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50C Red Lion Street, London
WC1R 4PF

Heritage Statement

Iceni Projects Limited on behalf of
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Stevens
June 2019

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50C Red Lion Street, London WC1R
4PF
HERITAGE STATEMENT

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1. INTRODUCTION

- 1.1 This Heritage Statement report is supplied to support a planning application for 50C Red Lion Street, London, WC1R 4PF (henceforth 'the Site'), by assessing the proposed development and its potential to impact identified heritage assets. This report also investigates the potential for the Site to be considered curtilage listed to No 50 Red Lion Street.
- 1.2 The Site is a former stable and factory, which was likely historically owned/attached to No. 23 Red Lion Square (now lost), and is located within Wheatsheaf Yard, to the west of Red Lion Street. To the east of the Site is the Grade II Listed 50 Red Lion Street, and the Site is also within the Bloomsbury Conservation Area.
- 1.3 The report will:
- Set out the relevant legislative and policy framework within which to assess the site's heritage impact;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Offer a full description of the site and identify relevant designated heritage assets;
 - Assess the significance of the Site and its contribution to the Bloomsbury Conservation Area; and lastly,
 - Provide a detailed assessment of impact for the proposals on the Site and its setting, and on the character and appearance of the Bloomsbury Conservation Area.
- 1.4 This document has been produced to support the planning application for the redevelopment of the existing buildings at 50C Red Lion Street. In order to do so, this report provides a full, detailed assessment of the history and development of the Site and provides a detailed analysis of the impact of the proposed development on the historic environment, primarily the setting and significance of the nearby heritage assets. As such, it meets the requirements of paragraph 189 of the NPPF and provides a basis on which to analyse the proposals against local, strategic, and national policies related to the historic environment.
- 1.5 The report is by Icen Projects. Specifically, it is authored by Stephen O'Fegan BA, MSc, Heritage Consultant, with supporting input by Lewis Eldridge MA, MSc, Associate, Heritage & Townscape.

2. RELEVANT LEGISLATION, POLICY, AND GUIDANCE

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 2.3 Section 72(1) of the Act, meanwhile, states that:

'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of 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.'

National Policy

National Planning Policy Framework 2019

- 2.4 In July 2018, the government published the updated National Planning Policy Framework (NPPF). This maintains the focus on the 'golden thread' of sustainable development that was established as the core of the previous, 2012, NPPF.
- 2.5 The NPPF encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach as 'constructive conservation': 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, Historic England, 2009).
- 2.6 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section affirms, in paragraph 127, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history,

including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- 2.7 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.8 Heritage Assets are defined in Annex 2 of the NPPF as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.
- 2.9 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 2.10 The 'Setting of a heritage asset' is defined 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.'
- 2.11 Paragraph 187 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
- 2.12 Paragraph 189 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. 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, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.13 Paragraph 192 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 2.14 Paragraph 193 states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.15 Paragraph 194 states that 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.
- 2.16 Paragraphs 195 and 196 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 195). Whereas, Paragraph 196 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
- 2.17 Paragraph 197 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.18 Paragraph 200 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites. Paragraph 201 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 195 or 196, as appropriate.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, March 2014)

- 2.19 The guidance in the PPG supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.20 The PPG refers to key elements of a building's special architectural or historic interest when assessing harm. If proposed works adversely affect a key element of the heritage asset's special interest, then those works could amount to substantial harm. It is the degree of harm rather than

the scale of development that is to be assessed by the decision taker. Substantial harm is stated to be a high test that may not arise in many cases.

- 2.21 Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced, and may be more extensive than its curtilage. A thorough assessment of the impact on 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.
- 2.22 The PPG also provides clear guidance on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 132 to 135 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the roles of the planning system (per Paragraph 7 of the NPPF).

Strategic Policy

The London Plan

- 2.23 Regional policy for the London area is defined by the London Plan. The Draft New London Plan (2018) has been out for consultation and is now undergoing review in an Examination in Public by the Planning Inspectorate. The new London Plan deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7.

