

38 Lambs Conduit Street London WC1N 3LD Heritage Statement

June 2019



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1.0 INTRODUCTION

1.1 Instruction

This Heritage Statement has been produced by Built Heritage Consultancy on behalf of J. Crew, the owners of the retail unit occupying the basement and ground floor of 38 Lambs Conduit Street (the 'Site'), to support planning and listed building consent applications for the installation of two air conditioning units with associated attenuation enclosure and a duct in the rear basement lightwell. A noise assessment report by EEC Ltd has also been provided.

This new application follows an appeal against a listed building enforcement notice for the retention of two air conditioning units with an acoustic enclosure and ducts which was dismissed.

It also seeks to regularise permission for the installation of one non-illuminated projecting sign and minor internal alterations (retrospective). These works although considered uncontentious formed part of a previous proposals for the rear basement lightwell which was the subject of the listed building enforcement notice.

38 Lambs Conduit Street has a basement and 4 upper storeys. It is a Grade II listed townhouse which forms part of the designated Bloomsbury Conservation Area.



The Site – 38 Lambs Conduit Street, highlighted in red.

1.2 The Site - Photographs

Photographs of the Site and the surrounding context are included below.

Front elevation of 38 Lambs Conduit Street



Figure 1. Front elevation of the Site, comprising four storeys plus basement.



Figure 2. The shopfront to the retail unit.



Figure 3. The terrace of which the Site forms a part. The Site is highlighted in red.

Photographs of the rear elevation and the basement lightwell area.



Figure 4. Rear elevation. This elevation bears little relation to the design of the front elevation. It has been extended to both sides of the building, retaining a central lightwell area. The unauthorised duct is visible on the left and is to be removed.



Figure 5. The unauthorised plant including attenuation housing, which is to be removed.



Figure 6. Terraced area to the north of the lightwell.



Figure 7. View of the unauthorised duct to be removed and replaced subject to receiving consent.



Figure 8. View of the duct be removed and replaced subject to receiving consent.



Figure 9. View of the lightwell area from the ground floor rear wing window.



Figure 10. View of lightwell from the ground floor.



Figure 11. Aerial view of rear extensions from upper floors. The red circle indicates the lightwell area and existing link structures. (Bing maps)

1.3 The appeal scheme

Listed building consent and planning application were submitted on 26.09.2013 for

*Installation of replacement shopfront with associated non-illuminated projecting sign.
Installation of two air conditioning units within acoustic enclosure, and installation of new flue to rear lower ground lightwell. Internal alterations at ground and lower ground floors.
(Ref:2013/4489/L and 2013/4388/P)*

The planning application was withdrawn March 2018.

Listed building consent was refused on 16 March 2018 and a warning was issued of Enforcement Action to be taken.

The reason(s) for refusal was given as follows: -

1 The proposed plant and associated features, including the equipment, enclosure and external flues, by virtue of their position on the building and their scale, form, and detailed design would harm the special architectural and historic interest of the listed building contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and paragraphs 126 to 141 of the NPPF 2012.

The Listed Building Enforcement Notice was served on 24 April 2018.

The reasons for issuing the notice were as follows:

- a) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent.*
- b) The proposed plan including the equipment, enclosure and external flues, by virtue of their position on the building and their scale, form and detailed design would harm the special architectural and historic interest of the listed building contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and paragraphs 126 to 141 of the NPPF 2012.*

The notice required the following:

Within a period of three (3) months of the Notice taking effect:

- 1. Remove the unauthorised air conditioning units, associated enclosure and extract flue, and restore the lightwell to its previous state.*
- 2. Make good the site following completion of the above works.*

An appeal was made against the listed building enforcement notice.

The Appeal (Ref: APP/X5210/F/18/3204207) was dismissed and consent was refused 10 May 2019 (See Appendix 2).

1.4 Other Relevant Planning History

The other planning history for the Site is as follows.

