

Jones Lang LaSalle Incorporated

Heritage Statement

No. 26 Chalcot Crescent, LB Camden, NW1 8YD

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Contents

- 1 Introduction..... 2
- 2 Heritage Assets..... 5
- 3 Significance..... 5
- 4 Assessment of Proposals..... 13
- 5 Conclusion 19
- Appendix A: Legislation, Planning Policy and Guidance 20
- Appendix B: Statutory List Descriptions 37
- Appendix C: Primrose Hill Conservation Area Map..... 40
- Appendix D: Historic Mapping 48
- Appendix E: Miscellaneous Historic Research 48

1 Introduction

Overview

- 1.1 This Heritage Statement has been prepared by JLL Heritage on behalf of David Walsh. It supports a planning and listed building consent application proposing the redevelopment of No. 26 Chalcot Crescent, LB Camden, NW1 8YD, henceforth referred to as the 'site'.
- 1.2 The 'site' forms a grade II statutory listed, double fronted, three storey (+ basement), mid-terraced building. It sits within a wider terrace and crescent of grade II statutory listed buildings located in Primrose Hill conservation Area.
- 1.3 Paragraph 189 of the National Planning Policy Framework (NPPF) 2018 sets out the information requirements for determining applications which have the potential to impact on heritage assets, stating 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.'
- 1.4 In response to the NPPF, section 2 of this Heritage Statement identifies the heritage asset(s) which may be affected by the application proposals. Section 3 identifies the historic development of the site/immediate area, subsequently informing proportionate statements of significance for the heritage asset(s) identified. These are relative to the scale, nature and potential effect of the application proposals, subsequently seeking to inform the scope and rationale of the proposed scheme. Section 4 and 5 of this Heritage Statement set out the proposals and draw a conclusion to any potential impact (or otherwise) on the identified built heritage asset(s).
- 1.5 The Heritage Statement is completed in accordance with the Historic England good practice guidance set out in Appendix A. All assessments of impact address the statutory duties included with the 1990 Planning (Listed Buildings and Conservation Areas) Act and national and local policy for development that has the potential to impact on designated heritage assets - also included within Appendix A.
- 1.6 The Heritage Statement should be in conjunction with the Planning Statement (Paradigm Planning 2018) as well as all other documents submitted as part of the planning and listed building consent application. It forms part of a suite of supporting submission documents which include Drawings and a Design and Access Statement.
- 1.7 A statutory list description for No. 26 Chalcot Crescent is included within Appendix B, a map of Primrose Hill Conservation Area is in Appendix C, historic mapping is in Appendix D, miscellaneous historic research is Appendix E, and existing site photography is included within Appendix F.

2 Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in the planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*¹

Heritage Assets (designated and non-designated)

2.2 A Designated Heritage Asset is identified by the NPPF as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*²

2.3 Designated heritage assets are identified as having a level of special architectural and/or historic interest (of national significance) to justify designation. There are then particular procedures in planning decisions (identified within Appendix A – please read) to ensure that their special interest is preserved or enhanced.

2.4 The NPPF also identifies that heritage assets not only include those which are designated (often with statutory protection) but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designations, for the purposes of the NPPF, are considered to constitute non-designated heritage assets (of local significance).

2.5 Non-designated heritage assets are identified as having a level of local significance to justify designation. There are then particular procedures in planning decisions (identified within Appendix A – please read) that ensure the impact of a proposed development on non-designated heritage assets is appropriately weighed in making a planning decision.

Identification of Heritage Assets

2.6 No. 26 Chalcot Crescent forms part of a terraced group of townhouses (comprising nos. 24-46 Chalcot Crescent) which were added to the statutory list at grade II under one entry on 14-May-1974. Additional grouped list entries for grade II statutory listed buildings feature within Chalcot Crescent, making up the wider street scene. These include nos. 1-17, 19a, 19-27, 29-39-, 39b – 39c (all odd) and 2-22 (even). The list entry for No. 26 Chalcot Crescent is available in Appendix B.

2.7 The site is located within sub-area 3 of Primrose Hill Conservation Area. The conservation area was first designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. *Primrose Hill Conservation Area Statement* (adopted December, 2010) provides an assessment of the historic development, character and appearance of the area, setting out its perceived special architectural and historic interest. A map of the Primrose Hill Conservation Area is included in Appendix C.

2.8 There no non-designated heritage assets which will be impacted by the works.

¹ NPPF (2018) Annex 2: Glossary (p.67)

² NPPF (2018) Annex 2: Glossary (p.66)

Summary of Heritage Considerations

- 2.9 The key heritage considerations in relation to this planning and listed building consent application will be the impact of the proposed scheme on the special architectural and historic interest or 'significance' of both No. 26 Chalcot Crescent and Primrose Hill Conservation Area by virtue of the proposed internal and external works to No. 26 Chalcot Crescent.
- 2.10 The special architectural and historic interest or 'significance' of these two designated heritage assets have been included for further assessment within this Heritage Statement. This assessment will then support the analysis of any potential impact of the proposals on the special architectural and historic interest or 'significance' of each designated heritage asset.

3 Significance of Heritage Assets

Significance and Special Interest

3.1 The significance of a heritage asset is defined within the glossary to the NPPF as:

*'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*³

3.2 The setting of a heritage asset is defined within the glossary to the NPPF as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*⁴

3.3 Listed buildings are a statutory designated heritage asset and, for the purposes of the NPPF, are referred to as designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department for Culture, Media and Sport publish the *'Principles of Selection for Listed Buildings (2010)'* which is supported by thematic papers, *'Listing Selection Guides'*, based on building type, which give more detailed guidance on criteria for inclusion and significance.

3.4 Historic England has published *'Conservation Principles, Policies and Guidance' (2008)* which, whilst now under review, identifies four types of heritage value that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Historic England has also published *Good Practice Advice Note 3 (GPA3): The Setting of Heritage Assets (December, 2017)* which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

3.5 Conservation Areas are a designated heritage asset identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published *Historic England Advice Note 1 (HEA1): Conservation Areas (February 2016)*. This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management.

3.6 *Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)* provides information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

³ NPPF (2018) Annex 2: Glossary (p.71)

⁴ NPPF (2018) Annex 2: Glossary (p.71)

- 3.7 *Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March, 2015)* provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that ‘development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.’
- 3.8 Legislation regarding areas of special architectural and historic interest (conservation areas) is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 69 of the Act, which states that a Conservation Area is an “area of special architectural or historic interest, the character and the appearance of which is desirable to preserve or enhance”. Adding, it is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.
- 3.9 Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.
- 3.10 The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 3.11 Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their settings.

Assessment

- 3.12 The following paragraphs set out the history and development of the ‘site’ and surrounding heritage assets, subsequently informing the statements of significance for these heritage assets. The statements of significance are proportionate to the importance of the assets and to the potential impacts of the proposals.

History and Development – Primrose Hill Conservation Area and Chalcot Crescent

- 3.13 The *Primrose Hill Conservation Area Statement* (adopted December, 2010) provides detailed analysis of the area’s history and development. It notes that up until the mid-19th century the area covered by the Primrose Hill Conservation Area was open fields with small lanes running alongside. Adding, that the existing Conservation Area is primarily located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate.
- 3.14 When the development of the area began in the mid-19th century this was in response to the increase in London’s population and trade offerings. The first example of major development in the locality was Regent’s Canal, which linked the Grand Canal Junction at Paddington and London Docks. Its realisation in 1820 was followed by the building of the London and Birmingham Railway in the 1830s. Subsequently proposals to develop Lord Southampton’s land for housing where born and an estate was envisaged of large suburban villas with substantial gardens.

- 3.15 The estate was developed in the 1840's and was sold in freehold portions for development. A sale map (see Figure 2, Appendix D) shows a grand estate consisting of large semi-detached and detached villas located in generous gardens. The layout reflects the current street pattern of the area and incorporates the sweeping curves of the villa development with the addition of a formal intersection and garden at the centre and retention of the Chalk Farm Tavern gardens (which were a relic from the 17th century).
- 3.16 The purchasers of the Southampton Estate included entrepreneur builders, wealthy citizens and the Crown commissioner. Development of the buildings occurred sporadically throughout the 1840s, with the majority of development concentrated around Regent's Park and towards Camden Town. Typically, these developments took the form of villa style properties set in their own grounds, or grand terrace compositions with formal landscaped areas. The realised development differed considerably from that shown in the original plans for the area. The houses were much less grand and the pattern of development much denser than had been envisaged.
- 3.17 The importance of the railway grew throughout the 19th century. As powerful train engines were bought into use, large railway sheds were erected alongside Gloucester Avenue and the track area increased in size. As a consequence of the growth of the railway and associated commercial premises/activities, noise, vibration and smoke pollution increased. This was at the expense of the surrounding environment. It quickly became apparent that grand villas could not be placed near the railway line and instead, simple terraces were erected in Gloucester Avenue and adjoining streets.
- 3.18 By 1860 the development of villa style properties had extended along Regent's Park Road, opposite Primrose Hill Park. Elsewhere, the large villas had been abandoned for more formal terrace compositions following a variety of styles and small terraces of railway workers cottages were erected to the rear of Chalcot Road. The new layout included symmetrical terraces, St George's Terrace and Chamberlain Street, a formal square, Chalcot Square, and a sweeping crescent, Chalcot Crescent (the latter including the site and constructed in 1851). The latter is particularly of note as the crescent sweeps gracefully to its east side at the expense of the quality of individual buildings, which are shallow in depth and have small rear garden spaces. Such variety of layout reflects the architectural fashions of the time, whilst the compromises to layout may indicate competitiveness between the architects and conflict between the new landowners.
- 3.19 By 1870, the Southampton Estate land had been largely developed. Whilst the wide roads of the villa layout were retained, the density of development, particularly in the later phases, was significantly higher than originally intended, particularly in locations close to the railway line. The Chalk Farm Tavern gardens had been built upon and the large circular garden space to the centre of the estate was lost. Further streets and mews buildings were introduced to the planned layout, such as Kingstown Street (then Fitzroy Place), Edis Street (then Eton Street) and Egbert Street. These later developments were of regular town-style residential terraces. At the rear of these properties, the long villa gardens were exchanged for small gardens backing onto industrial units or stables.
- 3.20 Manufacturing and the arts played a large part in the development of Primrose Hill Conservation Area. Alongside Camden Town and Kentish Town, the Primrose Hill area became a centre for piano manufacturing. Notable manufacturers included J Spencer and Co, which were located at the end of Egbert Street, John and James Hopkinson, located in Fitzroy Road (to the rear of the site), and Collard and Collard, located on the corner of Gloucester Crescent and Oval Road. The area became well known for its association with the arts, and in 1877 a group of 12 artists studios, the "Primrose Hill Studios", were erected by Alfred Healey to the central block behind Fitzroy Road. The studios have housed a number of famous artists including Arthur Rackham, illustrator, and Henry Wood, conductor.