London Plan Consolidated with Amendments

- 2.24 The current adopted London Plan (2016) incorporates the changes made in the Revised Early Minor Alterations to the London Plan (2013), Further Alterations to the London Plan (2014), and Minor Alterations to the London Plan (2015). The Revised Early Minor Alterations to the London Plan (REMA) set out minor alterations in relation to the London Plan and changes to UK legislation including the Localism Act (2011) and the NPPF. The revisions amend and split paragraph 7.31 supporting Policy 7.8 Heritage Assets and Archaeology with regard to developments affecting the setting of heritage assets, the need to weigh developments causing less than substantial harm on heritage assets against the public benefit and the reuse or refurbishment of heritage assets to secure sustainable development. The Glossary for the REMA also contains definitions for ‘Heritage Assets’ and ‘Substantial Harm’. The Further Alterations to the London Plan (2014) updated policy in relation to World Heritage Sites in London and the assessment of their setting.
- 2.25 The current London Plan deals with heritage issues in Chapter 7, London’s Living Spaces and Places – Historic environment and landscapes.

- 2.26 London Plan Policy 7.4 requires development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. The design of buildings, streets and open spaces should provide a high-quality design response enhancing the character and function of an area.
- 2.27 London Plan Policy 7.6 notes that the 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”.
- 2.28 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 2.29 Policy 7.8 ‘Heritage assets and archaeology’ establishes the following clauses regarding heritage assets in London:
- 2.30 Strategic: 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.
- 2.31 Planning Decisions: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 2.32 Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden London Borough Council

Camden Local Plan – 2017

- 2.33 Camden’s Local Plan sets out the Council’s planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up to-date planning policies that respond to changing circumstances and the borough’s unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031.
- 2.34 Relevant heritage policies contained within Local Plan are as follows:

2.35 *Policy D1 Design - 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.

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.

- 2.36 *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.

Bloomsbury Conservation Area Appraisal (2011)

- 2.32 Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (section 69 and 72) to designate as conservation areas any "areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance" and pay special attention to the preserving or enhancing the character or appearance of those areas. Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of proposals to demolish unlisted buildings that contribute to the character of the area.

3. HISTORIC DEVELOPMENT OF THE SITE AND SURROUNDINGS

Bloomsbury Conservation Area

- 3.1 The Site is located within the Bloomsbury Estate, the name deriving from William Blemond, a 13th century landowner whose 'bury', or fortified manor, was near what is now known as Bloomsbury Square. The estate came into the ownership of the Russell Family in 1669 when William, son of the 5th Earl of Bedford married Lady Rachel Vaughan, a young widow and daughter of the 4th Earl of Southampton. At this point the area we now know as Bloomsbury were mainly agricultural fields and roughly comprised the land between Tottenham Court Road, Euston Road, Southampton Row and New Oxford Street, plus two detached portions, one west of Tottenham Court Road and the other north of Euston Road. The 4th Earl of Southampton had begun developing the lands during the 1660s, having built Southampton House on a site known as Long Field for his own occupation and began laying out rural estates on the open lands, including Bloomsbury Square to the south of Southampton House.
- 3.2 It was the 5th Earl of Bedford whom continued this development. He and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church, arcaded terraced housing and surrounded by street grid layouts. This offered a more organised and efficient streetscape, departing from development based on the narrow medieval streets, alleys and courtyards, setting the scene for the following three centuries of development. Of notable development around this time was Montague House which later became home to the British Museum in 1759 following the bequest of Sir Hans Soane, the Royal Physician, of his substantial collection of antiquities to the Government. East of Southampton Row, the construction of Red Lion Square and Queen Square began in the late 1680s by speculative developer Nicholas Barbon, despite opposition of Gray's Inn who wished to retain their open views.
- 3.3 Later development, during the Georgian and Regency period, saw accelerated development to the north from Great Russell Street and Great Ormond Street towards Euston Road, much to the demand of expanding wealthy classes. Plans for Bedford Square were realised in the 1760s, but it wasn't until the death of the Duke in 1771 that these were progressed by his then widow. The square was designed and built as a unified architectural composition by a number of builders with strict controls over the elevational designs. This would mark future systematic development of lands to the north, which were previously preserved for open views towards Hampstead Heath under the watch of the Duke of Bedford.
- 3.4 In 1742 the permanent premises of the Foundling Hospital, the first British home for abandoned children, was constructed west of Gray's Inn Lane and in 1790 the hospital decided to raise capital by releasing undeveloped lands for house building. This resulted in the twin squares of Brunswick