- 2004/4793/L and 2004/4792/P 36/38 Lamb's Conduit Street. Internal alterations in connection with a retrospective change of use of lower ground and part of the ground floor from Class B1 (office) to Class C3 (residential). Withdrawn 21.04.2005
- PSX0204305 and LSX024320- Application granted on 29.08.2002 for the erection of a rear extension in association with the creation of a new roof terrace and the installation of a new external spiral staircase to allow access from first floor level to garden
- PSX0104804 – Application granted on 11.09.2001 for the installation of new shopfront and installation of internal staircase.
- ASX0104928 – Advertisement consent granted on 06.08.2001 for display of non-illuminated fascia sign.
- PSX0104563 - Certificate of Lawfulness Application granted on 10.07.2001 for the existing use of basement and ground floor premises at 38 Lambs Conduit Street as restaurant/cafe (Class A3)
- LS9705232R1 – Listed building consent granted on 03.09.1998 for alterations to Internal layout to top floor.
- PS9804745 – Permission decided as not required on 17.08.1998 for change of use of the ground floor and basement for one year from a restaurant (Class A3) to an estate agent (Class A”).
- 9401221 and 9470243 – Planning permission and listed building consent granted on 05.08.1994 at 36/38 Lambs Conduit Street for change of use and works of conversion to provide one self-contained residential dwelling unit on each building above ground floor level.

1.5 Map Regression of the Site



OS map 1:1056 Publication date 1896



OS map 1940s -1960s 1951. The road backing onto the Site Emerald Street has been redeveloped with blocks of flats. North and south of the site are sites described as “ruins” likely bomb sites after the war.



Insurance plan of London Vol.VIII Sheet 205, November 1888. The site 38 Lambs Conduit Street is highlighted in red. The road was later re-numbered.

2.0 UNDERSTANDING

2.1 Identification of Heritage Assets to Assess

Paragraph 189 of the revised NPPF July 2018, revised February 2019 states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

2.2 Designated Heritage Assets

Listed Buildings

The Site is a designated listed building and forms part of a listed terrace of 5 similar town houses.

The list description for the site is as follows: -

TQ3081NE LAMB'S CONDUIT STREET 798-1/101/1002 (East side) 02/04/81 Nos.28-38 (Even)

GV II

Terrace of 5 houses. Nos 30 & 32 are one building. 1690-1700, No.28 built under a lease granted to Nicholas Barbon in 1686. Refronted early C19. No.38 rebuilt C20 above ground floor level but included for group value. Yellow stock brick with stone coped parapets. 4 storeys. 2 windows except Nos 28 & 38 with three. No.28 with C19 shopfront, the rest altered to various degrees in C20. Gauged brick flat arches to recessed sash windows, the 1st floor of Nos 34 & 36 in shallow round-arched recesses. Rear elevations of plum stocks with bands and flush framed ash windows. INTERIORS: not inspected but Nos 28 & 36 noted to retain original staircases, that of No.28 possibly late C17 with heavy turned balusters and closed string; No.36 with twist balusters and carved tread ends. Some panelled rooms.

First listed 2 April 1981

Of these listed buildings, the earliest, nos, 28, 30 and 32 were built in the late 17th century, although no.28 was refronted in the early 19th century. The Site at 38 Lambs Conduit Street has been included for Group Value, having been rebuilt in the 20th century above ground floor level.

Other Listed Buildings

Given the nature of the proposals it is not considered that any other listed buildings have been affected by the proposals. The only visibility of the rear basement lightwell is from Rapier House 40-46 Lambs Conduit Street, which is a modern redevelopment.