- 3.21 Other uses incorporated into the area in the 19th century included a boys home, located on the corner of Regent's Park Road and Ainger Road, St. Marks Church in St. Mark's Square, Primrose Hill Primary School in Princess Road and various shopping parades to Regent's Park Road, Gloucester Avenue, Princess Road and Chalcot Road.
- 3.22 The final built form of the Conservation Area varied considerably from what was originally intended by the Southampton Estate planners – the realised estate is depicted on an Ordnance Survey map of 1871-1880 (see Figure 3, appendix D). The deviation was due to a number of factors, although principally this can be attributed to the neighbouring railway line which had a significant impact upon the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into disrepair, as the poor state of the environment discouraged investment. This was a trend that was only reversed on electrification of the railway line in the 1970s. Other factors included the increased pressure for development due to the fast growth of London, changing architectural tastes and the differences in land ownership across the Southampton freehold.
- 3.23 In the 20th century, the estate experienced a number of changes. World War II bomb damage required substantial repairs to a number of buildings, whilst others were completely destroyed. Redevelopment of bomb sites occurred throughout the latter half of the 20th century, introducing additional layers of architectural and historic development.

Summary

- 3.24 Chalcot Crescent forms a narrow street flanked by terraced housing thought to have been built by J. Burden c.1850-1855. The dense architecture and streetscape deviates from the original Southampton Estate design concept which envisaged generous streets with villa development and associated garden/green space throughout the majority of what is now Primrose Hill Conservation Area.

No. 26 Chalcot Crescent – Site History and Development

- 3.25 No. 26 was constructed between 1850 and 1855 as part of a densely packed crescent of terraced dwellings. It was developed following the sale/lease of land owned by Lord Southampton to speculative residential developers in the 1840s. The building deviated from those initially envisaged within Southampton's vision for the area, which was one of villas set in generous plots and wide streets initially as depicted in the Southampton Estate sale map (see Figure 2, Appendix D) of 1840.
- 3.26 No original drawings for the building exist, but it is assumed that No. 26 comprised a three storey (+ attic and basement), double fronted (three bay), mid-terraced building which was brick built and rendered. It was shallow in depth, included light wells and vaults to the front and a short courtyard and small triangular scullery located with a single basement storey to the rear. From the research completed, it appears that neighbouring buildings in the terrace (notably No. 28) were also historically built with single storey variations of the scullery, often later extending these to include a second storey accessed from ground floor level above (as is evident at No. 26 today).
- 3.27 No. 26 Chalcot Crescent is first depicted on an Ordnance Survey map of 1871-1880 (see Figures 3 and 4, appendix D). It can be located directly to the west of the Pianoforte Manufactory situated on the western side of Fitzroy Road. The factory, owned by John and James Hopkinson, was established in 1867 and extended thereafter.

- 3.28 Single storey buildings within the piano factory complex can be seen abutting the rear of the site in all historic mapping, including an Insurance Plan of 1900 (see Figure 11, Appendix E) and the aerial image c.1925 (see Figure 12, Appendix E). The factory and possibly those buildings abutting the site were enlarged in the early-mid-20th century and this relationship remained until parts of the factory were demolished in the late-20th century (as part works completed to repurpose it as flats in c.1980). The proximity and relationship to the factory certainly created a more enclosed or less private rear outlook for part of No. 26 up until the late-20th century. This is undoubtedly the reason that the southern half of the rear façade of No. 26 (which looked onto the busy main yard space of the piano factory) is simple and unembellished today, featuring small modern casement windows, perhaps providing a degree of privacy. Conversely, large period sash windows are visible the northern half which, perhaps, would have looked onto the rear courtyard of No. 26 (a more generous and private space) with factory roofs beyond.
- 3.29 The Ordnance Survey Maps (see Figures 5-8, Appendix D) indicate that nothing of note occurs within the site boundary from 1896 onwards. It should however be observed that the scale of these Ordnance Survey Maps limits the ability to fully analyse any changes made to the site during this period. It is for this reason that detailed research and analysis of the property's archival drainage plans and drawings has been completed.
- 3.30 The first detailed depiction of the floor plan of No. 26 Chalcot Crescent (basement level only) is provided by a Drainage Plan of 1894 (see Figure 9, Appendix E). Whilst limited in extent, it does highlight that the backyard originally extended further back than today. The Drainage Plan also shows plan form and circulation routes at basement level, including depicting the location of an internal basement stair (no longer present). It also provides evidence of the various uses of spaces at this point. To the rear of the house was a scullery and courtyard, centrally the larger rooms were utilised as a kitchen and a parlour, whilst a long cellar was included to the front of the property, with flanking lightwells and storage vaults. At this point each lightwell was directly accessed via the kitchen and parlour respectively, through external doors located at basement level of the main façade. There was no external stair within the southern lightwell.
- 3.31 Further detailed drawings from 1953 show extensive works were proposed at No. 26 (see Figure 10, Appendix E). The drawings also reveal that by this point the courtyard to the rear of No. 26 had already been truncated, perhaps as a result of the further expansion of the Pianoforte Manufactory in the early-mid 20th century. In addition, the drawings show: that an additional floor had been added to the scullery (ground floor level); that two openings from the front cellar (accessing lightwells) had already been created; there was no external stair within the southern lightwell; and that a large window had already replaced the previous door from the front room (former parlour) to the southern lightwell.
- 3.32 The annotations included within the 1953 drawings indicate that the proposed works comprised remodelling the building's external envelope at basement level and its floorplan at basement, ground and second floors. Works included inserting stud walls to create bathrooms and kitchens, revising circulation routes, infilling historic openings and enlarging or creating new ones (internal and external). Most notably this included:
- Revision of door and window opening within the basement front room (north) accessing front lightwell;
 - Creation of window opening within the basement front room (north) to rear courtyard;
 - Creation of two new internal door openings within the basement front room (south) to a newly created covered walkway and on to the former scullery (now bathroom);
 - Sealing of internal historic door opening between rear hall and former scullery (now bathroom), subdivision of rear hall and creation of new opening to resultant space from the basement front room (north);
 - Subdivision of ground floor front room (south side) to create a bathroom to the rear; and
 - Subdivision of second floor front room (south side) to create a lobby space and bathroom to the rear.

- 3.33 There have been further alterations to the building since 1953. These are highlighted by the discrepancies between the 1953 drawings (see Figure 10, Appendix E) and the existing drawings today. These works most notably include:
- Removal of internal staircase between ground and basement levels;
 - Creation of external metal staircase in southern lightwell;
 - Sealing of access opening from cellar to northern lightwell;
 - Creation of utility space within cellar;
 - Creation/enlargement of door and window opening within the basement front room (north) accessing rear courtyard;
 - Revision and enlargement of space in rear hall of basement created in 1953, including removal of access opening created in 1953 between the front room (north) and space in the rear hall and provision of new access to space from front hall;
 - Creation of triangular store within the front hall at basement level;
 - Sealing of internal historic door opening between ground floor rear hall and kitchen, provision of a new opening between ground floor front room (north) and kitchen, and subdivision of the ground floor rear hall to create a new lobby and bathroom space;
 - Subdivision of staircase at half landing between ground and first floor;
 - Installation of kitchen in first floor room (south);
 - Replacement of return section of stair balustrade and stick banisters at top (second) floor full landing;
 - Removal of most southerly small metal casement window and infill of opening in rear room (south) of second floor;
 - Creation of centralised opening for small metal casement window in rear room (south) of second floor; and
 - Revision of second floor lobby access to front room (south).
- 3.34 In summary, No. 26 Chalcot Crescent has been subjected to a significant degree of alteration in the 20th century. This primarily includes works to alter all basement elevations, the rear courtyard, the scullery and the lightwells as well as historic circulation routes and plan form within.

Assessment of Significance - No. 26 Chalcot Crescent

- 3.35 No. 26 Chalcot Crescent forms part of a terraced group of townhouses (comprising nos. 24-46 Chalcot Crescent) which were added to the statutory list at grade II under one entry on 14-May-1974. Additional grouped list entries for grade II statutory listed buildings feature within Chalcot Crescent, making up the wider street scene. These include nos. 1-17, 19a, 19-27, 29-39-, 39b – 39c (all odd) and 2-22 (even). The list entry for No. 26 Chalcot Crescent is available in Appendix B.
- 3.36 No. 26 Chalcot Crescent forms a mid-19th century terraced property constructed following the sale of land owned by Lord Southampton in the 1840s for residential development. The initial vision for the ‘Southampton Estate’ at point of sale differs significantly to that which was realised. This was as result of a series of builders/owners developing individual parcels of land, and the way in the environment within which the estate was established dictated the form of architecture and town planning required.
- 3.37 Chalcot Crescent, thought to have been built by J. Burden c.1850-1855, is a leading example of how the realised development successfully deviated from the initial vision. It comprises a narrow, densely packed street of terraced properties which were distinctly ‘at odds with character’ of the original design concept to be applied to the surrounding area. One which envisaged villas set within generous plots and broad streets.

- 3.38 The Crescent is of particular note, as despite its limitations: the tight streetscape; shallow plot depths; and constrained rear garden space, it was successfully executed and its buildings, when viewed individually or as set-piece, are of a high architectural quality. The colourful, tightly curving streetscape is embellished with period architectural detailing and is of consistent scale and character. This has fashioned an elegant yet playful historic street scene which although not initially planned is very much of its time, forming a group value and the basis of the special architectural and historic interest of the listed buildings within the street.
- 3.39 No. 26 forms one of few double fronted buildings within the street, affording it an elevated status within what is a significant London street scene. Its role as a principal building within the street (the surrounding buildings forming its immediate and wider setting and visa-versa) contributes to its special architectural and historic interest considerably. Its principal elevation, specifically that visible at ground through to second floor level forms focus of its significance (special architectural and historic interest).
- 3.40 The elevations at basement level, large sections of the elevation to the rear, the scullery and the internal plan form and circulation spaces of No. 26 are generally poorly preserved. They include modern interventions and additions. These sections of the building were lower down the spectrum of architectural hierarchy when originally conceived and have undergone consecutive adaptation and alteration in the 20th century. They are now very much 'incomplete' and of lesser significance. They offer only little or no contribution to the special architectural and historic interest of the building.
- 3.41 Small sections of underlying plan form (spatial volumes) and sections of period internal architectural detailing within the building are however appreciable beneath the layers of change within the building. Where appreciable, or largely complete, these features and spaces have a greater contribution to the significance (special architectural and historic interest) of the building. This includes: period internal joinery and plasterwork in some sections of rooms (generally on the northern side of the building); sections of the staircase handrail and banisters (entirely removed below first floor level and partially preserved above first floor level); the rear sash windows (at ground through second floor of the north half of the elevation); and the clearly retained spatial proportions of a number of rooms (most notably all rooms on the northern side of the building and the southern room within the basement).
- 3.42 The heavily altered historic scullery space at the rear of the basement is substantially altered throughout and now includes a poorly conceived addition at first floor level. It very poorly preserved and is not of special architectural or historic interest.