and Mecklenburgh, original layouts were carried out by S. P. Cockerell in 1808. By the start of the 19th century development slowed down as a result of the Napoleonic Wars which prompted a rise in cost of building materials and scarce credit availability. As a consequence, the area between Russell Square and Euston Square remained undeveloped until 1820s. Owing to a significant increase in population during the first half of the 19th century many places of worship were erected around this time.

- 3.5 The area and its close proximity to the City of London and Westminster has attracted generations of talented writers, artists and intellectuals, including the early 20th century 'Bloomsbury Group' – Leonard and Virginia Woolf with their artistic and literary friends.
- 3.6 Victorian development continued the densely laid out terraced streets, being predominantly residential with a mix of uses: markets; cultural; hospitals; and churches. Extending development northwards, grandeur residential districts were laid out speculatively by a number of builders on leases from the major landowners. This reflected the preference of the time for wealthy families to live in more suburban surroundings at the time. This resulted in a decline of desirability of the Bloomsbury area for residential development and led to an increase in non-residential uses taking over former residential dwellings. These include a number of institutions including University College, the British Museum and various specialist hospitals and institutions around Queen Square. The development of various railway termini along Euston Road also introduced expansion in hotel developments as temporary accommodation rose in demand.
- 3.7 For the first half of the 20th century major developments were largely in connection with the expansion of the University of London, between Gower Street and Russell Square, the continued hospital developments to the east and offices, hotel and shops along main arterial routes, such as High Holborn and Southampton Row.
- 3.8 During the second half of the 20th century hospital, academic and cultural institutions in the area continued to expand, particularly the hospitals and universities. Bomb damage of WWII led to much of the older housing stock to be replaced with large scale developments such as the Brunswick Centre, by Patrick Hodgkinson with Sir Leslie Martin, and Lasdun's Faculty of Education.

Surrounding Area

- 3.9 Red Lion Square is so named because of an inn, the 'Red Lion,' which was the most important hostelry in Holborn, built on an area known as the Red Lion Fields, lending its name to the late 17th century development, with Red Lion Street (originally Red Lyon Street) the eastern boundary. The street was the western boundary of the southern part of the Bedford Charity estate in 1654, and in the 18th century, was considered to extend as far north as Great Ormond Street and New Ormond Street, as illustrated on Rocque's map of 1746. However subsequent mapping shows the street only

extending as far north as Theobald's Road, with the street north of this now known as Lamb's Conduit Street also recorded. Horwood's Map of 1819 also shows that the road formed a parish boundary, with the Site on the west side in St George the Martyr, while buildings on the east side were in the parish of St Andrew Holborn.