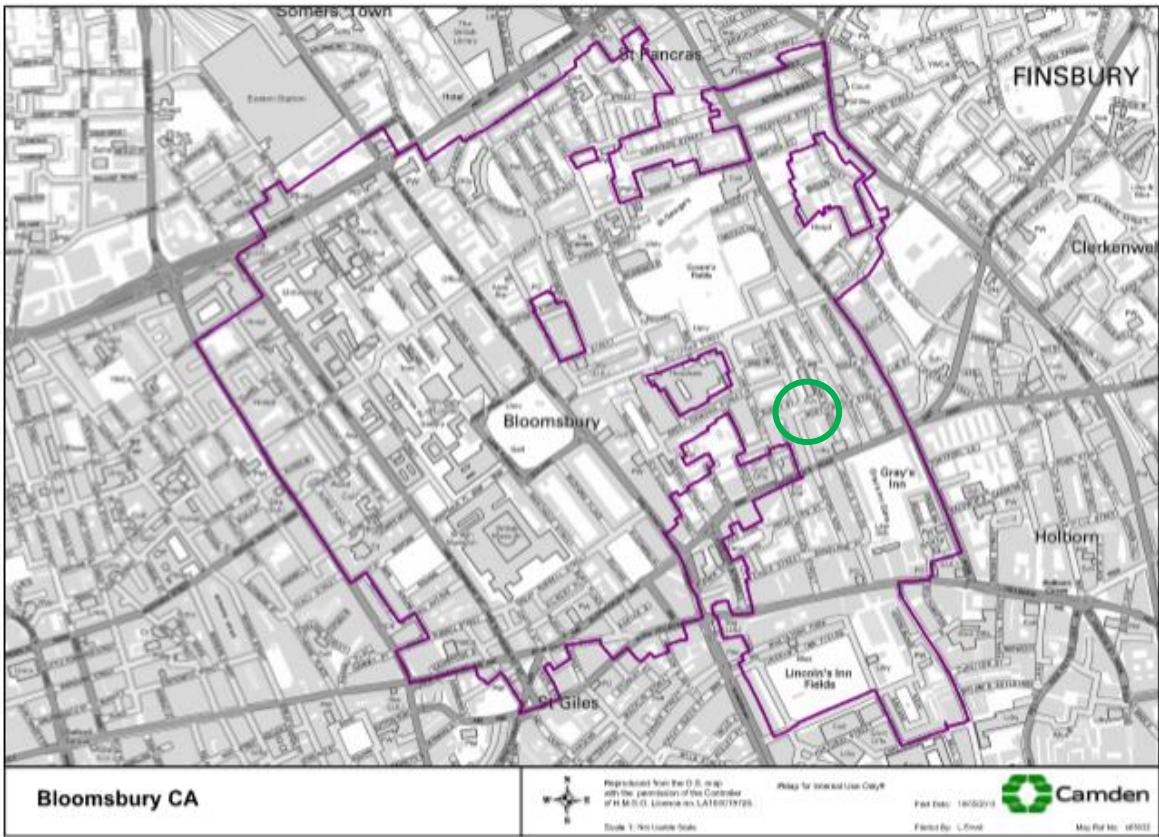
Conservation Areas

The site forms part of the Bloomsbury Conservation Area which was first designated in 1968 but has been subsequently extended to include more Victorian, Edwardian and high quality 20th century architecture.

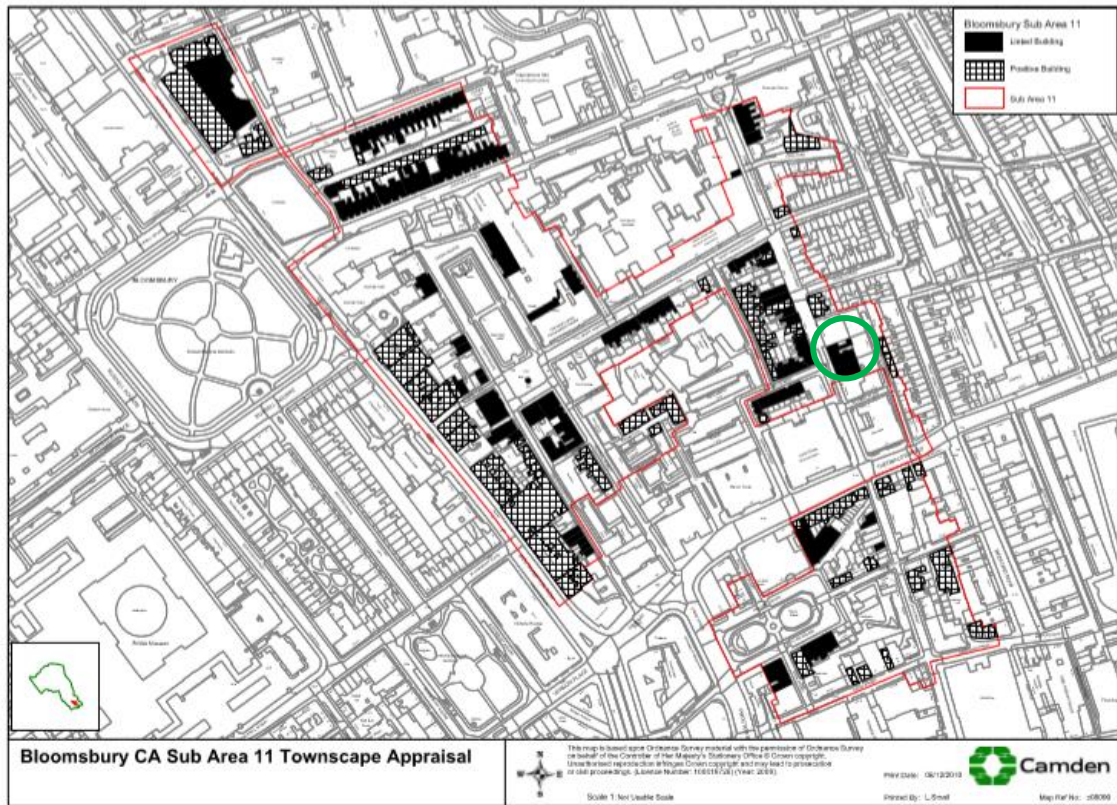
Bloomsbury Conservation Area

Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln’s Inn Fields in the south and from Tottenham Court Road in the west to King’s Cross Road in the east.

The Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. Impetus for the initial development came from events such as the plague (1665) and the Great Fire of London (1666), which had devastated the City. The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries.



Map of Bloomsbury Conservation Area above and inset below. The green circle highlights the approx location of the Site.



Bloomsbury Conservation Area Sub Area 11



Close up of the Bloomsbury Conservation Area. The buildings highlighted black are listed, hatched are unlisted buildings of merit.

3.0 SIGNIFICANCE

3.1 Listed Building

Front elevation

The principal significance of no. 38 Lambs Conduit Street is due to its Group Value within a terrace of five 17th and early 18th century townhouses which form 28-38 Lambs Conduit Street. The building is 4 storeys high and 3 bays wide with a traditionally proportioned (modern) timber shopfront.

Of this group of listed buildings, the earliest, Nos, 28, 30 and 32 were built in the late 17th century, although no.28 was refronted in the early 19th century.

The appeal site is not as early as these and was likely first constructed in the early 18th century, however it was rebuilt above ground floor level in the 20th century. Therefore whilst the form, proportion and detailing of the front elevation of the building are historically appropriate the actual fabric is not original or historic.

The front elevation is therefore of moderate significance for its townscape value within a terrace of similar properties. Its significance as a listed building seen individually is somewhat less, as the modern fabric has a low historical value but a somewhat higher aesthetic value as part of the listed group.

Rear elevation

The rear elevation has signs of large scale rebuilding with extensions enclosing three sides of a rear basement lightwell. Original windows have been lost although there are some window openings of traditional form. The rear wing has been rebuilt and has a mid-20th century character with wide Crittall-type metal windows beneath concrete lintels. The rebuilt rear elevation is of very limited architectural quality. The upper floors above ground floor level have not replicated the original architectural design of a historic London town house. This elevation as a whole is of very low to neutral significance compared to the front elevation, with considerable areas such as the rear wing being entirely of neutral value.

At lower ground level (basement level) there may be some historic fabric surviving but this is limited and not of any special architectural or historic interest. Therefore, the overall significance of this elevation can only be considered to be very low to neutral at best.

3.2 Bloomsbury Conservation Area

Overview

Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant

characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area. Some patterns of use have changed over time, for example, offices and hotels came to occupy former family dwelling houses as families moved out of central London to the suburbs during the later 19th and 20th centuries. However, other original uses have survived and help to maintain the area's distinctive and culturally rich character (the most notable include hospitals, university and academic uses, cultural institutions such as museums, legal uses, and on a smaller scale, specialist retailers including booksellers and furniture shops).

The area also has a strong association with the literary Bloomsbury Group whose main proponents including Virginia Woolf were based in Gordon Square in the early 20th century.

Lambs Conduit Street

Lambs Conduit Street is one of several relatively narrow streets of mixed land use but with continuous building frontages which retain a good sense of enclosure which makes a positive contribution to the good quality urban character. They comprise a large number of 18th and early 19th century brick townhouses, three to four storeys in height, often with shops at ground-floor level. However other building types exist, reflecting the variety of uses within the streets. Brick is the predominant building material; however, other materials such as glazed tiling, render, concrete and aluminium cladding are evident, especially on some of the more recent buildings.

Lamb's Conduit Street is called after a water conduit provided by William Lambe in 1577 to convey water to the City, which was removed in 1746. The street was laid out by Barbon in 1690 and completed by circa 1710; in the reign of Queen Anne it was a favourite promenade for Londoners. At the northern end it becomes Guilford Place, where the street widens around the railings of the former underground public conveniences which are listed. The relatively large number of listed townhouses, which date from the early 18th century, reflects the architectural and historic quality of the street. The townhouses are generally of four storeys, some with basements and the majority with shopfronts at ground-floor level (although the short terrace on Guilford Place is residential). There are several examples of high quality shopfronts and the detailing, colour of brick, parapet heights and ridgelines of the townhouses vary. Together with the active shopfronts, these elements create a visually interesting and vibrant street scene. There are some larger-scale but high quality recent developments in pale brick on the west side of the street at its northern end, forming part of the Great Ormond Street Hospital site. Of note are the 2006 Octav Botnar Wing by Anshen and Allen Architects and the 1990s Camelia Botnar Foundation building by DEGW Architects.

