

### 3.3.2 Interior

Internal alterations made to No. 41 over the years, including the building's subdivision in 1976 and its earlier unconsented rear extension, have resulted in a substantial loss of historic fabric and the original plan form.

Where the original plan form exists at ground floor level, this is of the **highest significance**. The basement has been reconfigured to resemble a layout closer to that of the original, and is thus considered to be of **moderate significance**. The first and second floors of the house have been greatly altered, and are of **negligible significance**. The internal spaces of the rear extension are also of **negligible significance**, being a modern addition with no historic fabric.

The absence of fireplaces at basement and first floor level **detracts** from the significance of the listed building. Where historic features exist, these are of **moderate significance** for their aesthetic and historic interest. Joinery fixtures remain at ground, first and second floor level in the form of cupboards, though many of the door panels have been latticed to more effectively host radiators. The hearth stones at ground and first floor level are of **moderate significance** for their historic interest.

Some of the original floorboards are understood to remain under the carpet and these are of **moderate significance**. Where original cornicing remains, this is also of **moderate significance** for its historic and architectural interest. Non-original openings and fixtures are considered to be of **negligible significance**.



First floor bedroom showing original cupboards, on the left with original doors, on the right with modern latticing

## 4.0 Heritage impact assessment

### 4.1 Planning policy

The designation of No. 41 Arlington Road as a Grade II building means that proposals will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance contained in the National Planning Policy Framework (NPPF 2018). Policy and guidance relevant to proposals concerning listed buildings are contained in the London Plan (2011 and later), the Camden Local Plan (2017) and LB Camden's Design SPG, all of which have been consulted. A more in depth examination of these policies is contained in Section 6 of this report.

### 4.2 Summary of the proposals

The proposals for No. 41 Arlington Road would see modest refurbishment of the building, both internally and externally. This would include the repair and re-rendering of the front elevation, installing new electrical systems and the removal of some non-original features, such as the hallway door. The other significant focus of the proposals concerns the improvement of the building's structural integrity, safety and security, and includes works such as the replacement of the front door and the strengthening of the existing timber roof beams.

The following section of the report addresses each of the proposals individually and assesses their heritage impact with reference to the significance assessment in Section 4.

### 4.3 Impact Assessment

This section of the report looks in detail at the proposed designs and assesses the heritage impact of these proposals on a floor-by-floor basis, corresponding to the order detailed in Quod's accompanying Planning Statement.

The following terms are used to assess the heritage impact of these proposals:

**Beneficial:** the proposal is considered to have a positive impact on the significance of the listed building and preserve or enhance the character and appearance of the conservation area.

**Neutral:** the proposal is not considered to impact the significance of the listed building or the character and appearance of the conservation area.

**Harmful:** the proposal is considered to harm or obscure the significance of the listed building and/or the character and appearance of the conservation area.

Element	Significance	Proposed works	Impact	Notes
Basement window	Highest	Install bars to the windows at basement level	<b>Neutral</b>	<i>The bars would be affixed to the window recess using no more than six fixings to minimise intervention in historic fabric. The type of bars chosen are fixed by a thin outer frame which can be painted to match the window reveals, reducing the visual impact. Apart from the top and bottom parts of the frame, there is only one horizontal bar, thus minimising visual impact.</i>

Outside area vault and boiler room	Moderate	Repair and rendering of vault (see method statement from White Period Restoration Ltd).	<b>Beneficial</b>	<p>Revealing the vault which was formerly covered up better reveals the house's significance.</p> <p>The brick archway to the former coal vault will be repaired with materials to match the existing fabric. New breathable render will be applied and the concrete floor of the boiler room removed to reduce dampness as much as possible.</p>
Non-original door frame to rear extension	Negligible	Removal of non-original door frame by kitchen and door moved slightly across (Works consented through listed building consent Ref No (2017/4919/L) but not carried out in exact accordance with the approved plans.)	<b>Neutral</b>	<i>This doorframe is not original and forms the entrance to the rear extension which is a modern addition to the building. As such, the slight repositioning of the opening does not impact the significance of the listed building.</i>
Non-original door frame to rear extension	Negligible	Cleaning up of steel already in the ceiling above kitchen entrance (see method statement from White Period Restoration Ltd).	<b>Neutral</b>	<i>The steel is not an original feature and was probably inserted when the rear extension was constructed. As such, its cleaning up has no impact on the significance of the listed building.</i>
Hallway door	Negligible	Removal of hallway door	<b>Beneficial</b>	<i>The door is not original and was probably installed at the time when the house was subdivided into two maisonettes. Its removal therefore returns the hallway to it's historic form.</i>
Rear extension	Negligible	Running of underfloor heating pipes and installing overlay boards to the modern kitchen area and conservatory;	<b>Neutral</b>	<i>The rear extension to the property dates from around 1970 and is not of heritage significance. Proposals affecting the interior of the extension are therefore not considered to have any impact on the significance of the listed building.</i>
Rear extension	Negligible	Fitting of kitchen extract to roof.	<b>Neutral</b>	<i>The position of the extractor has been carefully considered to minimise its visibility from</i>