Assessment of Significance - Primrose Hill Conservation Area

- 3.43 The site is situated within Primrose Hill Conservation Area. The conservation area was first designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985.
- 3.44 *Primrose Hill Conservation Area Statement* (adopted December, 2010) provides an assessment of the historic development, character and appearance of the area, setting out its perceived special architectural and historic interest. This assessment of significance of for the conservation area therefore provides a proportionate summary, sufficient to understand the impact of the proposals. A map of the sub-areas within Primrose Hill Conservation Area is included in Appendix C.
- 3.45 The conservation area is divided into four distinct sub-areas: 1.Regent's Park Road South; 2.Central Area; 3.Regent's Park Road North; and 4.Gloucester Crescent. The site is situated within sub-area 3.Regent's Park Road North.

- 3.46 The special architectural and historic interest of the Primrose Hill Conservation Area is defined by the character of the buildings and streets which came about following the development of land owned by Lord Southampton. It reflects the environmental limitations/considerations of the area at the time of conception, necessitating a deviation from the original design concept envisaged by Lord Southampton for the area. This reactive development process has created a compact area of high quality Victorian town planning and architecture which responded to a continues to reflect the context within which it was built. The altered rationale for the area is readily appreciable within the areas densely populated and well-preserved streetscapes, which includes Chalcot Crescent.
- 3.47 Most notably within sub-area 3 of the conservation area this is realised in the series of Victorian residential terraces, although there are many historic local industries and has commercially active areas which add to this. The successfully preserved predominantly mid-late-19th century architectural character of the townscape within the area forms the basis of its special architectural and historic interest.

4 Assessment of Proposals

- 4.1 The following paragraphs set out the impact of the proposal on the significance of the heritage assets as identified in section 3.

Assessment of Proposals

Overview

- 4.2 An initial Feasibility Study outlining the redevelopment proposals for No. 26 Chalcot Crescent was issued to LB Camden Council by Richard Brown Urbanism via email on 21/01/2018. Following a site inspection and a review of the development proposals, a detailed written pre-application response (ref: 2018/0375/PRE) was issued by LB Camden Council on 09/03/2018. This indicated that the proposals were considered broadly acceptable and provided further guidance on design principles where necessary. It also noted that the Council would not support the creation of a roof terrace, nor the subdivision of the first floor level reception room (north). The Council's advice has been taken on board and these elements have been omitted from the submitted scheme.

Demolition and Renewal of Rear Extension

- 4.3 The replacement of the rear triangular two storey mass comprising a former scullery (now bathroom) at basement level and a ground floor extension above (kitchen) is not considered contentious. These heavily altered and poorly conceived spaces/structures are not of special architectural or historic interest (significance).
- 4.4 Whilst the former scullery is likely historic in origin, visible in the Drainage Plan of 1894 (see Figure 9, Appendix E), it is a heavily doctored poor-quality structure. Following consecutive phases of invasive adaptation, it now comprises predominantly mid-20th century fabric, openings and plan form. It is very basic and poorly preserved (incomplete). The bathroom space above appears to date from the 20th century and is a poorly designed structure of no architectural merit.
- 4.5 The triangular two storey mass does not contribute to the special architectural and historic interest (significance) of No. 26. It does not contribute to the group value of the wider terrace by virtue of its character or by virtue of it forming part of the setting of these wider listed buildings. Therefore, its demolition is not considered contentious on heritage grounds – instead there is an opportunity to reintroduce a comparably scaled subservient structure on site which is of higher design quality, comprising useable 21st century spaces of architectural merit.
- 4.6 The circulation route into the structure is retained at ground floor level, albeit an historic opening from the rear hall is proposed to be re-instated to improve circulation. This forms a design and heritage benefit. At basement level the structure will be used as a kitchen. The existing mid-20th century non-original access from the southern bedroom will be removed and a new opening created from the living room. This will involve the removal of a limited amount of fabric within an area of the building's floor plan which has already been heavily altered. Therefore, the heritage impact is minimal and enabling a sensible rationalisation of access openings to this space at basement level.

- 4.7 The replacement structure retains the same scale as that which exists, albeit it provides a much-improved lightweight mass/structure throughout ground level (sun room) and a lightweight internal courtyard façade at basement through ground floor level. This lightweight design rationale directly reflects the written pre-application response (ref: 2018/0375/PRE) from LB Camden Council.
- 4.8 Although the rear extension would be visible from the surrounding area it does not compete with the architectural language of the host building. In addition, there is no uniformity to the rear elevation of the wider terrace, so the group dynamics and special character of the wider terrace of listed properties would be preserved. Internal circulation routes would be impacted, but this is acceptable given the fact that the existing configuration has been modified extensively already.
- 4.9 In summary, the replacement extension will preserve and enhance the character and special architectural or historic interest (significance) of No. 26 and Primrose Hill Conservation Area, as well as the setting and thus the special architectural or historic interest (significance) of the wider listed buildings within the terrace.

Rationalisation of Internal Stair Hall

- 4.10 The proposal involves the rationalisation of the internal main stair hall between first and ground floor level. As exists, the stair hall has been partitioned to the rear at ground floor level and the handrail and spindle elements of the stair have been removed between ground and first floor level following the partitioning of these spaces. The proposal, which positively removes all modern partitioning, reopening the stair and rear hall and creating a small ground floor WC beneath the first flight, necessitates the reinstatement of a handrail and spindles. The proposed handrail is timber and copies the handrail profile seen at upper levels. The proposed spindles are metal and directly reference the detail of the first floor external balcony. They provide a decorative embellishment within the much-improved stair hall linking principal rooms at ground and first floor level. This decorative intervention is appropriate when considering the hierarchy of space.
- 4.11 Overall the reinstatement of the main stair hall space and rationalisation of features between ground and first floor level is a significant heritage benefit of the proposal. It will preserve and enhance the character and special architectural or historic interest (significance) of No. 26 Chalcot Crescent.

Rationalisation of Services

- 4.12 The proposal involves the creation and rationalisation of a series of bathroom and WC spaces within the building at all levels. It also includes the installation of two new boilers and a new heating system. The supply and outlets for these units and spaces have been minimised, where possible utilising/rationalising existing notching and openings within the buildings fabric. All outlets are routed to the rear façade of the structure to avoid disturbance of the principal façade. This carefully considered rationalisation of existing services will preserve and enhance the character and special architectural or historic interest (significance) of No. 26 Chalcot Crescent.

Rationalisation of Plan Form and Decoration

- 4.13 Following a site visit and subsequent historic analysis of the development timeline of the property it is evident that the internal floorplan of the building has undergone extensive alteration in the past, with various modern partitions installed and openings created and infilled. Consequently, the proposed alterations to the floorplan recognise the existing hierarchy of significance within the building. They focus proposed alteration in areas which have undergone significant change and allow the small sections of the original floorplan, fabric and decorative features to be preserved. By sympathetically rationalising the building's existing internal circulation routes, layout and spaces it enables the few internal architectural features of note to be preserved and reinstated on a like for like basis where previously lost. This carefully considered rationalisation of existing plan form and features will preserve and enhance the character and special architectural or historic interest (significance) of No. 26 Chalcot Crescent.

Replacement of External Lightwell Stair

- 4.14 The proposal involves the replacement of the existing metal stair within the southern lightwell. This poor-quality, clumsy structure is of mid-late-20th century origin and undermines the aesthetic and functional qualities of the space within which it sits. It is not of special architectural or historic interest – instead it detracts from the character and significance of the grade II statutory listed building's façade within the street scene and thus the setting and significance of the wider terrace and the character and appearance of the conservation area. Its proposed replacement with a scholarly, yet simply detailed, cast metal and stone alternative is a significant heritage benefit of the scheme, reflecting the character of lightwells within the conservation area and thus responding to context. Although it is very unlikely that there ever was an external lightwell stair at the property (see historic analysis) the proposal will improve the existing situation considerably. It will consequently enhance the character and significance of No. 26, the wider terrace and the conservation area.

Replacement of External Doors and Windows

- 4.15 The proposal involves the removal of an unsightly set of French doors and side window within the northern lightwell. These are mid-20th century in origin. They form one timber framed unit which replaced an earlier historic doorway from the former Kitchen into lightwell. This doorway is visible in the Drainage Plan of 1894 (see Figure 9, Appendix E). The existing window and doors are of a poor design quality. They are entirely incongruous when viewed within the context of the timber framed sash windows of the principal façade of No. 26. The proposed unit character, breakdown and form seeks to respond to the typology of windows visible at basement level within the wider terrace and those more generously proportioned units at upper levels of No. 26 (on LHS of the façade). It enlarges the existing opening to centralise the opening and drops the cill height to improve light levels into to internal space beyond. Whilst creating a larger opening, much of the fabric to be removed will be modern masonry used to infill the former historic doorway to the lightwell visible in the Drainage Plan of 1894 (see Figure 9, Appendix E). In addition, characteristics of the unit to be inserted are a vast improvement when compared to that which exists. On balance the proposed window and opening will preserve and enhance the character and significance of No. 26, the wider terrace and the conservation area.

- 4.16 The proposal also involves the removal of an unsightly early-20th century metal ‘Crittall’ type window and its replacement with a timber framed tripartite sash. The existing metal window replaced an earlier historic doorway from the former Parlour into the southern lightwell. This doorway is visible in the Drainage Plan of 1894 (see Figure 9, Appendix E). The existing window is of a poor design quality. It is entirely incongruous when viewed within the context of the timber framed sash windows of the principal façade of No. 26. The proposed window character, breakdown and form seeks to respond to the typology of windows visible at basement level within the wider terrace and those at upper levels of No. 26. It utilises the existing opening width and header, but drops the cill height to improve light levels into to internal space beyond. Whilst creating a marginally larger opening, much of the fabric to be removed will be modern masonry used to infill the former historic doorway to the lightwell visible in the Drainage Plan of 1894 (see Figure 9, Appendix E). In addition, characteristics of the window to be inserted are a vast improvement when compared to that which exists. On balance the proposed window and opening will preserve and enhance the character and significance of No. 26, the wider terrace and the conservation area.
- 4.17 The proposal also involves the removal of an unsightly door unit within the rear courtyard. This existing unit is mid-20th century in origin, replacing an earlier window. It is of a poor design quality and is entirely incongruous when viewed within the context of the timber framed sash windows above it in the rear façade of No. 26. The proposed unit character, breakdown and form seeks to respond to the typology of windows/doors visible in the newly proposed courtyard structure to the rear of No. 26. This will help rationalise the architectural treatment of the rear courtyard and therefore provide continuity of space within a heavily altered area of the building. It also enlarges the existing opening to improve light levels into to internal spaces and make the courtyard a more flexible and viable space for the basement level unit year-round. Overall it will form part of a wider honest and high-quality modern architectural intervention in this area. The characteristics of the unit to be inserted are a vast improvement when compared to that which exists. On balance the proposed will preserve and enhance the character and significance of No. 26, the wider terrace and the conservation area.
- 4.18 The proposal also involves the replacement of all small metal ‘Crittall’ type casement windows within the southern half of the rear façade with timber casement alternatives. The existing windows are of an unknown date and are at odds with the wider character of the sash windows within the rear façade. They are not of special architectural and historic interest. The proposals simply seek to renew these with more efficient modern alternatives. It also seeks to reinstate a window and opening of the same size at top floor level visible in 1953 (see the rear elevation shown in Figure 10, Appendix E). These simple works will preserve the character and significance of No. 26, the wider terrace and the conservation area.