3.2 The contribution the Site makes to the Conservation Area

The Site makes a positive contribution to the significance of the Bloomsbury Conservation Area and this contribution is reinforced because of its 'group value' with the rest of the terrace. 38 Lambs Conduit Street is one of the relatively large number of similarly listed townhouses dating from the 18th

century (albeit rebuilt in facsimile). The front façade retains evidence of historically appropriate detailing, although the building has been largely rebuilt above ground floor level.

The rear elevation of the site – which is where the plant has been located – is very evidently much altered. The similar terraced town houses which once surrounded the site have been replaced with large scale developments to both the north and backing onto the site from the east. There are no public views of the rear elevation, although a private roof terrace which has been created at first floor level for the residential flat on the upper floors of 38 Lambs Conduit Street.

The front elevation makes a firm positive contribution to the significance of the conservation area, although this is not as high as those town houses in the vicinity which are better preserved and not rebuilt in facsimile (and therefore contain their original historic fabric).

The rear elevation cannot be said to make a meaningful contribution to the significance of the conservation area as it has been rebuilt and extended.

4.0 LEGISLATION AND POLICY

Listed buildings and conservation areas are subject to the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as amended by various Acts, most lately the Enterprise and Regulatory Reform Act 2013. Section 7 of the *Planning (Listed Buildings and Conservation Areas) Act* provides that listed building consent is required for:

Any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...

Section 16(2) of the Act states that:

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

As 38 Lambs Conduit Street is Grade II listed, any proposals which would affect the building's special architectural or historic interest will require listed building consent. The proposals were therefore subject to a range of national, regional and local authority heritage policies in addition to normal planning policy, and where relevant these are set out below.

The building does form part of the Bloomsbury Street Conservation Area, however given the nature of the works the impact on the conservation area has been minimal.

4.1 National Heritage Policies

National Planning Policy Framework (NPPF) adopted March 2012, Revised 2018, Revised 2019

The NPPF does not change the statutory status of the development plan as the starting point for decision making. At the heart of the NPPF is a 'presumption in favour of sustainable development'.

Section 12 of the NPPF attaches great importance to good design, which should address the connections between people and places and the integration of new development into the natural, built and historic environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. Permission should be refused for 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.

Section 16 of the NPPF seeks to conserve and enhance the historic environment and should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

4.2 Regional Heritage Policies

The Greater London Authority's *London Plan* (March 2016) contains heritage guidance in Policy 7.8, the relevant parts of which are as follows:

Policy 7.8 heritage assets and archaeology

Strategic

- A *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- B *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

Planning decisions

- C *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- E *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset*

4.3 Local Planning Policies

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

Policy D2 Heritage

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

Designated heritage assets

Designed 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.

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.*

5.0 ASSESSMENT

The appeal against the enforcement notice was dismissed and consent was refused. The Planning Inspector made the following comments:

“The works involved the installation of two air conditioning units in a stainless steel enclosure located in the small basement lightwell. The enclosure is of substantial size and occupies a significant part of the lightwell. In addition, there is a stainless-steel duct of considerable diameter. This duct extends horizontally in the lightwell, and then extends vertically upwards to the ground floor with a large curved section at its uppermost end. The duct is clearly visible from windows at that level and also from the terraced garden area of an upper floor flat. Although the air conditioning units are at a lower level and less visible from the ground floor and the terraced garden area, the acoustic enclosure is of significant size and affects the character and appearance of the building. The ducting is bulky and very prominent and of a scale that appears excessive. I consider that the ducting and acoustic enclosure are conspicuous and harmful to the special interest and character of the rear elevation of the listed building.”

He went on to say

“The appellant considers that a revised scheme, with plant at reduced scale and bulk but still appropriately attenuated could be accepted in the basement lightwell. I do not disagree that an alternative scheme could overcome the harm that the unauthorised plant causes but in the absence of any details showing how this could be achieved, the steps required by the notice are the minimum necessary to reduce the harm caused.”

The bulk and scale of the plant has been reduced by positioning the air conditioning units side by side on the lightwell floor, rather than stacking them, one above the other. The acoustic enclosure would appear less high and bulky and would reduce the impact on the character and appearance of the building. Given the nature of the lightwell’s locations, there are no public views but some more glimpsed views of the plant from the upper storeys of the appeal property and the adjacent terrace which is part of the demise of an upstairs flat also at no.38 Lambs Conduit Street.

The accompanying acoustic report by EEC Ltd shows that the scheme would satisfy the noise criteria requirements of Camden.

