate, securing its optimum viable use.”

Paragraph 198 confirms that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 199 relates to the process of proportionate recording and improving understanding of the significance of any heritage assets that may be lost:

“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”

The Development Plan

For the purposes of this report, the Development Plan for the London Borough of Camden comprises the London Plan 2016 and the Camden Local Plan 2017.

The London Plan – Incorporating Further Alterations to the London Plan, 2016

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London

Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011. In March 2016, the Mayor published the Housing Standards and the Parking Standards MALPs; from this date these alterations are operative as formal alterations to the London Plan and form part of the development plan for London.

Policy 7.8 - Heritage Assets and Archaeology, states that:

“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 ...”

Camden Local Plan, 2017

The Local Plan was adopted by Camden Council on 3rd July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the Borough.

Policy D1 (Design) provides overarching guidance on the Council’s approach to securing good design in the Borough and states, with regard to built heritage:

“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;”

Policy H2 (Heritage) provides detailed guidance on assessing proposals affecting heritage assets:

“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, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

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.

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.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including nondesignated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset."

Other Material Considerations

NPPG: National Planning Policy Practice Guidance, 2014

National Planning Practice Guidance 2014 has been issued by the Government as a web resource and living document, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.

The NPPG 2014 helps to define some of the key heritage terms used in the Framework. With regard to substantial harm, it is outlined that in general terms this is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special interest. Optimum viable use is defined in the NPPG as the viable use likely to cause the least harm to the significance of the heritage asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

Public benefits are also defined in the NPPG 2014, as anything that delivers economic, social and environmental progress as described in the Framework. Public benefits should flow from the proposed development, and they may include heritage benefits.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings, 2010

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 9 and 10, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.”

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by English Heritage (now Historic England) in 2011. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- (i) Understand the significance of the affected assets;
- (ii) Understand the impact of the proposal on that significance;
- (iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
- (iv) Look for opportunities to better reveal or enhance significance;

- (v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- (vi) Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic England, Conservation Principles: Policies and Guidance, 2008

This guidance document sets out Historic England’s approach to making decisions and offering guidance about all aspects of England’s historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its “heritage values”:

“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.

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.’ (Paras. 30-60)”

Historic England Advice Note 2: Making Changes to Heritage Assets, 2016

This advice note illustrates the application of the policies set out in the Framework in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets, including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. The contents of this advice note were first published as part of the Planning Policy Statement 5 Practice.

Camden Planning Guidance SPD 2011

The London Borough of Camden’s planning guidance provides further information on the application and implementation of policies contained with the Development Plan. The guidance contained within this document is broadly compliant with the relevant policy framework and best practice outlined in this appendix and as such is noted here for the sake of completeness only.

Appendix 3: Historic England Pre-Application Feedback (18th April 2018)



Historic England

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18 April 2018

Dear Mr Butler

Pre-application Advice

24 CHURCH ROW, CAMDEN

Thank you for your email of 1 March 2018 requesting pre-application advice regarding the proposed replacement of the third floor structure at 24 Church Row. It was very useful to discuss these proposals with you on 7 March.

Historic England wrote to you on 5 December 2017 providing detailed advice regarding the significance of the building and our view regarding the proposed approach to remedial works and alterations to this Grade II* listed building. We also wrote to you on 30 January 2018 providing advice on external envelope works. This response follows on from these letters and discussions held on site on 6 December 2017, and the advice below has been informed by internal discussions held with relevant expert Historic England officers.

Historic England Advice

The current proposals relate to the proposals to the second package of works proposed as part of the thematic approach set out in the remediation strategy. These works specifically relate to the repair and remediation works of the floor structure at third floor level, resulting from the unauthorised removal of the original floor structure to the rear room, which also included the removal of historic floorboards and lath and plaster ceiling and cornice to 2nd floor room below. Further proposals relating to other packages of works set out within the thematic approach will be submitted for review as detailed proposals emerge.