Replacement of Skylights

- 4.19 The proposal involves the replacement of two simple, non-historic, timber skylights which are not of special architectural or historic interest. They appear to be 20th century in date, likely to have earlier variations of the same. They are positioned in the pitch of the roof, either side of the ridge line, lighting the upper levels of the main stairwell. These are simple flush structures, largely invisible from the interior of the building and from street level. They have come to the end of their life and will be replaced with more efficient alternatives of the same size and flush character/profile. This cyclical upgrade is part of the overall enhancement of the grade II listed building. The new skylights will have no impact on the special architectural and historic interest of the No. 26, the wider terrace of listed buildings or the Primrose Hill Conservation Area.

Legislative and Policy Considerations

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.20 Legislation regarding buildings of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.21 The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.
- 4.22 Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.
- 4.23 The effect of the proposal on the special architectural and historic interest of No. 26 Chalcot Crescent has, in line with the 1990 Act, been detailed within section 4 of this Heritage Statement. Section 4 states that proposal preserves and enhances the this special architectural and historic interest.
- 4.24 Legislation regarding areas of special architectural and historic interest (conservation areas) is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.25 The relevant legislation in this case extends from section 69 of the Act, which states that a Conservation Area is an “area of special architectural or historic interest, the character and the appearance of which is desirable to preserve or enhance”.
- 4.26 Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 4.27 The effect of the proposal on the special architectural and historic interest of Primrose Hill Conservation Area has, in line with the 1990 Act, been detailed within section 4 of this Heritage Statement. Section 4 states that proposal preserves and enhances the conservation area’s character and appearance and thus it special architectural and historic interest.
- 4.28 As a result, the application proposals are in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Policy - National Planning Policy Framework (July 2018)

- 4.29 The significance of the heritage assets, as required by paragraph 189 of the NPPF, has been set out in section 3 of this Heritage Statement.
- 4.30 This Heritage Statement has provided the opportunity to apply paragraph 190 of the NPPF, which identifies that local planning authorities should take account of the available evidence and any necessary expertise to 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 this into account when considering the impact of a proposal on a heritage asset.

- 4.31 The conservation of heritage assets has, in line with paragraph 193 of the NPPF, been given great weight.
- 4.32 The application proposals have been demonstrated within section 4 of this Heritage Statement as preserving and enhancing the significance of both Primrose Hill Conservation Area and No. 26 Chalcot Crescent. The effect of the proposals on the significance of the relevant heritage assets has, in line with the NPPF, been addressed.
- 4.33 As a result, the application proposals are in accordance with the NPPF.

Strategic Policy – The London Plan: consolidated with alterations since 2011 (March, 2016)

- 4.34 The high-quality contextual proposals rationalise several non-historic and poor-quality additions to No. 26 Chalcot Crescent and Primrose Hill Conservation Area, replacing these with appropriate alternatives which help secure the long-term viable use of the redundant building as two units. The proposals therefore adhere to Policy 7.4 ‘Local Character’ of the London Plan which requires new developments to have regard to the local architectural character in terms of form, massing, function and orientation. The proposals are also in accordance with Policy 7.6 ‘Architecture’ which stipulates that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape, adding, it should incorporate the highest quality materials and design appropriate to its context.

Local Policy and Guidance

- 4.35 The proposal adheres to the numerous detailed policies and guidance included within Camden Local Plan (2017), Camden Planning Guidance 1: Design (2018) and Primrose Hill Conservation Area Statement (2000). All of which are included within Appendix A (page 30).

5 Conclusion

- 5.1 This Heritage Statement has been prepared by JLL Heritage on behalf of David Walsh. It supports a planning and listed building consent application proposing the redevelopment of No. 26 Chalcot Crescent, LB Camden, NW1 8YD.
- 5.2 The Heritage Statement has presented a summary of the relevant national and local policy regarding developments which might impact on heritage assets (see appendix A). Particular consideration has been paid to identifying policy and guidance which concerns development which might have an impact on the significance of designated heritage assets by virtue of adapting their settings, features, character and appearance.
- 5.3 In summary, it has been identified that the proposal represents an opportunity to remove features of lesser significance and rationalise the existing building. On balance, it is evident that the special architectural and historic interest or 'significance' of the designated heritage assets would be preserved and enhanced. The scheme forms the opportunity to secure the long term viable use of the redundant building through thoughtful upgrading and positive intervention.

Appendix A: Legislation, Planning Policy and Guidance

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

National Planning Policy

National Planning Policy Framework (NPPF), (July 2018)

The National Planning Policy Framework (NPPF) was published on 24 July 2018 and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the ‘golden thread’ which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 2 of the NPPF.

Within section 12 of the NPPF, ‘Achieving well-designed places’, Paragraphs 124 to 132, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms, in paragraph 124, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 184-202, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- Heritage asset. This is ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions’. These include designated heritage assets and assets identified by the local planning authority.
- Significance. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

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

Paragraph 186 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 189 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 190, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 191 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 193 to 198 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 196 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 197 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 198 stipulates that local planning authorities should not permit 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.

In addition, Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 201 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

National Planning Practice Guidance, (NPPG), (2014)

Planning Practice Guidance (NPPG) was introduced by the Government as a web based resource on 6 March 2014 and is updated regularly, with the most recent update on 29 November 2016. The NPPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Finally, section two of the NPPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Historic England Guidance - Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (December 2017). A further document entitled 'GPA4: Enabling Development' is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'HEA2: Making Changes to Heritage Assets' (25th February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEA4: Tall Buildings' (10th December 2005), 'Managing Local Authority Heritage (2nd June 2003)' and 'HEA7: Local Heritage Listing' (May, 2016) provide further information and guidance in respect of managing the historic environment.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March, 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to ‘inform the nature of allocations so development responds and reflects local character’.

Further information is given relating to cumulative impact, 106 agreements, stating ‘to support the delivery of the Plan’s heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.’ It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March, 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that ‘development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.’

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. 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.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEA1): Conservation Areas (February 2016)

This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that ‘activities to conserve or invest need to be proportionate to the significance of the heritage assets affected,’ it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 43 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals.

There are different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;

Those linked to a particular industry or individual with a particular local interest;

Where an earlier, historically significant, layout is visible in the modern street pattern;

Where a particular style of architecture or traditional building materials predominate; and

Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, however, this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. Paragraph 186 of the NPPF states that ‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest,’ this document reiterates that this needs to be considered throughout this process.

Section 71 of the Planning (Listed Buildings and Conservations Area) Act 1990 places on LPAs the duty to produce proposals for the preservation and enhancement of conservation areas. This document provides guidance for the production of management plans, which can ‘channel development pressure to conserve the special quality of the conservation area’. These plans may provide polices on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that ‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

Repair;

Restoration;

Addition and alteration, either singly or in combination; and

Works for research alone.

Historic England Advice Note 3 (HEA3): The Historic Environment and Site Allocations in Local Plans (October, 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF’s tests of soundness.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage’s own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Strategic Policy

The London Plan: consolidated with alterations since 2011 (March, 2016)

The London Plan was adopted in 2011 and was consolidated in 2015 with Further Alterations to the London plan (FALP). To bring the London Plan in line with new national housing standards and car parking policy released in March 2015, Minor Alterations to the London Plan (MALP) was adopted in March 2016. A consolidated version of the London Plan has now been released, incorporating all changes since 2011.

It remains as the strategic Development Plan for London, and Policy 7.8 'Heritage Assets and Archaeology' seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community.

Further to this it provides the relevant policy with regard development in historic environments. It requires that developments which have an affect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.4 'Local Character' requires new developments to have regard to the local architectural character in terms of form, massing, function and orientation. This is supported by Policy 7.8 in its requiring local authorities in their policies, to seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy, as part of managing London's ability to accommodate change and regeneration.

Policy 7.6 'Architecture' stipulates that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Policy 7.7 'Location and Design of Tall and Large Buildings' states that:

A. Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings.

B. Planning applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site is not identified as a location for tall or large buildings in the borough's LDF.

C. Tall and large buildings should:

a). generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport;

- b). only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;
- c). relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;
- d) individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;
- e). incorporate the highest standards of architecture and materials, including sustainable design and construction practices;
- f). have ground floor activities that provide a positive relationship to the surrounding streets;
- g). contribute to improving the permeability of the site and wider area, where possible;
- h). incorporate publicly accessible areas on the upper floors, where appropriate;
- i). make a significant contribution to local regeneration.

D. Tall buildings should not:

- a). affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference;
- b). should not impact on local or strategic views adversely

E. The impact of tall buildings proposed in sensitive locations should be given particular consideration. Such areas might include conservation areas, listed buildings and their settings, registered historic parks and gardens, scheduled monuments, battlefields, the edge of the Green Belt or Metropolitan Open Land, World Heritage Sites or other areas designated by boroughs as being sensitive or inappropriate for tall buildings.

F. Boroughs should work with the Mayor to consider which areas are appropriate, sensitive or inappropriate for tall and large buildings and identify them in their Local Development Frameworks. These areas should be consistent with the criteria above and the place shaping and heritage policies of this Plan

Essentially the London Plan encourages the enhancement of the historic environment and looks favourably upon developments which seek to maintain the setting of heritage assets.

Local Planning Policy

Camden Local Plan (adopted 2017)

The Local Plan was adopted by Council on 3 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. The following policies are relevant in this case...

Policy D1: 'Design' states that 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;**
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;**
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;**
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

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

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design

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

Policy D2: 'Heritage' states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

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 non-designated 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.

Camden Planning Guidance 1: Design (updated version 2018)

Camden has many attractive and historic neighbourhoods as well as both traditional and modern buildings of the highest quality. These are a significant reason that the borough is such a popular place to live, work and visit. As well as conserving our rich heritage we should also contribute towards it by ensuring that we create equally high-quality buildings and spaces which will be appreciated by future generations. This objective of achieving high quality design does not just concern new development or large-scale schemes, but also includes the replacement, extension or conversion of existing buildings. The detailed guidance contained within this section therefore considers a range of design related issues for both residential and commercial property and the spaces around them. It sets out a series of key messages on the topic of heritage.

Primrose Hill Conservation Area Statement (adopted December 2000)

The Primrose Hill Conservation Area Statement defines and analyses what makes the conservation area 'special' and provides important information to local residents, community groups, businesses, property

owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable in the conservation area:

- download: **Primrose Hill Conservation Area Statement (PDF, 3.9MB)**

The document is used in the assessment of planning applications for proposed developments in the Primrose Hill conservation area. It includes the following information:

- a description and assessment of the area's special character
- a comprehensive study of street furniture, paving materials and fixtures
- a newly compiled list of:
 - buildings that make a positive contribution to the conservation area
 - buildings that make a negative contribution to the conservation area
 - listed buildings
- a management strategy providing a clear and structured approach to development and alterations which impact on the Primrose Hill conservation area

Guidance for those proposing development is included within the Primrose Hill Conservation Area Statement. It is included under a series of individual headings. These include...