The stainless steel duct, has been substantially reduced in both height and bulk in this revised scheme. It no longer vents at ground floor level and is retained at basement level only.

The rear elevation of no.38 Lambs Conduit Street makes very little contribution to the overall significance of the listed building. The list description makes a point of stating that no. 38 Lambs Conduit Street has been rebuilt above ground level. The rebuilt rear elevation is of very limited architectural quality. The upper floors above ground floor level have not replicated the original architectural design of a historic London town house. At lower ground level (basement level) there may be some historic fabric surviving but this is limited and not of any special architectural or historic interest. The overall significance of this elevation can only be considered to be low to neutral at best,

and the plant scheme now proposed would not cause harm to the overall special interest and significance of the listed building nor it is harmful to the wider Bloomsbury Conservation Area.

The projecting sign and internal alterations are included retrospectively as part of the scheme. They formed part of the applications which were subsequently withdrawn but were not objected to by the planning officer. These works have been carried out already but are included in these applications to regularise the permissions.

6.0 CONCLUSION

This revised scheme seeks to overcome the objections to the previous proposals and take into consideration comments made by the Planning Inspector.

The repositioning of the air conditioning units to reduce the height and bulk of the associated attenuation, has also reduced any impact on the character and appearance of the listed building. The attenuation ensures that the units comply with the relevant noise standards.

The duct has also been substantially reduced in both height and bulk so that it now vents in the basement lightwell only and not at ground level as previously. This has also reduced its visibility from the neighbouring terrace.

It is considered that this scheme would now comply the local and national policies and would not harm the significance of the listed building as well as preserving both the character and appearance of the listed building and that of the wider Bloomsbury Conservation Area.

APPENDICES

Appendix 1: Bibliography

The sources noted below have been used in the preparation of this report.

Bloomsbury Conservation Area Appraisal and Management Strategy adopted 18 April 2011

Camden Local Plan adopted 2017

Department for Communities & Local Government, *National Planning Policy Framework 2012*, revised July 2018, revised February 2019

Greater London Authority, *London Plan* March 2016

Historic England/English Heritage *Conservation Principles, Policies and Guidance*, 2008

Historic England, *Heritage List*

Appendix 2: Appeal decision



The Planning Inspectorate

Appeal Decision

Site visit made on 7 May 2019

by **P N Jarratt BA DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 May 2019

Appeal Ref: APP/X5210/F/18/3204207

38 Lambs Conduit Street, London, WC1N 3LJ

- The appeal is made under section 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by J Crew UK Ltd against a listed building enforcement notice issued by the Council of the London Borough of Camden.
 - The enforcement notice, numbered EN16/0610, was issued on 24 April 2018.
 - The contravention of listed building control alleged in the notice is the installation of two air conditioning units within acoustic enclosure, and installation of new flue to rear lower ground lightwell.
 - The requirements of the notice are to remove the unauthorised air conditioning units, associated enclosure and extract flue, and restore the lightwell to its previous state.
 - The period for compliance with the requirements is 3 months.
 - The appeal is made on the grounds set out in section 39(1) (e), (g), (h), and (j) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
 - **Summary of decision: Appeal dismissed and consent refused.**
-

The site and relevant planning history

1. The appeal property is a four-storey, mid-terraced, grade II listed building used as a shop at basement and ground floor levels with flats above. The terrace of 5 houses (Nos 28-38) were built in the late 1600s but No 38 was rebuilt in the C20 above ground floor level and is included in the list for its group value. It is located within the Bloomsbury Conservation Area.
2. Retrospective planning and listed building applications for a new shop front, projecting sign, two air conditioning units within an acoustic enclosure and the installation of a new flue to the rear lower ground lightwell were submitted in 2013. The planning application was withdrawn as the development was immune from enforcement action due to the passage of time. However, the listed building application (2013/4489/L) was refused and the current enforcement appeal follows on from this.

Planning policy

3. Section 16 of the LBCA requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, before granting listed building consent. In addition to the duties under the Act referred to above, the Development Plan policies for the London Borough of Camden are also material considerations in these cases.

<https://www.gov.uk/planning-inspectorate>

4. Policy D1 (Securing High Quality Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 seek to promote quality design and conserve the historic environment.
5. These policies are also broadly in accordance with the aims of the National Planning Policy Framework (the Framework) which is also a material consideration in these cases. Paragraphs 193 - 196 of the Framework note that great weight should be given to conserving the significance of heritage assets and that any harm must be outweighed by public benefits of the proposal, including securing the optimum viable use of the building, before listed building consent is granted.
6. The Council's Camden Planning Guidance - Design (CPG1), has been subject to public consultation and was updated in 2019. This is also a material consideration to which I attach significant weight.