				<i>neighbouring gardens. It will be painted dark grey to further reduce its visual impact.</i>
Front door	Highest	Installation of alarm system and video entry system	<b>Neutral</b>	<p><i>The design of the video entry system is discreet and its location on the inside of the exterior door frame minimises its visual impact on the front elevation. The existing doorbell will remain in place.</i></p> <p><i>Both the alarm system and video entry will improve the security of the building, justifying the small visual impact their installation may result in.</i></p>
Front door	Highest	Replace front door and door frame sides. Current sides are unstable and the door hinges have been put on the inside, rather than being properly affixed, making them easy to remove. The front door shows significant signs of damage, which has been poorly rectified	<b>Beneficial</b>	<i>The front door appears to be in poor condition and its replacement with a like-for-like design will enhance the appearance of the building's front elevation.</i>
First floor doorway between front and rear rooms	Negligible	In the master bedroom, replace the swing door on the bathroom side of the cupboard with a swing door mounted on the master bedroom side of the cupboards (this will still swing towards the bathroom).	<b>Neutral</b>	<i>The new swing door will be of an appropriate design, matching the existing entry door to the bedroom. A matching architrave will also be installed to retain the bedroom's historic character.</i>
Second floor stair window	Negligible	New, opening casement window replacing the existing fixed window on the stairs.	<b>Neutral</b>	<p><i>The first floor stair window is not original, having been formed in order to allow the creation of a door out to the conservatory. The intention is to replace this with an opening window to improve ventilation.</i></p> <p><i>Since there are no other windows of this type on</i></p>

				<p><i>neighbouring houses, there is no 'correct' type of window to go here. Rear elevations of nineteenth-century terraces often feature a variety of window types.</i></p> <p><i>A casement window of traditional appearance within the existing opening will not cause any harm to the appearance of the rear elevation or involve loss of historic fabric. The existing opening is not large enough to allow a sash window to be installed.</i></p> <p><i>Restoring the original appearance of the rear elevation is not possible since the conservatory is to remain in place.</i></p> <p><i>The window will be double-glazed, which will be imperceptible from neighbouring gardens so will not harm the conservation area. It will also not involve loss of a historic window/window frame to provide the double glazing.</i></p>
Loft	Moderate	New timber beams attached to existing beams in ceiling and new metal beam put in running widthways in the house, underneath timbers (see method statement from White Period Restoration Ltd).	<b>Neutral</b>	<p><i>The installation of new beams will strengthen the existing roof structure and will allow for the retention of historic fabric in situ.</i></p>
Walls and ceilings throughout house	Moderate	Electrics installed including installation of spotlights in a number of places in the house and other wires for installation of surface spotlights.	<b>Neutral</b>	<p><i>The house has had a number of spotlights installed under previous ownership, and where these openings are to be reused there is no heritage impact.</i></p> <p><i>Where new openings are to be made there would be no loss of historic fabric because they are only to be made in</i></p>

				<p>modern plasterboard or new dropped ceilings.</p> <p>The spotlights will be positioned in the rooms at the rear of the house so they will not be visible from the street and there will therefore be no harm to the conservation area.</p>
Floorboards and hearth stones throughout	Moderate	Install wood over non-original flooring on all levels, including over the hearths on the ground and first floors (see method statement from White Period Restoration Ltd).	Neutral	The existing floorboards and hearth stones will remain in situ and the alterations made are therefore reversible.
Skirtings throughout	Moderate	Insert timber infills to skirting after floor levelled (see method statement from White Period Restoration Ltd).	Neutral	Timber infills would reduce the visual impact of the levelled floor and would not affect historic fabric.
Front elevation and front area	Highest	Repair and re-render front elevation and area under front entrance	Beneficial	The proposed repair work will enhance the appearance of the building's front elevation.
Front area	Highest	Boiler extract	Neutral	The new extract will replace an earlier one and will have no greater visual impact.
Front area boiler room	Moderate	Repair hole from former extractor fan and re-render to match existing.	Neutral	The wall to be repaired is not part of the original fabric of the house. The hole left by the former extractor fan will be made good and rendered over to match the overall appearance of the front of the house.
Door furniture	Negligible	Replace the non-original door knobs on the interior doors with chrome handles.	Beneficial	The existing doors and hence their door furniture do not appear to be original and the replacement of the existing with good quality chrome handles to match the other fixtures and fittings in the house will enhance the appearance of the interior.