NEW DEVELOPMENT: PH1 which states that new development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses.

CHANGES OF USE: PH2 states that the Council will seek to retain uses which form part of the established character of the Conservation Area.

LISTED BUILDINGS: PH3 states that under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest.

LISTED BUILDINGS: PH4 states that the requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

LISTED BUILDINGS: PH5 states that works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

LISTED BUILDINGS: PH6 states that it is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe.

LISTED BUILDINGS: PH7 states advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team.

LISTED BUILDINGS: PH8 states that additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy and Guidance ~~Note 15 – Planning and the Historic Environment~~. A separate Council leaflet is available on Listed Buildings.

LISTED BUILDINGS: PH9 states that cleaning or repainting the facade of a building may require listed building consent. Many listed buildings within this Conservation Area have soot-blackened brickwork and distinctive painted surfaces including stucco, joinery and metalwork. The cleaning of brickwork and changes in colour of painted surfaces can have a significant impact upon the character of a listed building or group of listed buildings and in some cases may be unacceptable.

MATERIALS AND MAINTENANCE: PH10 states that in all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.

MATERIALS AND MAINTENANCE: PH11 states that the choice of materials in new work is important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

MATERIALS AND MAINTENANCE: PH12 states that original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area. It may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when “fine gauge” brickwork is present), and may be difficult to reverse.

MATERIALS AND MAINTENANCE: PH13 states that where replacement materials are to be used it is advisable to consult with the Council’s Conservation & Urban Design Team, to ensure appropriate choice and use.

DEMOLITION: PH14 states that within the Conservation Area total or substantial demolition of a building will require conservation area consent.

DEMOLITION: PH15 states that the Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).

DEMOLITION: PH16 states that all applications should show clearly the extent of demolition works proposed (including partial demolition).

DEMOLITION: PH17 state that the demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

REAR EXTENSIONS/CONSERVATORIES: PH25 states that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

REAR EXTENSIONS/CONSERVATORIES: PH26 states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

REAR EXTENSIONS/CONSERVATORIES: PH27 states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

REAR EXTENSIONS/CONSERVATORIES: PH28 states that rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.

REAR EXTENSIONS/CONSERVATORIES: PH29 states that side extensions will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent's Canal.

REAR EXTENSIONS/CONSERVATORIES: PH30 states that conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

BASEMENT LIGHTWELLS, RAILINGS AND VAULTS: PH38 states that the majority of properties within the Conservation Area have lightwells surrounded by railings to the front elevation. A number of villa properties also have lightwells surrounded by railings to the side elevations. Where original lightwells, railings and vaults exist, these should be retained. Where altered or lost, the Council will seek the reinstatement of these features.

BASEMENT LIGHTWELLS, RAILINGS AND VAULTS: PH39 states that infill or extension of basement lightwells will not normally be acceptable. These works are often unduly prominent, detract from the original design of the building, the established character of the street or involve the loss of significant garden space or historic fabric.

BASEMENT LIGHTWELLS, RAILINGS AND VAULTS: PH40 states that excavation of a basement lightwell is unlikely to be acceptable where this is not a characteristic of the building type or street, i.e, to the side elevation of a terrace property or to the forecourt of a shop or public house.

BASEMENT LIGHTWELLS, RAILINGS AND VAULTS: PH41 states the erection of a staircase within an existing lightwell may be acceptable where this is an established characteristic of the building group and where

the lightwell is sufficiently wide. Staircases should be constructed in painted metal or stone with appropriately detailed handrails, according to the established pattern of construction. Gates within railings should be detailed to match the existing railing pattern and should have discreetly designed hinges and catches. Original fabric should be reused where possible and all new materials should match existing. Plinths should be cut and rounded to allow for access.

BASEMENT LIGHTWELLS, RAILINGS AND VAULTS: PH42 states that infill of the basement area beneath the entrance bridge may be acceptable where this is an established characteristic of the building group. Infill structures should be recessed beneath the entrance bridge arch and should be simply detailed for minimum visual impact.

Appendix B: Statutory List Description

NUMBERS 24-46 AND ATTACHED RAILINGS

Electronic list entry: <https://historicengland.org.uk/listing/the-list/list-entry/1244108>

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 24-46 AND ATTACHED RAILINGS

List entry Number: 1244108

Location

NUMBERS 24-46 AND ATTACHED RAILINGS, 24-46, CHALCOT CRESCENT

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

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: 476863

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

TQ2784SE CHALCOT CRESCENT 798-1/63/184 (East side) 14/05/74 Nos.24-46 (Even) and attached railings

GV II

Terrace of 12 houses. c1855. Probably built by J Burden. Stucco with rusticated ground floors and slated roofs. Serpentine shaped terrace of 3 storeys and basements, some with added attic dormers. Nos 24 & 26, double-fronted with 3 windows (No.24 with curved right angle with blind window to join No.22); Nos 28-36, 2 windows, Nos 38-46, 3 windows. Prostyle Doric porticoes except Nos 40 & 42 retaining only responding pilasters. Doorways with fanlights and panelled doors. Recessed sashes; most ground and 1st floors with margin glazing, some ground floor tripartite, Nos 42 & 44 with cast-iron window guards, No.44, canted bay window. 1st floor, architruved with console bracketed cornices, some pedimented; Nos 26-34 and 44 & 46 with cast-iron balconies. Nos 28-44 with console-bracketed eaves, the consoles flanking tops of 2nd floor windows. Left bay of No.46 with pediment. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with fleur-de-lys finials to areas.

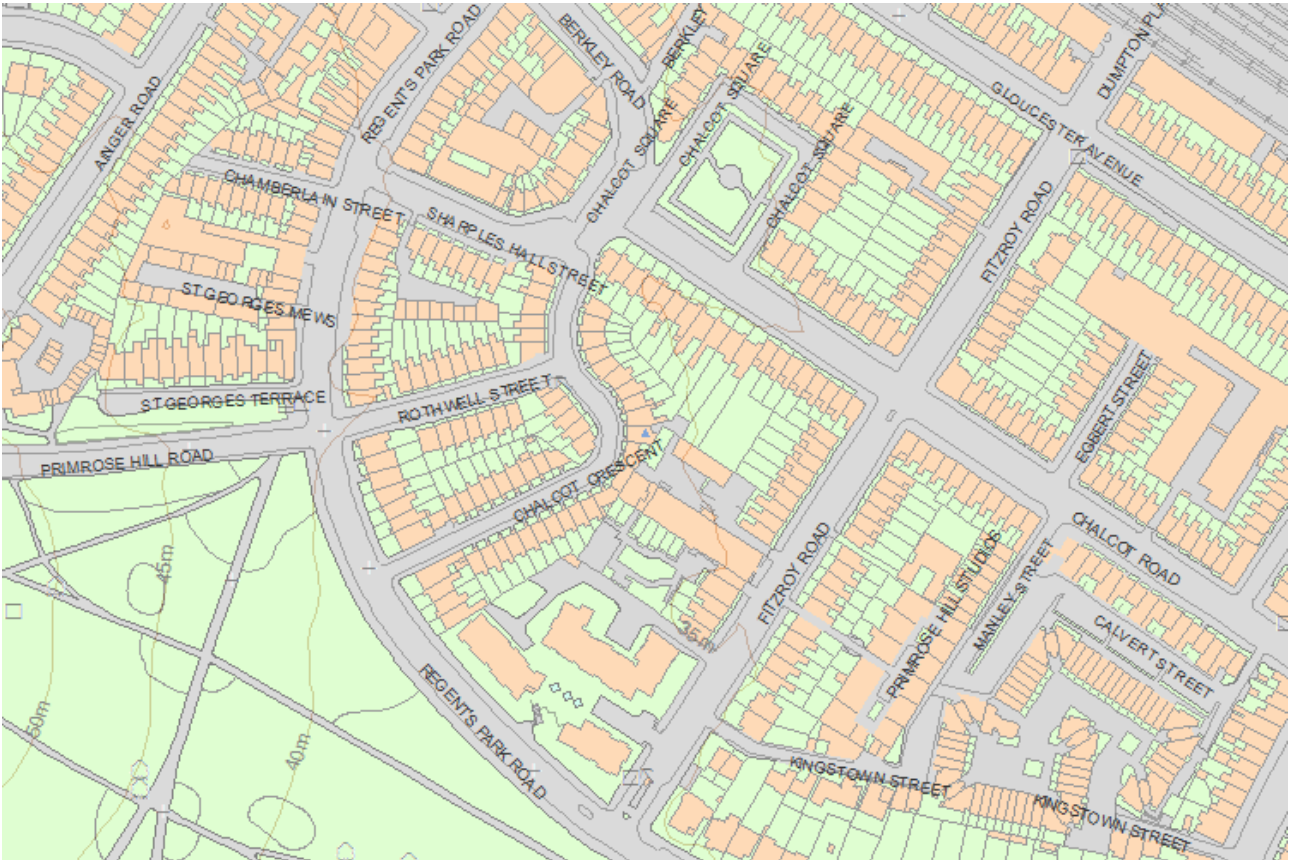
Listing NGR: TQ2799783983

Selected Sources

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

National Grid Reference: TQ 27997 83983

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1244108 .pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 30-Jul-2018 at 10:09:42.

