

# Heritage Statement

**Reference:**

NW1 7RY

**Applicant:**

Ms Deevska

50b Delancey Street  
London  
NW1 7RY

**Date:**

18/09/2018

**Agent:**

Zanoply Ltd

- The property is a mid-19th Century 3 storey building with a lower ground floor.
- The building is Grade II listed and falls within the Camden Town Conservation Area which is one of 39 within the borough.
- The properties from 40 to 60 Delancey Street were listed on the 14th May 1974 and include the external railings.
- The Camden Town Conservation Area was designated on the 11st November 1986 and the boundary was extended in 1997.
- The Conservation Area has been divided into 2 sub-areas: commercial and residential; the property falls within sub-area 2 residential.
- The area has attracted a large group of writers and artists such as the late Mr Dyland Thomas who was a resident of 54 Delancey Street from 1951 to 1952 and together with the Romany caravan, it encouraged the listing of buildings.
- The listing primarily covers the following architectural features:
  - Yellow stock brick with rusticated stucco ground floors.
  - Continuous stucco cornice and blocking course; the cut of of number 40, 50 and 60.
  - 2 sets of windows in the front elevation with architraved sashes and console-bracketed cornices on the first floor with cast-iron balconies.
  - Doorways have stucco pilasters carrying entablature: pilaster-jambs carrying cornice-heads, over-lights and panelled doors.
  - 40 Delcaney Street has a timber shopfront on a splayed corner with pilasters carrying an entablature with projecting cornice; shop window altered but having a panelled dado below. 2-window return
- The listing secondarily cover the following architectural features:
  - Attached cast-iron railings with cone finials.
- The black glossy railings on ground level and the balcony are characterized with acorn, fir cone that are fleur-de-lys shaped.

- The front and rear elevation does not fall within a protected focal area.
- The buildings internal features and/ or layout has not been specified within the listing.
- The proposed seeks to increase internal ventilation within the property and in particular the kitchen and bathroom by updating the 2 x windows in the rear elevation to include ventilation whilst respecting the policies set forth within the Camden Town Conservation Area Appraisal and Management Strategy, CS14 of the Camden Local Development Framework Core Strategy and DP25 of the Camden Local Development Framework Development Policies.