Appeal on ground (e)

7. An appeal on this ground is that listed building consent ought to be granted for the work. I consider that the main issue is the effect of the work on the special architectural or historic character of the listed building and its setting.
8. The works involved the installation of two air conditioning units in a stainless-steel enclosure located in the small basement lightwell. The enclosure is of substantial size and occupies a significant part of the lightwell. In addition, there is a stainless-steel duct of considerable diameter. This duct extends horizontally in the lightwell, and then extends vertically upwards to the ground floor with a large curved section at its uppermost end. The duct is clearly visible from windows at that level and also from the terraced garden area of an upper floor flat. Although the air conditioning units are at a lower level and less visible from the ground floor and the terraced garden area, the acoustic enclosure is of significant size and affects the character and appearance of the building. The ducting is bulky and very prominent and of a scale that appears excessive. I consider that the ducting and acoustic enclosure are conspicuous and harmful to the special interest and character of the rear elevation of the listed building.
9. I consider this harm to be less than substantial in the context of paragraph 196 of the Framework but this level of harm is not outweighed by any public benefits arising.
10. The appellant considers the overall significance of the rear elevation of the building to be neutral due to the rebuilding works that have been carried out which is considered to be of very limited architectural quality, with which I do not disagree. The appellant further considers that the surviving historic fabric at basement level is limited and not of any special architectural interest. Notwithstanding the appellant's opinion, there is nevertheless surviving historic fabric evidenced by the arched brickwork clearly visible in the lightwell and in close proximity to the ducting and acoustic enclosure. This is compromised by the presence of the unauthorised works.
11. I therefore conclude that the works are contrary to the Framework, to Policy D2 of the Local Plan and fail to have regard to the Planning Guidance on Design in respect of the design and materials used for plant, machinery and ducting. The works are harmful to the special architectural or historic character of the

listed building and its setting. However, due to the position of the works at the rear of the building, the effect on the character and appearance of the Conservation Area is neutral.

12. The appellant has suggested that if the principle of development is acceptable and that minor changes could make it comply with policy then an appropriate condition could be imposed. The appellant also states that it is hoped that forthcoming listed building and planning applications will show a revision to the scheme to mitigate any harm the plant causes. However, no such applications have been made despite the stated intentions of the appellant and the Council having provided the appellant sufficient time during the enforcement process to prepare an alternative scheme and to submit an application. In the absence of detailed proposals regarding the scale, type and nature of alternative plant and equipment that would be functionally appropriate, I cannot be confident that such a condition would lead to a scheme that would cause less harm to the listed building.

13. The appeal on this ground fails.

Appeal on ground (g)

14. An appeal on this ground is that the requirements exceed what is necessary for restoring the building to its condition before the works were carried out.

15. The appellant states that the lightwell was full of rubbish and rubble before the plant was installed, which has improved its overall appearance. Whilst this may be the case, the argument is totally unconvincing.

16. The appeal on this ground fails.

Appeal on ground (j)

17. An appeal on this ground is that the steps required exceed what is necessary to alleviate the effect of the works executed to the building.

18. The appellant considers that a revised scheme, with plant at reduced scale and bulk but still appropriately attenuated could be accepted in the basement lightwell. I do not disagree that an alternative scheme could overcome the harm that the unauthorised plant causes but in the absence of any details showing how this could be achieved, the steps required by the notice are the minimum necessary to reduce the harm caused.

19. The appeal on this ground fails.

Appeal on ground (h)

20. An appeal on this ground is that the compliance period is too short. The appellant considers that a period of 6 months is necessary to agree an alternative scheme as part of a new listed building consent and planning application.

21. On the basis that a new scheme is being prepared at present, as stated by the appellant, there is no over-riding justification to extend the compliance period. No doubt if applications are submitted to the Council prior to the expiry of the compliance period, then the Council would have regard to their submission in considering any further action against the appellant to comply with the notice.

22. The appeal on this ground fails.

Conclusion

23. For the reasons given above I conclude that the appeal should fail.

Decision

24. The appeal is dismissed and listed building consent is refused for the installation of two air conditioning units within acoustic enclosure, and installation of new flue to rear lower ground lightwell.

P N Jarratt

Inspector

Appendix 3: Legislation and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

National Policy

National Planning Policy Framework (NPPF) (revised 2018 and 2019)

The Government’s guidance in relation to conserving and enhancing the historic environment is set out in Chapter 16 of the Framework (Paragraphs 184-202). Prior to Section 16 there are also some relevant paragraphs to heritage assets that will be provided below:

Section 16, Conserving and Enhancing the Historic Environment, contains for the following key paragraphs:

“189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

191. 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.