End of official listing

Appendix C: Primrose Hill Conservation Area Map

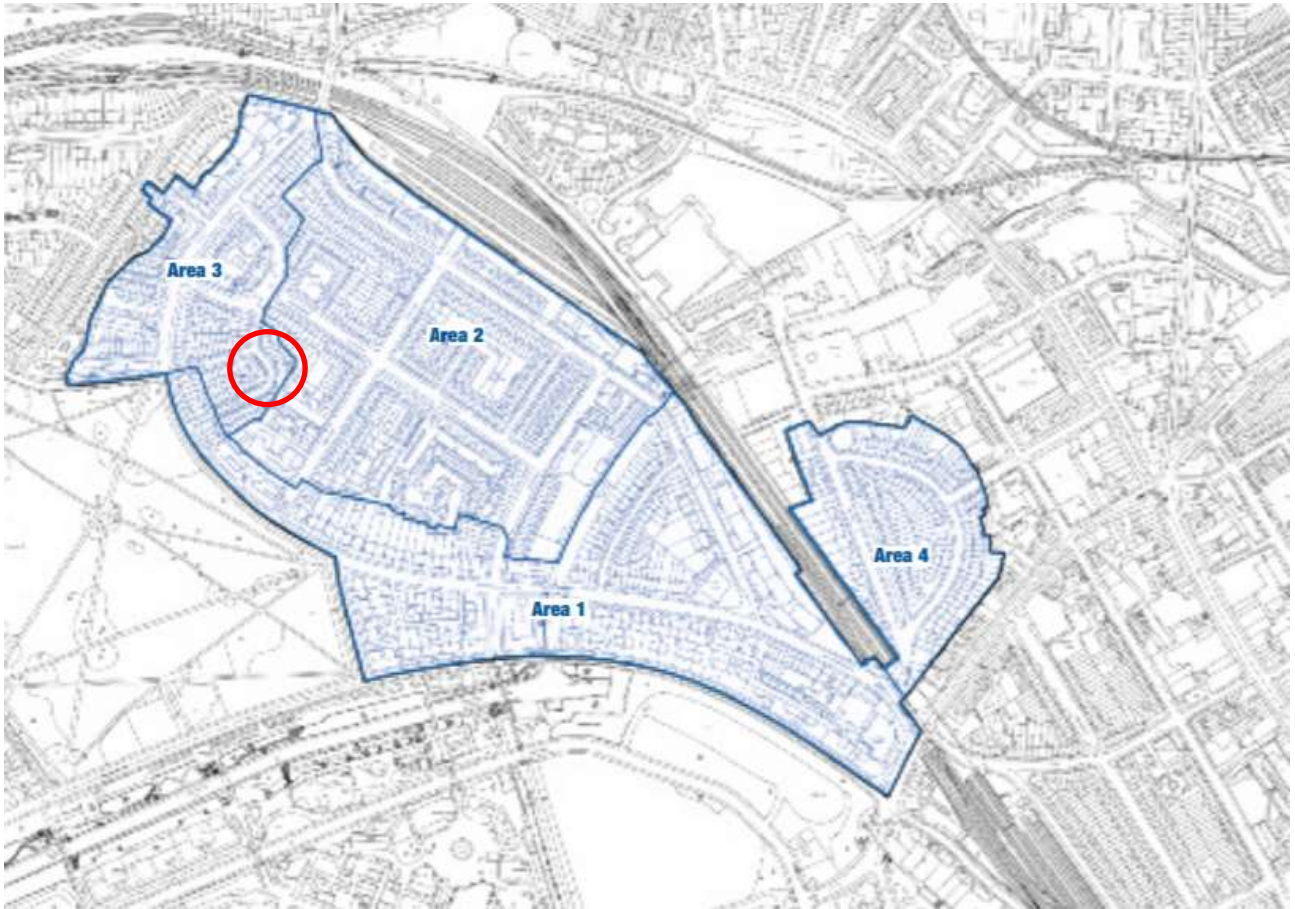


Figure 1: Map of Primrose Hill Conservation Area complete with sub-area divisions. The site (circled in red) falls within sub-area 3. **Source:** Map Extract Primrose Hill Conservation Area (adopted by LB Camden Council in December, 2010).

Appendix D: Historic Mapping



Figure 2: Sale Map of 1840 depicting the plots for sale and original vision for the Southampton Estate. The location of what later became Chalcot Crescent is circled in red. Note the map is orientated unusually (see north line at centre/bas of map). **Source:** British Library Online Gallery: <http://www.bl.uk/onlinegallery/onlineex/crace/p/largeimage88257.html> (accessed August 2018).



Figure 3: Ordnance Survey Map of 1871-1880. It shows the Southampton Estate as realised, including Chalcot Crescent (No. 26 circled). **Source:** Landmark Mapping (ProMap, 2018).

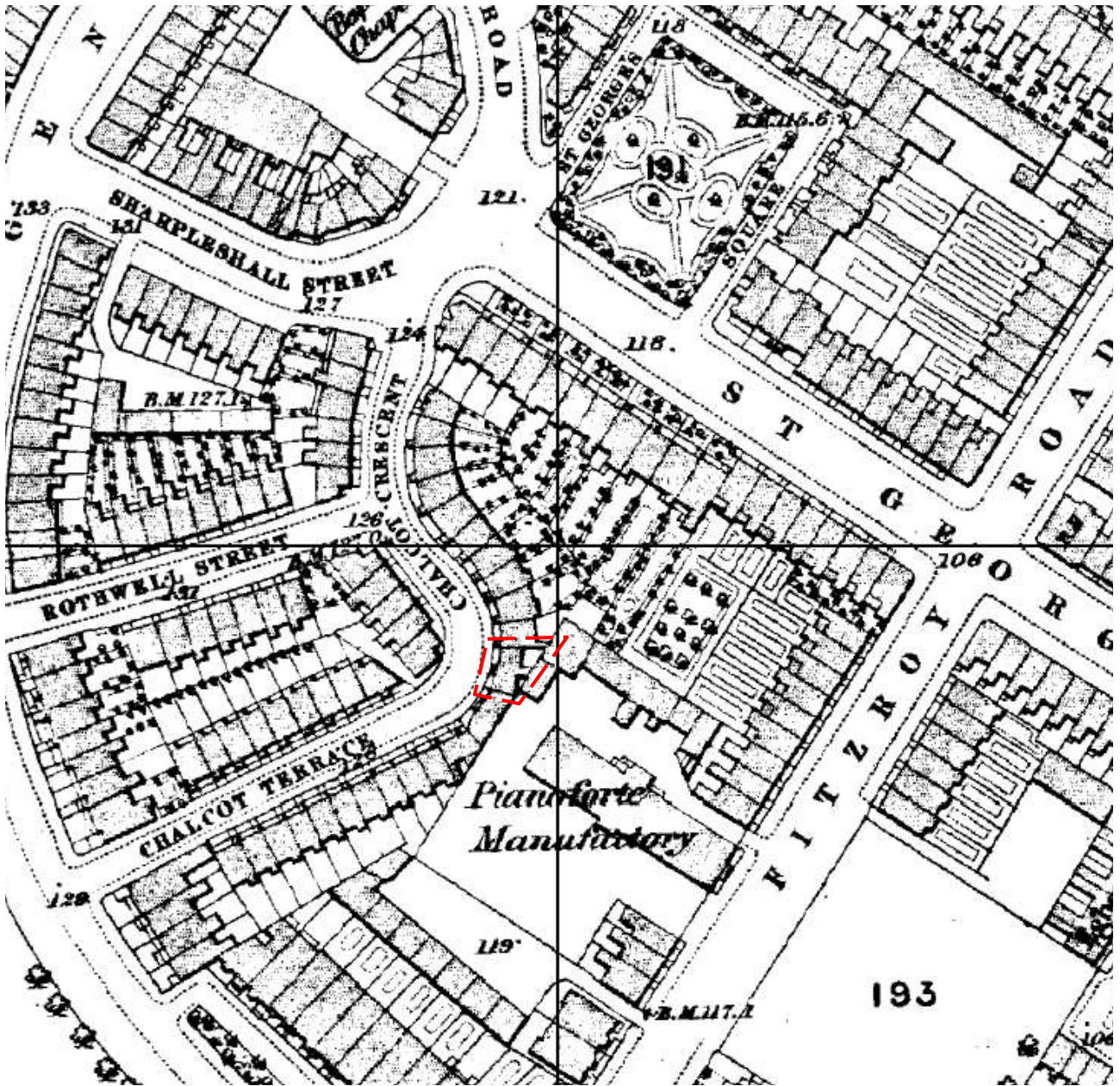


Figure 4: Enhanced extract of Ordnance Survey Map of 1871-1880. It shows No. 26 (dashed red line). Source: Landmark Mapping (ProMap, 2018).

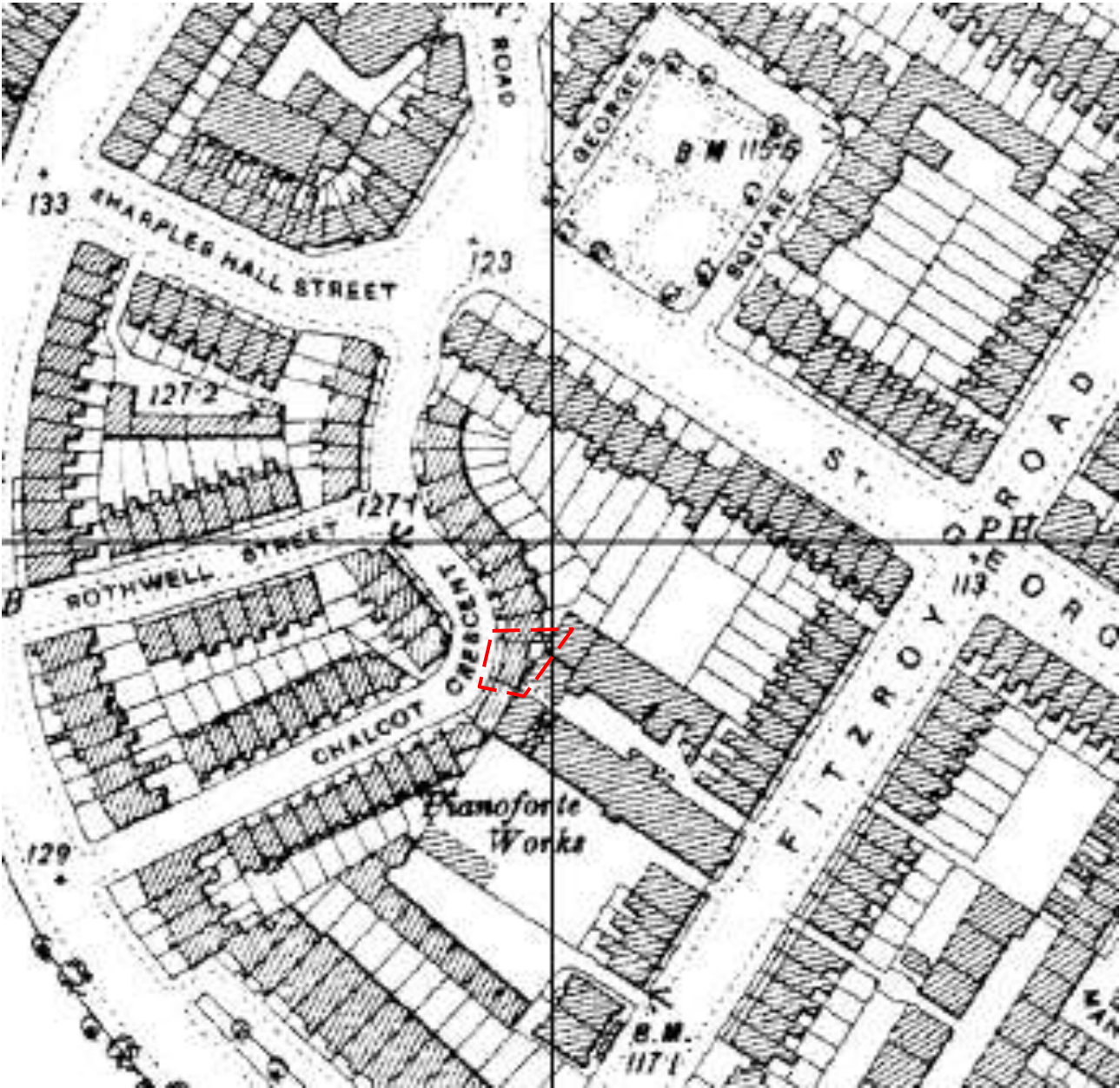


Figure 5: Ordnance Survey Map of 1896. It shows No. 26 Chalcot Crescent (dashed red line). Source: Landmark Mapping (ProMap, 2018).



Figure 6: Ordnance Survey Map of 1915-1916. It shows No. 26 Chalcot Crescent (dashed red line). Source: Landmark Mapping (ProMap, 2018).