Courtyard	Moderate	Install openable grate (with minimal fixings) across the 2-3 foot drop in the courtyard.	<b>Beneficial</b>	<i>The garden's significance is connected to the setting it provides for the listed building, and the levelling of the courtyard drop will improve the appearance of this setting. The grate will not be fixed into the house itself, so there will not be any loss of historic fabric.</i>
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#### 4.4 Conclusion: the planning balance

The proposals for No. 41 Arlington Road are positive; they will enhance the appearance and historic character of the listed building, which has been subject to numerous alterations under previous ownership.

The improvements proposed to the front elevation would enhance the appearance of the listed building and thus the character and appearance of the Camden Town Conservation Area. Internal proposals to the listed building are largely judged to be of neutral heritage impact, being either reversible or not affecting the historic fabric of the building. These proposals therefore comply with the local policies D1 and D2 of the Camden Local Plan (2017) and Policy 7.8 of the London Plan (2011 and later), which require development to conserve the historic environment and the heritage assets therein. The proposals also follow the advice offered in Policy 7.4 of the London Plan, the Camden Town Conservation Area Appraisal and LB Camden Design SPG, all of which emphasise the importance of new development preserving the local context and character of the conservation area.



## 5.0 Supporting Information

### 5.1 Sources

Camden History Society, *The Streets of Camden Town*, 2003

Camden History Society, *From Primrose Hill to Euston Road*, 1995

Hayes, David, 'A History of Camden Town 1895–1914', in Helena Bonett, Ysanne Holt, Jennifer Mundy (eds.), *The Camden Town Group in Context*, Tate Research Publication, May 2012.

LB Camden, *Camden Town Conservation Area Appraisal and Management Strategy*, 2007.

Richardson, John, *The Camden Town Book*, Historical Publications Ltd., 2007.

Tower Block UK, University of Edinburgh. Accessed 14/11/18,  
<http://www.towerblock.eca.ed.ac.uk/>

## 5.2 Entry on the National Heritage List



Historic England

### NUMBERS 39-51 AND ATTACHED AREA RAILINGS

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1244687

Date first listed: 11-Jan-1999

Statutory Address: NUMBERS 39-51 AND ATTACHED AREA RAILINGS, 39-51, ARLINGTON ROAD

#### Map

Ordnance survey map of NUMBERS 39-51 AND ATTACHED AREA RAILINGS

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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 - [1244687.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 14-Nov-2018 at 14:45:46.

#### Location

Statutory Address: NUMBERS 39-51 AND ATTACHED AREA RAILINGS, 39-51, ARLINGTON ROAD

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

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 29002 83482

#### Summary

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

TQ2983SW ARLINGTON ROAD 798-1/83/1856 (South West side) Nos.39-51 (Odd) and attached area railings

GV II

Terrace of 7 houses. 1840s. Stock brick with rendered ground floors, basements and parapets, Nos 39 and 41 divided by pilaster strips. Slate roofs with party wall stacks. 2 windows wide with doors to left, 3 storeys and attics. All windows are 12-light glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled doors in moulded doorcases with square toplights, those to Nos 39, 41 and 51 with tracery. Nos. 47 and 49 with semi-circular toplights, that to No. 49 with tracery. Nos. 47, 49 and 51 with raised attic storey of late C20 which is not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to areas.