- 3.10 On the east of Red Lion Square, at the house at the north-east corner, was the Sheriff's Court, an ancient Baronial Court which was held under the authority of the Sheriffs of Middlesex. Here, a court was held monthly before the Sheriff or his deputy and was said to have power in judgment as great as that of the Courts at Westminster. The Sheriff's Court was more expeditious and less expensive and was an attractive alternative to those seeking to recover debts, detention, and storage of valuables.
- 3.11 Horwood's map of 1819 (Map 2) shows on the west side of Red Lion Street mostly consecutive numbers from 42 (ie no 41) to 78, running from north to south, with Lamb's Conduit Passage between 43 and 44, a gap where 45 should be, an unnamed yard between 50 and 51, where the Site is, and this is the earliest mapping which shows the development of the yard.
- 3.12 The area was developed as a professional residential area, but by the end of the 18th century, there were several small businesses such as tobacconists and watchmakers residing in small yards, and along the main roads themselves. Street directories from the early 19th century demonstrate that residential continued to decline, replaced with many manufacturers and retailers of necessities, as well as more specialist tradesmen not often found in Bloomsbury, such as a currier, a cooper, and a stay and corset warehouse, as well as the radical engineer Alexander Galloway at no. 1 (Johnstone's London Commercial Guide, and Street Directory, 1817). By 1832 it had become more of a local high street, selling books, bread, meat, cheese, confectionery, fruit, tea, clothes, furniture, and china, as well as providing services such as printing, ironmongery, silk dyeing, and glass cutting, according to Robson's Directory of that year. The same directory also lists four pubs: The Thatched House, the Grapes, the Dolphin, and the Wheatsheaf (at No 51 Red Lion Street, to the east of the Site).
- 3.13 The street was heavily bombed in the Second World War and subsequently redeveloped, although a few pre-19th century buildings survived. Damage was more extensive to Red Lion Square, where the former Sheriff's Office to the west of the Site was damaged beyond repair, and lay in ruin until replacement with residential blocks.

The Site

- 3.14 Red Lion Street appears on Roque's map of London 1746 (Map 1), but it is not until Horwood's map of 1799-1819 (Map 2) that an unmarked passage between Nos 50 and 51 appears, leading to a small rear yard. Given that the yard was accessed underneath No 51 Red Lion Street, which housed the Wheatsheaf Public House from roughly 1811, the yard took on the name of Wheatsheaf Yard.

- 3.15 Though the maps lack detail of the type of development around the yard, insurance records from c.1788 describe the Site as “Stable & Coach house adjoining behind’ in relation to No. 23 Red Lion Square, the property located to the west of the Site, while further records from 1834 include a ‘Workshop over Stable and Chaise house east side of Wheatsheaf yard, Red Lion Street.’ These records indicate that the Site served as stabling to the demolished No. 23, and not to any of the properties on Red Lion Street. While the Site does appear on OS mapping in 1875 (Map 3), the earliest indication of a use is on the Goad Map from 1888 (Map 4), which is line with the above descriptions, where the Site is labelled as being 2 ½ storeys tall and in use as a ‘Cocoa Mat Factory’ to the 2nd and 3rd floor. The southern section of the building is coloured brown instead of pink, indicating another material than brick used in construction, and it may be that the label of ‘WD 3rd’ indicates part of the attic storey was completed in wood. Though the use of the ground floor is not explicitly listed, the cross through the property, according to the map’s key, indicates a stable building, and thus this earlier use remained. The Goad Map also illustrates that the front, or east, elevation had an extensive fenestration, though this was restricted to the upper storeys given the need for the ground floor to remain dark for stabling.
- 3.16 The other building within Wheatsheaf Yard, to the immediate north of the Site, is labelled as a carpenter and builder, and the shared manufacturing use suggests that the yard was beginning to function separately to the surrounding properties, either by leasing or by coming under separate ownership by this time.
- 3.17 Also on the Goad Map, to the west of the main stable structure is a narrow rectangular form, marked as two storeys, which has an opening in both its east and south walls, giving access to both the Site and to the adjacent building, which is labelled as offices, and is itself to the south of the Sheriff’s Offices and Court which fronted onto Red Lion Square. Below this room is the office which was used during World War II as an ARP Station, and munitions were stored in it, which is why there is a one-and-a-half-inch steel door separating the front studio from the office, and may also offer an explanation for the thick flagstone construction. After the war, No. 23 and the adjacent Sherriff’s Offices, as well as the buildings along Lamb’s Conduit were destroyed or damaged beyond repair and lay in ruin until the mid-20th century. With the destruction of No. 23, the small rectangular room survived, and was absorbed into the Site, given that they were already connected. This section was likely damaged itself and was built up as part of repair works, and the mismatched bricks and higher roofline to the upper story suggest this was indeed the case.
- 3.18 In the 1920s the renowned sculptor Esmond Burton used the building as his studio until his death in 1964, after which time the photographer Napier Russel had a studio on the first floor. In 1970, after initially viewing a space to rent, the Site was again sold to Jocelyn Burton, an award-winning Silversmith specialising in gold, silver, and bronze, and is internationally recognised as one of the world’s leading artists in precious metals. Her partner at the time, an architect, pointed out the restrictions of a former stable, with stone floors and no electricity or light, and he himself designed