Proposed floor replacement

Overall, Historic England is supportive of the proposed approach as set out in the 'Initial Proposals' document and associated drawings prepared by Butler Hegarty Architects. We welcome the detailed consideration of a series of options (A-D) to address, as far as possible, the harm caused to the building resulting from the



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previously unauthorised works. We agree that option C is the most appropriate solution in the present circumstances and welcome the detailed approach set out with regards to the structure, installation sequence, joints, timber species and new ceiling below.

Due to the irreversible nature of the unauthorised works, the loss of original fabric and authenticity cannot be fully covered through the proposed remedial works. However we consider the proposed interventions to be a carefully considered and pragmatic solution that restores some of the building's integrity and demonstrates conservation best practice in the context of this complex situation.

We do not support the use of varied width tongue and groove (T&G) boarding for the proposed replacement floor. Our strong preference would be for varied plain edged boarding to be used. We do not anticipate T&G boarding to be a Building Control requirement to safe guard fire integrity (see below).

We consider that some additional details should be added to the drawings to ensure the highest possible quality of execution of repairs, namely the following:

- That a galvanised steel angle (minimum dimensions 50x25mm) should be added to the proposed brick arch below the hearth, as shown on dwg no.0919317/Sk43. This is to ensure that slippage of the arch does not occur at the junction with the joist.
- The material proposed for the pegs should be specified on the drawings

Regarding the consent processes relating to the issue of the replacement of the floor, Historic England does not consider it to be appropriate for this element of work to be submitted as part of any future listed building consent applications. Instead we would recommend that this issue is dealt with as remedial works as part of the enforcement procedures, with agreed reached in writing with LB Camden on this basis.

Fire proofing

Historic England's Fire Officer has advised that it would not be a Building Regulations requirement to provide one hour fire resistance within the new floor compartment. As the property is, and will remain, a single unit domestic dwelling, the requirements will be focussed on the requirement to meet current standards for providing a safe means of escape and sufficient protection within the staircase compartment.

However, we acknowledge that the current situation provides an opportunity to upgrade the fire resistance of the third floor rear room floor, and consider the proposed 'Envirograph' product to be an effective solution in this instance. The new lath and plaster ceiling and floor covering will also provide some additional fire protection; the lath and plaster ceiling, in line with the 'Bath Modified Hour' tests carried out in the



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1960s and adopted into building regulations, should provide up to 30 minutes fire resistance.

We recommend that a fire strategy is discussed in detail with the LB Camden Building Control to understand if any additional alterations will be required to doors and walls around the staircase compartment.

Alternative kitchen proposals

In our view, the proposed further alternative designs for the kitchen furniture of a similar size and location to the previously approved proposals are generally acceptable, with the exception of the proposed central hanging lighting. The proposed ventilation/extract system should be clarified and justified and included in any future applications for listed building consent. We recommend that the details are discussed in detail with LB Camden.

Electrical services

We welcome further discussion regarding the electrical services installation and associate repair works to damaged historic fabric, however are encouraged by the proposals discussed at the meeting of 7 March. Damaged panelling should be properly repaired to best recommended practice, with the following principles applied throughout the staircase and principal rooms on the ground, first and second floors:

- Fittings to the centre of chimneystacks should be removed.
- Fittings in panelling should, where possible, be removed.
- Fittings should be contained in the new joinery where possible.

Next Steps

Historic England is encouraged by the progress made to date and is generally supportive of the detailed proposals provided by the project team within this pre-application submission. Following this letter, we will issue an invoice for the work undertaken to date as part of the extended pre-application, in line with the terms agreed in December 2017.

Thank you again for consulting Historic England regarding your developing proposals. We look forward to receiving further detailed information as part of on-going discussions.

Yours sincerely

Sarah Freeman



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Historic England

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Inspector of Historic Buildings and Areas
E-mail: sarah.freeman@historicengland.org.uk

cc: Marc Timlin (Turley Associates)

24 CHURCH ROW, CAMDEN
Pre-application Advice

Information Provided

Initial Proposals for Third Floor Remediation (07/03/18); Butler Hegarty Architects existing and proposed drawings; product specification for 'Product 53 Envirgraph Under-Floor Fire Barrier'; updated list of unconsented works; approved and proposed kitchen drawings.



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