192. In determining applications, local planning authorities should take account of:

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

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

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

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

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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

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

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

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

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

whether such loss should be permitted.

200. 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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. 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.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

Annex 2: Glossary (Part)

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

Local Policy

CAMDEN LOCAL PLAN 2017

Heritage Camden’s heritage

7.39 Camden has a rich architectural heritage with many special places and buildings from throughout Camden’s history (see Map 4: Heritage and Archaeological Sites on page 234). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission in these areas.

7.40 Over 5,600 buildings and structures in Camden are nationally listed for their special historical or architectural interest and 53 of the borough’s squares are protected by the London Squares Preservation Act 1931. In addition, 14 open spaces in Camden are on Historic England’s Register of Parks and Gardens. The Council also maintains a local list of over 400 non-designated heritage assets. Camden also has a generally well-preserved archaeological heritage, with 13 identified archaeological priority areas, although this can be vulnerable to development and changes in land use.

7.41 The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character

or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance. The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings.

Policy D2 Heritage

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

Designated heritage assets

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

Listed buildings

7.57 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations.

7.58 The Council has a general presumption in favour of the preservation of listed buildings. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total or substantial demolition of a listed building are those set out in the National Planning Policy Framework.

7.59 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

7.60 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient

information about the proposed development and its relationship with its immediate setting, in the form of a design statement.

Guidance

National Planning Practice Guidance (2014 being updated 2018)

The NPPG provides added to clarity to the interpretation of the NPPF.

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

This Historic England guidance note clarifies how to assess heritage asset significance, suggested archival sources of information, it recommends best practice recording procedures and discussed unauthorised works. It is a useful resource to aid with the interpretation of the NPPF.

Cumulative Impact

Paragraph 28 states: *“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. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building’s plan form or an original designed landscape.”*

Design and local distinctiveness

Paragraph 53 states: *“Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

- *The history of the place;*
- *The relationship of the proposal to its specific site;*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept;*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size;*
- *The size and density of the proposal related to that of the existing and neighbouring uses;*
- *Landmarks and other built or landscape features which are key to a sense of place;*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces;*
- *The topography;*

- Views into, through and from the site and its surroundings;
- Landscape design;
- The current and historic uses in the area and the urban grain;
- The quality of the materials.”

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 GPA Note 3 (Second Edition)

The stated purpose of GP3 is to set “...out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015 and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).”

A number of the key worthy sections are provided below for ease of reference.

“NPPF Glossary: 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 (NPPF, Annex 2: Glossary).”

“PPG: What is the setting of a heritage asset and how should it be taken into account?”

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there

being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013, reference ID: 18a-013-20140306)."

Views and setting

"The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

Views which contribute more to understanding the significance of a heritage asset include:

- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;*
- *those where town- or village-scape reveals views with unplanned or unintended beauty;*
- *those with historical associations, including viewing points and the topography of battlefields;*
- *those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected;*
- *those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant."*

Setting and Views – A Staged Approach to Proportionate Decision-Taking

"...The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 131-135 and 137).

Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that

apply proportionately to the complexity of the case, from straightforward to complex:

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: Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (2016)

AN1 provides guidance to LPAs on the management of Conservation Areas. It outlines best practice for their designation and for the production of conservation area character appraisals. The latter should be academically rigorous to allow the special interest of the conservation area in question to clearly intelligible to the reader and therefore be used as a guide to how sensitive to change relative parts of a conservation area are.

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

The stated purpose of AN2 is to illustrate: *“...the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It will be useful to owners, developers, local planning authorities and others in considering works to heritage assets.”*

English Heritage: Conservation Principles, Policies and Guidance – For Sustainable Management of the Historic Environment (2008)

Paragraph 31 states: *“Many heritage values are recognised by the statutory designation and regulation of significant places, where a particular value, such as ‘architectural or historic interest’ or ‘scientific interest’, is judged to be ‘special’, that is above a defined threshold of importance. Designation necessarily requires the assessment of the importance of specific heritage values of a place; but decisions about its day-to-day management should take account of all the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it is has statutory designation.”*

The values recommended to assesses in the guidance are provided below:

Evidential value

“Evidential value derives from the potential of a place to yield evidence about past human activity.”

Historical value

“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”

“Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have ‘technological value’.”

“Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.”

Aesthetic value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”

“Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.”

Communal value

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.”