the windows to the front and back to the ground floor, which were installed by Russel shortly after moving in¹.

- 3.19 In 1999, planning permission was granted for a similar scheme to that currently proposed: *the erection of a roof extension and the insertion of windows in the rear wall in connection with the existing use of the building as a mixed use design studio with residential accommodation...* (LPA REF: PS9804997).

¹ Andrew, J & Styles, D. *Designer British Silver from Studios Established 1930-1985*, Antique Collectors' Club Ltd. Woodbridge, Suffolk, 2014.

4. SITE DESCRIPTION AND IDENTIFICATION OF ASSETS

Site Location

- 4.1 The Site is located within a small yard, sometimes referred to as 'Wheatsheaf Yard' which is accessed via an east-west passage from underneath No. 50 Red Lion Street. The Site occupies the South-west corner of the yard.

Site Description

- 4.2 The Site comprises a two and a half storey structure and is constructed of brick in a roughly rectangular form, but with a small rectangular outshot to the south-west. This space originally formed part of another building but was subsequently absorbed into the Site after the adjacent buildings to the west were destroyed by bombing. There is existing development abutting both the north and south elevations, while the west elevation has limited fenestration, notably two crescent shaped windows to the south at second storey, and irregular pairings of windows at each level within the northern bay (A2.4).
- 4.3 At present, the front elevation of the Site is heavily fenestrated and primarily constructed of mixed London stock brick (A2.3). The brick is in poor condition, with large sections removed for the introduction of additional windows to the ground floor when altered to studio use in the 1980s. The ground floor has tall, narrow panes of glass and timber barn-style doors, none of which are historic and were inserted during the conversion mentioned above. The upper storeys have more historic timber Yorkshire sash windows, as well as a central set of double wooden doors to the first storey with a lifting arm and pulley, evidence of the building's former factory use. At the southern side is a small external staircase which leads to the first storey entrance.
- 4.4 The attic is a shallow pitched roof, with the southern half occupied with a dormer, four windows wide, and the northern half by larger roof lights. Although the building has historically had a half storey at the upper level, the current roof form is clearly a later construction in modern materials, including mineral felt and man-made slate tiles. The roof to the rear of the rectangular room is flat, while the northern half is pitched. The rear wall has an unusually high parapet, a reflection of the taller building that formerly abutted the Site.

Identified Heritage Assets

50 Red Lion Street²

- 4.5 50 Red Lion Street is a terraced house dating from the mid-18th century, constructed of yellow stock brick with red brick dressings. The house has three storeys with an attic and has a tiled mansard roof with dormers and is two windows wide with a late 19th century shopfront inserted into the ground floor. Both the shop and house doors have been altered. The windows are recessed sashes, with the second floor having original glazing bars, and the windows are topped with gauged red brick flat arches. The roof has a simple parapet.