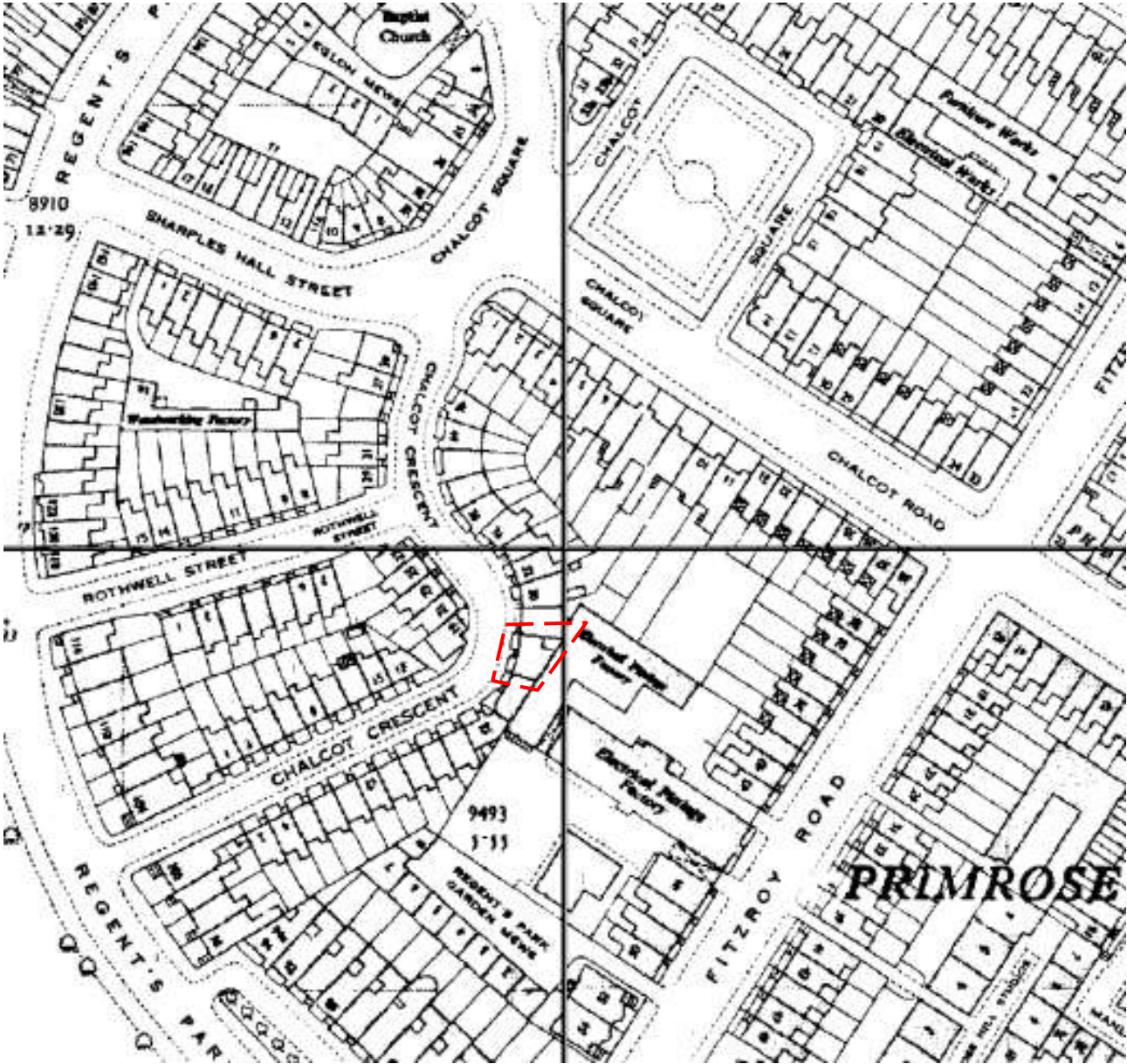


Figure 7: Ordnance Survey Map of 1954-1955. It shows No. 26 Chalcot Crescent (dashed red line). Source: Landmark Mapping (ProMap, 2018).

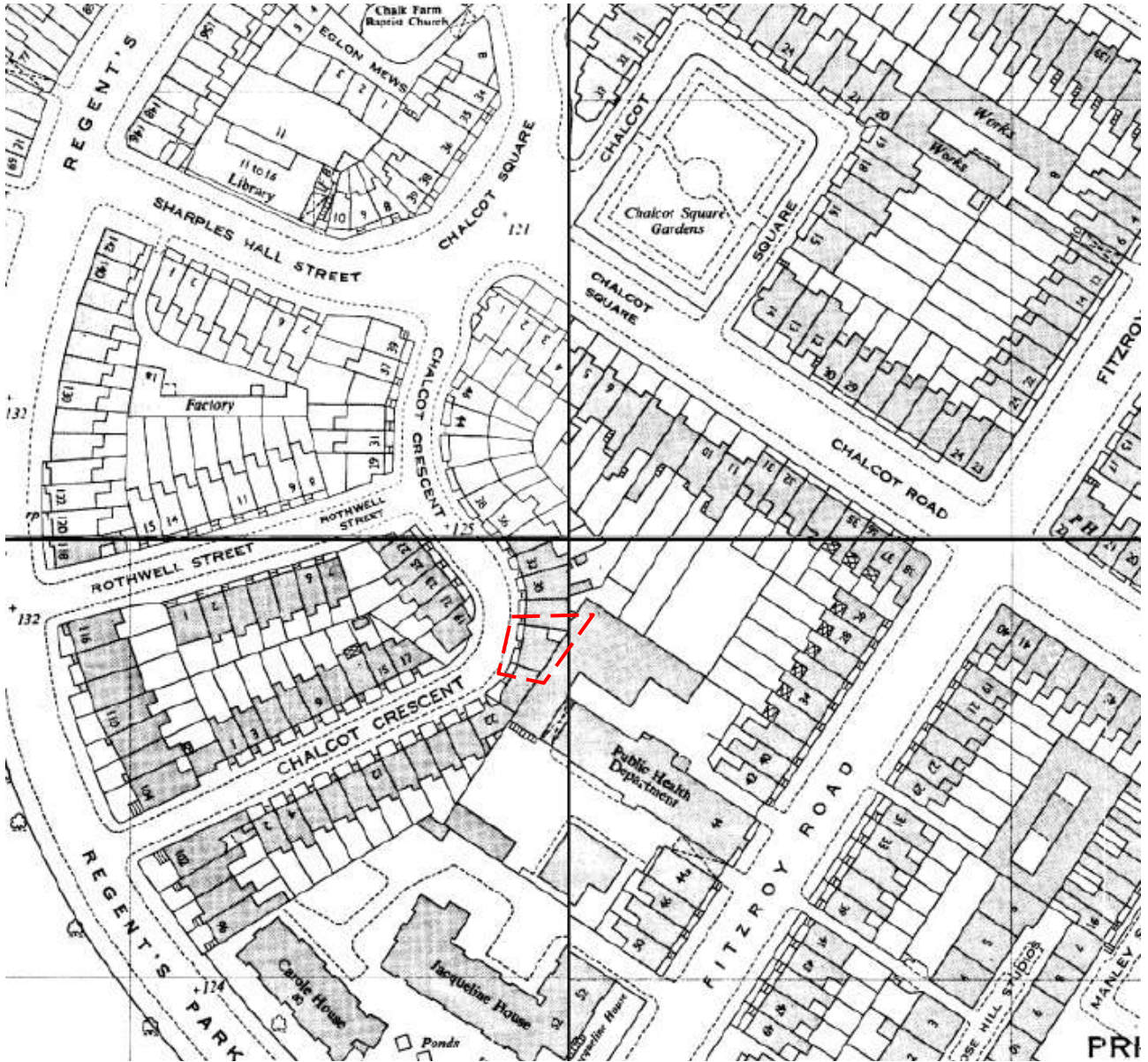


Figure 8: Ordnance Survey Map of 1960-1969. It shows No. 26 Chalcot Crescent (dashed red line). Source: Landmark Mapping (ProMap, 2018).

Appendix E: Miscellaneous Historic Research

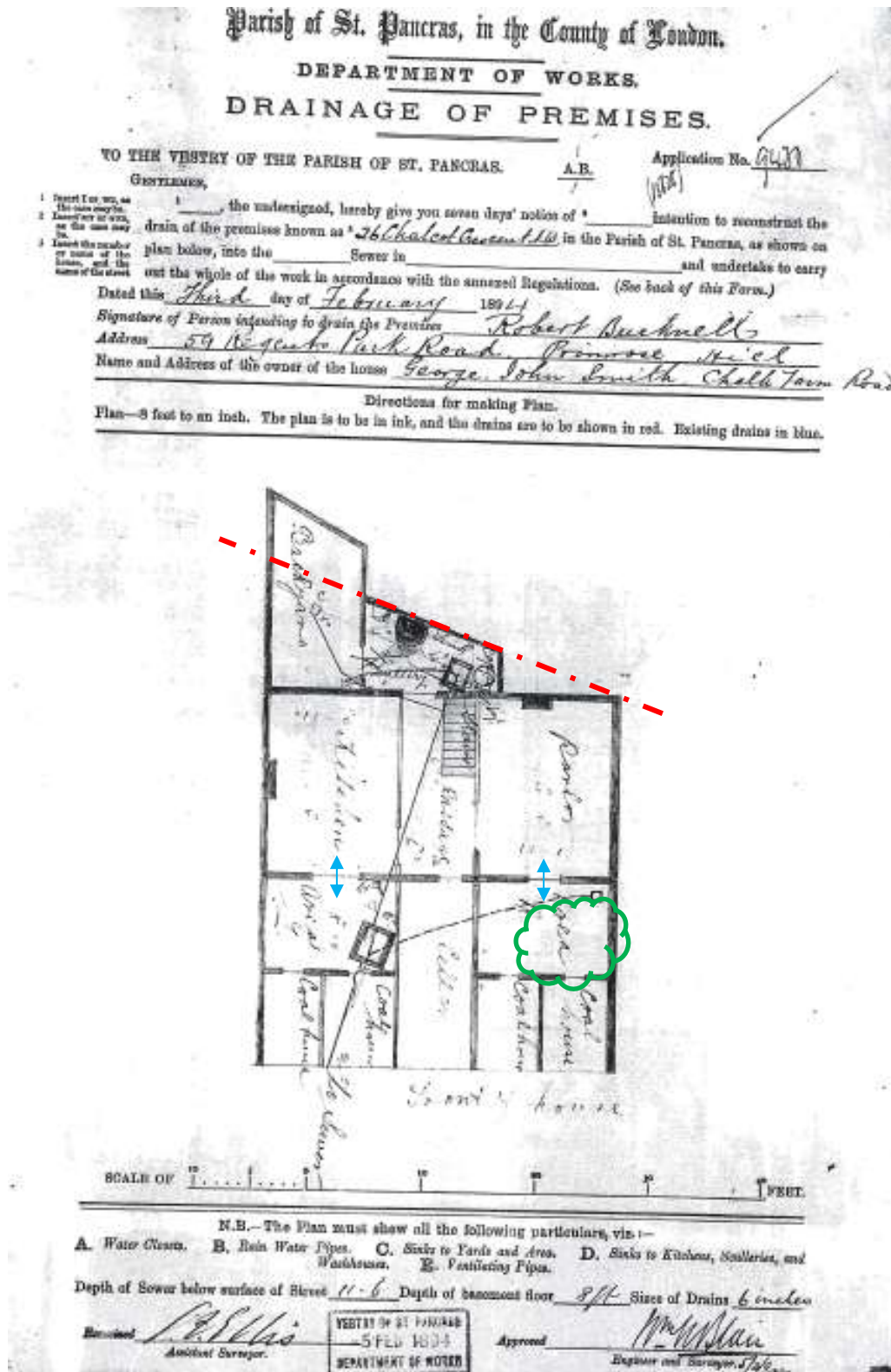


Figure 9: Basement Drainage Plan of No. 26 Chalcot Crescent. Dated 3rd of February 1894. The rear yard shown has since been truncated (see red dash). The doors at basement level of the principal façade to the front lightwells from Kitchen and Parlour are shown with blue arrows. Note at this point there was no external staircase shown within the southern (green cloud) lightwell, although an internal basement stair was present. **Source:** Camden Archive Centre (accessed 21st August 2018).