Listing NGR: TQ2900283482

## Legacy

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

Legacy System number: 476624

Legacy System: LBS

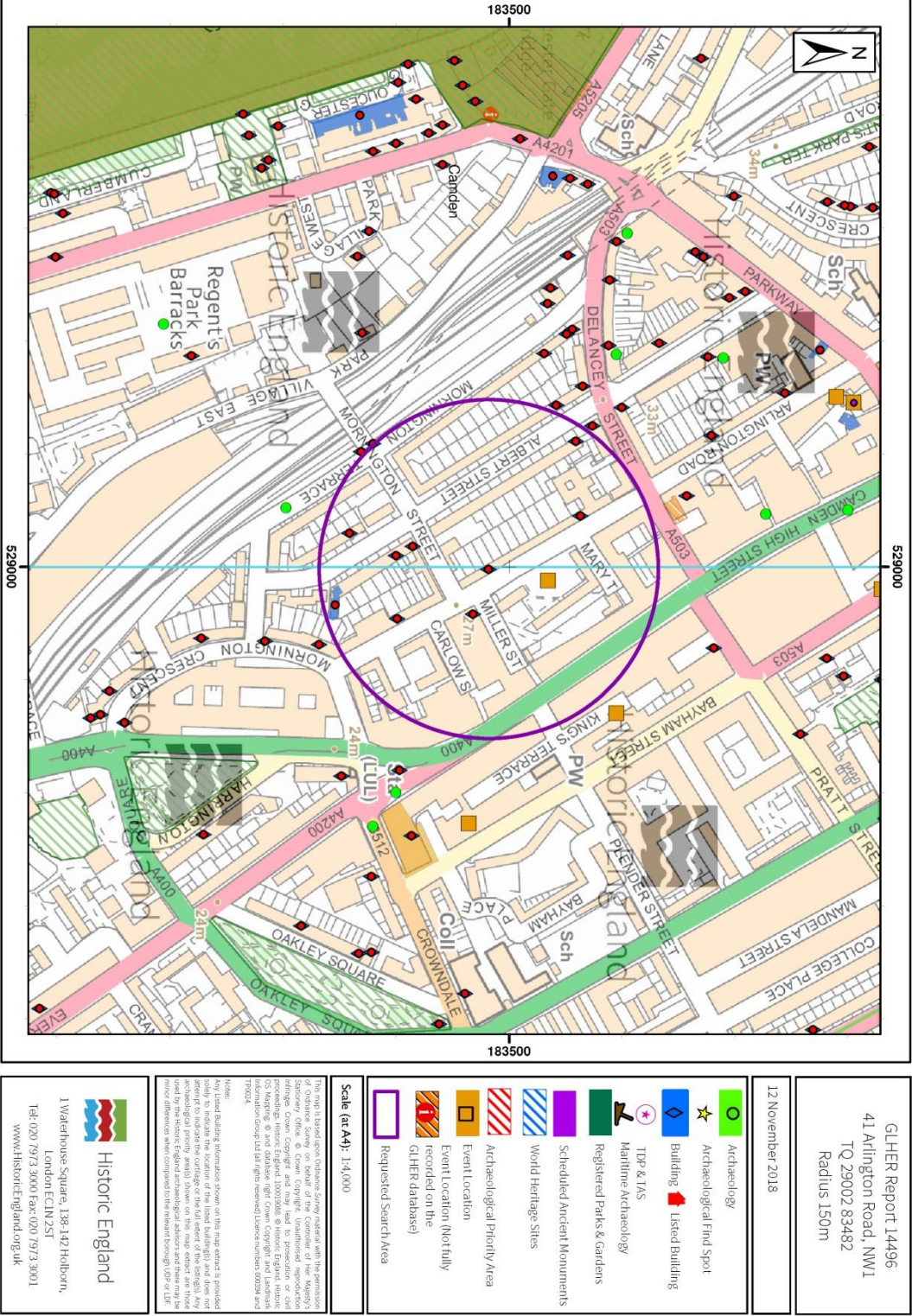
## Legal

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

End of official listing

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5.3 Historic Environment Record search results



## 5.4 Planning policy

### 5.4.1 National and regional policy

The designation of No. 41 Arlington Road as a Grade II building means that proposals will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance contained in the National Planning Policy Framework (NPPF 2018). Relevant sections of the NPPF include paragraph 189, which requires applicants to 'describe the significance of any heritage assets affected' and paragraph 190, which recommends that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal'.

Regional policies are addressed in the London Plan (2011 and later), which emphasises the importance of responding to local character (Policy 7.4) and of conserving and regenerating heritage assets (Policies 7.8 and 7.9). Policy 7.8, part C states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate'.

### 5.4.2 Local policy and guidance

In addition to national and regional policies, the London Borough of Camden (LB Camden) has adopted local policies that cover the historic environment. Local policies relating to heritage assets are contained in the Camden Local Plan (2017).

Relevant local policies are contained in Section 7 of the Camden Local Plan: Design and Heritage. Policy D1 concerns high quality design, and requires that new development 'respects local context and character' and 'preserves or enhances the historic environment and heritage' in accordance with Policy D2, which concerns the preservation and enhancement of LB Camden's heritage assets.

LB Camden's Supplementary Planning Guidance document, titled Design, was updated in March 2018 and section 3 relates to the borough's heritage. The SPG recommends that the council 'only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area' (para. 3.7). Paragraph 3.23 stipulates that LB Camden 'will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them'. Additionally, the SPG reminds applicants that where listed building consent is required, the impact of proposals on the significance of the listed building should be demonstrated and explanation should be offered as to the necessity or desirability of this impact (para. 3.34).

### 5.4.3 Camden Town Conservation Area

Part 2 of the Camden Town Conservation Area Appraisal lays out the management strategy for the conservation area and states that LB Camden will 'expect the historic details which are an essential part of the special architectural character of Camden Town Conservation Area to be preserved, repaired and reinstated where appropriate'. In specific relation to new development, the management strategy states that 'high quality design and high quality execution will be required of all new development'.



# Alan Baxter

**Prepared by** Clemency Gibbs

**Reviewed by** Robert Hradsky

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