Bloomsbury Conservation Area³

- 4.6 The Bloomsbury Conservation Area was first designated in 1968 and has been extended numerous times, a reflection of wider increase in the appreciation of Victorian and Edwardian architecture. It is a large Conservation Area, covering approximately 160 hectares, and as such is split into several character areas.
- 4.7 The Conservation Area extends from Lincoln's Inn Fields and High Holborn to Euston Road and from Tottenham Court Road to King's Cross Road. The development of the Bloomsbury area began in Stuart times, from around the mid-17th century, and represents the early expansion of London northwards. Development of the area began as speculative housing developments, with good examples of houses dating from the Georgian, Regency, Victorian, and Edwardian periods. As the trend for suburban living grew in the later 19th century, development in the Area shifted towards educational institutions and hospital developments.
- 4.8 The formally planned street network and contrasting landscaped squares are of particular note across the Bloomsbury area. The streets mainly follow a grid pattern which is typically aligned running north-west to south-east and south-west to north-east. They also have a hierarchy of scales across the Area, with wider arterial routes defining the street grid, crossing the conservation area, with intersecting narrower secondary streets, rear mews, and narrow connecting lanes. This street grid is enclosed predominantly by three and 4-storey developments, interspersed by formal squares and in general, larger scale buildings tend to address the main roads.
- 4.9 Housing blocks started to be developed in the area from the late-19th century as part of the housing trends of the time, tenement blocks for the less well-off and mansion blocks for the wealthier classes. These tend to be multi storey buildings, mostly of 4-8 storeys with public housing concentrated to the

² <https://historicengland.org.uk/listing/the-list/list-entry/1245495>

³ Bloomsbury Conservation Area Appraisal and Management Strategy, Camden London Borough Council, 2011.

north of the Conservation Area and private blocks have tended to be smaller infill developments which are found throughout the Area.

- 4.10 Brick is the most prevalent building material throughout the conservation area with stone used as cladding or decoration, but also widely used in the construction of churches, the British Museum and major institutional buildings. Developments of the late-19th and early 20th centuries are characterised as being more eclectic and more intricately detailed, using ornamentation such as Gothic, Italianate, neo-Tudor, Baroque, and Arts and Crafts. More recent developments, including examples of post-war modernist architecture, often associated with the universities, and new 21st century architecture, make use of concrete, glass, and steel in their architectural approach, introducing a simplified, lighter character, which contrasts with the predominantly Georgian and Victorian character.
- 4.11 The Conservation Area is a large area which developed over time under varying conditions which has resulted in many smaller pockets of more localised character, leading to a sub-division of character areas, 14 sub areas in total. The assessment of the character and appearance of the area is based on the present-day situation, consequently the interest in the area may derive from the combined effect of the historical fabric and street pattern and the subsequent developments that replaced original development. The Site is located within Sub Area 11: Queen Square/Red Lion Square, though it is not specifically mentioned within the Appraisal.
- 4.12 Sub Area 11: Queen Square and Red Lion Square are separated by large scale 20th-century developments along Theobald's Road which are not included within the conservation area. Both areas are focused around the formal squares, which connects with the wider street grid layout. Both secondary thoroughfares are characterised by a mix of commercial and residential uses, dating back to speculative developments of the late-17th and early-18th centuries. The formally planned and landscaped squares are encompassed by a variety of building types and scales, many of the earlier townhouses being redeveloped in the 19th and 20th centuries. The character of the built form and streetscape of the areas is mainly influenced by the building uses.
- 4.13 The Site is located within Sub Area 11, where streets are characterised by a mix of land uses - Lamb's Conduit Street, Great Ormond Street, Bernard Street, and Red Lion Street. These streets are relatively narrow streets with continuous building frontages that provide a good sense of enclosure and subsequently are of a noticeably urban character. They comprise many 18th and early 19th century brick townhouses, three to four storeys in height, often with shops at ground-floor level, though other building types exist, reflecting the variety of uses within the streets. Landscaping is typically of a hard nature, comprising various types of stone paving and cobbles, and greenery rather limited. The mix of small-scale independent shops and service uses creates a lively, active townscape, which is enhanced by the pedestrianisation of a stretch of Lamb's Conduit Street. 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.