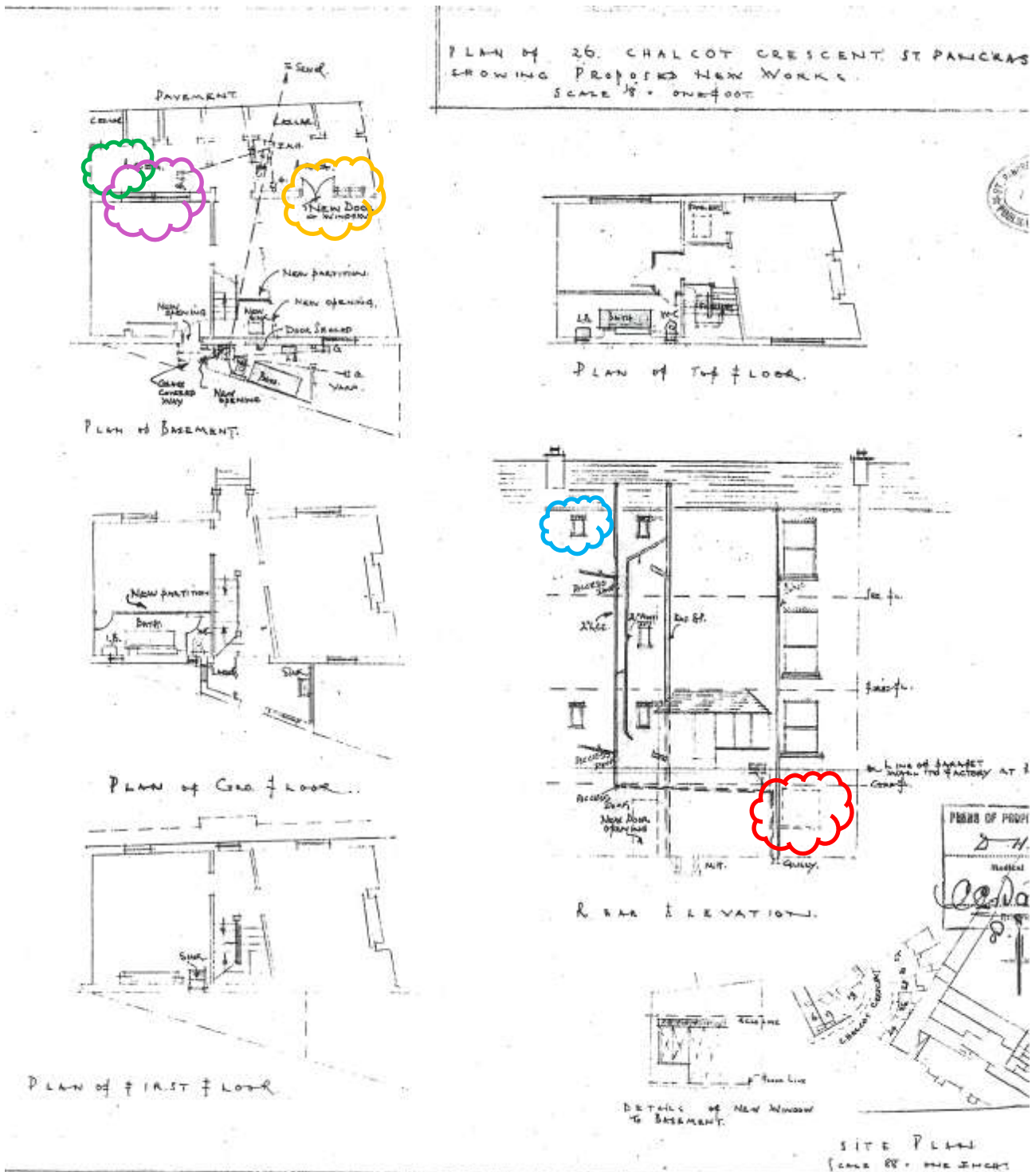


Figure 10: Drawings of No. 26 Chalcot Crescent. Dated 1953. This depicts proposed works to individual rooms and elevations at No. 26. Amendments are not all highlighted due to their considerable number and extent. This includes several new partitions and elevations within internal spaces, as well as revised openings to the front and rear envelope of the property. Note at this point there was still no external staircase shown within the southern lightwell (green cloud), although an internal basement stair was still present. By this point the door to the southern lightwell had been replaced by the present metal framed window (pink cloud) and it was proposed that the door and window to the northern lightwell (yellow cloud) and rear courtyard (red cloud) were to be replaced. The window opening at top floor level of rear façade (no longer present) is shown in blue. **Source:** Camden Archive Centre (accessed 21st August 2018).



Figure 11: 1900 Insurance Plan of London North West District Vol. C: amalgamation of sheets 28 and 29. No. 26 Chalcot Crescent (red dash) can be seen directly abutting the Hopkins Piano Factory buildings. Note the maps provide scale and material annotations for all masses. **Source:** British Library Online Gallery (accessed 20th September 2018). Adapted from:
<http://www.bl.uk/onlinegallery/onlineex/firemaps/england/london/atoc/zoomify151903.html>
<http://www.bl.uk/onlinegallery/onlineex/firemaps/england/london/atoc/zoomify151904.html>

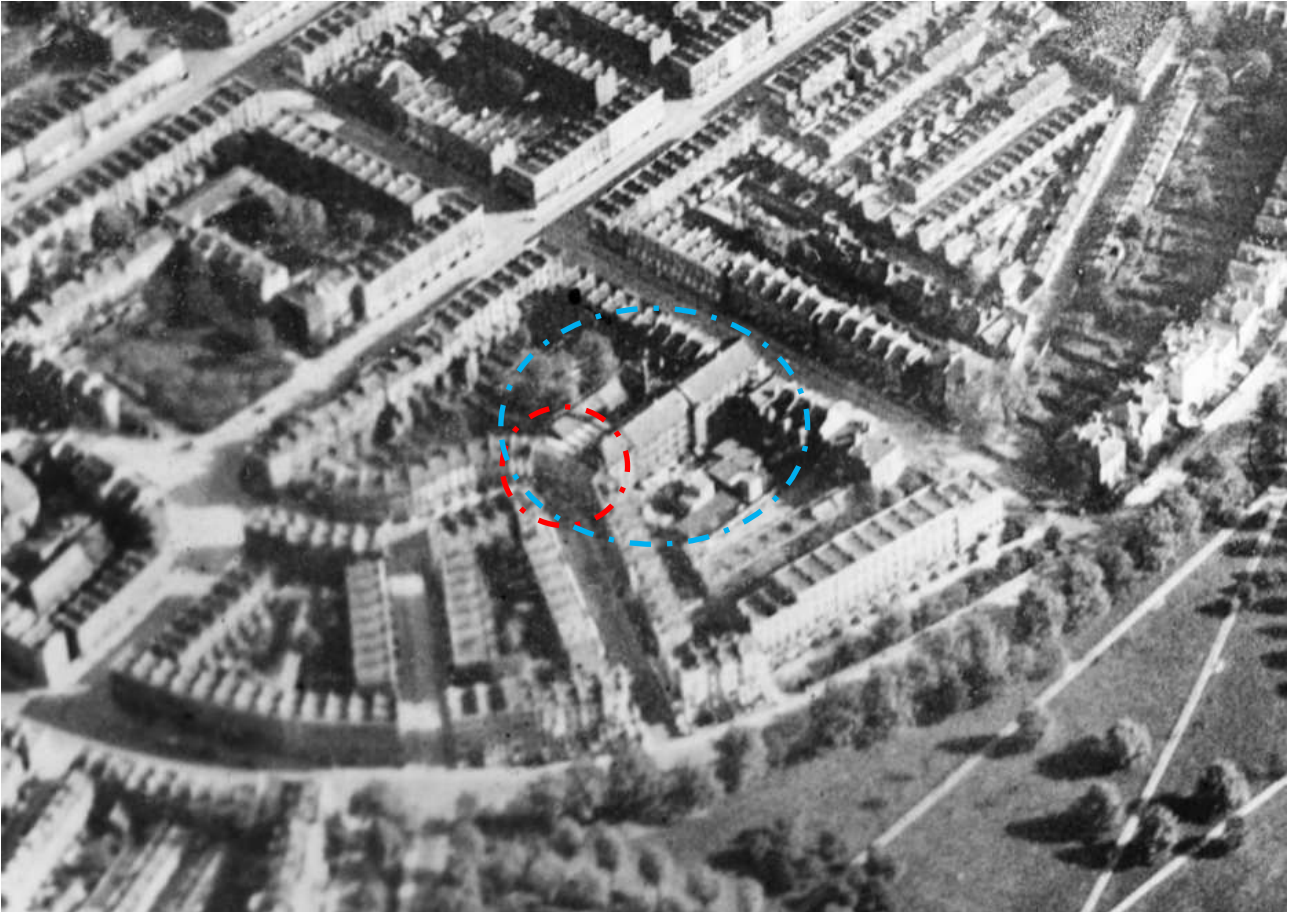


Figure 12: EPW014507 ENGLAND (1925). Primrose Hill Village and Camden Goods Station, Primrose Hill, 1925. This image has been produced from a copy-negative. It shows No. 26 (red dash) and the adjoining terraced properties abutting the Hopkins Pianoforte Factory to the rear (blue dash).
Source: Britain From Above (accessed 20th September 2018) <https://britainfromabove.org.uk/en/image/EPW014507>



Figure 13: Nos. 26-28 Chalcot Crescent c.1969. Note the modern external stairwell is visible for the first time. **Source:** London Metropolitan Archives, LCC Photograph Library (accessed 21st August 2018) <https://collage.cityoflondon.gov.uk/view-item?i=114296&WINID=1534329339082>

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