- 4.14 Red Lion Street dates from the late 17th century and has transition from predominantly residential to being characterised by a variety of uses and ages of buildings, though the prevailing type remains the terraced house with ground floors converted to shops. A few terraced properties survive from the mid-18th century and are listed, while others were more substantially rebuilt or re-fronted in the 19th century. There are also two late 20th century office blocks, which are larger in scale and massing than other buildings on the street, and make no contribution to the Area, and a row of two-storey 20th century shops with flats above situated adjacent to a seven-storey block of flats of mid-20th century origin. The contrast in heights between these buildings is an incongruent feature of the Area.
- 4.15 The Site is located to the rear of more formal terrace houses, within a small yard, of which there were previously a number of examples within the wider Area but have subsequently been infilled or closed off. These were typically back land developments which made use of land located between grander, street facing houses, and would likely have been first constructed to serve the homes, but later became used as small factories and workshops as the area transitioned from residential to mixed-use. Given the Site's location, it would have been concealed by taller development on all sides until the destruction of the houses along Lamb's Conduit until the Second World War, after which they were never rebuilt. The scale fits with the character of the Area being a juxtaposition between building size and scale, and materiality is consistent with historic fabric, but given its enclosed setting, limited visibility, and significant alteration over time, the contribution the Site makes to the Conservation Area is considered to be minimal, though overall as slightly positive.

5. ASSESSMENT OF SIGNIFICANCE

Curtilage

- 5.1 “Curtilage listing” is a concept that extends the protection enjoyed by listed buildings described in a listing description to additional structures. It does not mean, however, that structures identified as being “curtilage listed” are necessarily of any architectural or historic interest.
- 5.2 Historic England have produced a note on this subject entitled Listed Buildings and Curtilage, Historic England Advice Note 10⁴ which covers the principal considerations. It points out that “the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948” and that “The courts have said that there are three key factors to be taken into account in assessing whether a structure or object is within the curtilage of a listed building:
1. the physical layout of the listed building and the structure;
 2. their ownership, both historically and at the date of listing; and
 3. the use or function of the relevant buildings, again both historically and at the date of listing”
- 5.3 Our consideration of the status of 50C Red Lion Street, located within Wheatsheaf Yard, takes into account these considerations and the examples provided by Historic England in their 2018 note as follows:

Date

- 5.4 The building at 50C was built in the c19th century, thus it meets this requirement.

Curtilage: Physical Layout

- 5.5 The 50C Red Lion Street building is not part of the curtilage of the listed building at 50 Red Lion Street. The physical connection of the building and the yard to Red Lion Street is not via the plot of 50 Red Lion Street, but rather the historical records show it was connected to the now demolished 23 Red Lion Square, to which it served as a stable. Insurance records from the late 18th and early 19th centuries describe a structure behind this property, the description and use of which is consistent
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⁴ Listed Buildings and Curtilage: Historic England Advice Note 10, Historic England, 2018.

with subsequent mapping, particular the Goad map of 1888, which identifies the Site as both stable and factory. No records have been found which indicate a correlation or connection between 50 and 50C.

Curtilage: Ownership

- 5.6 No. 50 Red Lion Street was listed in 1990, and the listing description does not mention the building or yard to its rear. Moreover, our research shows that the Site was included in insurance records from as early as 1788 to 23 Red Lion Square, whereas similar records for 50 Red Lion Street make no mention of an ancillary building under the same ownership. It is clear, therefore, that there is no evidence that the Site has ever been in the ownership of 50 Red Lion Street, either historically or, importantly, at the point of listing, but rather has always been either ancillary to the demolished buildings at Red Lion Square, or a standalone dwelling.

Curtilage: Use

- 5.7 Research undertaken indicates that the original purpose of the building was as a stable/workshop, a use which is mentioned in insurance records, and it is likely that the Sheriff's Offices utilised this space to house either their own horses, or for use by those who were utilising the court.

Conclusion on Curtilage

- 5.8 50C Red Lion Street is not curtilage listed as part of the Grade II listed 50 Red Lion Street because although it was built before 1948, it does not have a physical layout connected with the listed building, nor did it have one historically. In addition, documentary evidence shows that ownership of the Site building was historically with No. 23 Red Lion Square, not the listed building at 50 Red Lion Street; and there is no evidence that the Site building has ever had a use ancillary to the listed building, whether at the date of listing in 1990 or at any date previous to that. It is clear that the Site has only ever been ancillary to the former Sheriff's Office, or a standalone dwelling, and there is no evidence it was ever under the same ownership as 50 Red Lion Street.
- 5.9 Sometimes structures are erroneously identified as part of the curtilage of a listed building on the basis of the 'precautionary principle.' We would urge that the facts in this case are properly considered in accordance with Historic England's guidance that 'We would emphasise that understanding curtilage rests on the particular facts of each case. It will be for the local planning authority to reach a conclusion as to whether or not buildings are within a particular curtilage, and ultimately a matter for the court to determine if that decision is thought unreasonable'.

Assessment Methodology

- 5.10 The assessment methodology used here for assessing the significance of the identified heritage asset and its settings, and the non-designated heritage asset is the framework set out in Historic England's best-practice guidance document *Conservation Principles, Policies, and Guidance*

(2008).⁵ Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

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

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.

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

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.

The Site

- 5.11 At present, the Site is considered to hold some heritage significance, primarily derived from its historical value, and to a lesser extent, its evidential value. Though the Site has been heavily altered, there may be fabric from the original stable building which was likely constructed in the 18th century to serve the Sheriff's Offices at Red Lion Square. It is unclear whether the glazing to the east façade is an original feature, but it was certainly in place by the late 19th century and shows the development of the Site from stable to manufactory. Internally, there are fireplaces and some roof timbers, though these have also been altered and vary significantly in age based on visual inspection of machine versus hand cut. Though the exact use of the small rectangular room at the south-west of the Site is difficult to determine, there is evidential interest that this room originally formed part of an adjacent building and was adapted into the Site after the host building was destroyed in the war. The iron door also provides some interest, reflecting use as storage for ammunitions during WW2. Though the Site also derives limited historical value as the home and studio of sculptor Esmond Burton, there is little remaining evidence or indication that allows this use to be interpreted.

⁵ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

50 Red Lion Street⁶

- 5.12 50 Red Lion Street has heritage value as a mid-18th century terrace house, part of the wider development of the area, which included Red Lion Square. The house remains in good condition, including internal elements which include a mid-18th century staircase, some dado panelling, cornices, doors and door architraves, and window shutters. Externally the house is an attractive Victorian brick building which makes a positive contribution to both the local streetscape, and to the character area of the Bloomsbury Conservation Area.
- 5.13 Its principal setting consists of Red Lion Street, which it addressed as part of a terrace of houses with commercial uses beneath, many of which date from the 19th century and are also in brick and of similar proportions and plot widths. While the opposite side of Red Lion Street includes 20th century buildings which do not contribute to the setting of the listed house, the west terrace of which it forms part contributes to an understanding of the significance of the listed building and its role in the streetscape. The adjacent building at No. 51, formerly the Wheatsheaf Public House, includes a passage through to Wheatsheaf Yard behind. This poorly maintained yard contributes little to the setting or significance of the listed building but holds the potential for enhancement to that setting.

Bloomsbury Conservation Area

- 5.14 The Bloomsbury Conservation Area is of high significance, which is reflected in its designation. The significance of the conservation area is found in the juxtaposition of the historic streetscape, fine grain late-18th century/early-19th century developments and the large-scale developments of the 20th century and later. The Character and Appearance of the Area is predominantly derived from its formally planned arrangement of streets and the contrasting leafy squares, comprising of a grid pattern of streets which generally aligns north-west to south-east and south-west to north-east. The quintessential character of the Conservation Area, according to the Appraisal, derives from the grid of streets enclosed by mainly three and four-storey development which has a distinctly urban character of broad streets interspersed by formal squares which provide landscape dominated focal points.

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1245495>

6. ASSESSMENT OF IMPACT

Summary of Proposals

- 6.1 The proposals include the demolition of the existing building with the retention of the rear (west) wall, to be replaced with a new three storey structure, inspired by the existing, with a largely fenestrated principal elevation. There is a small roof extension to provide access, as well as a general refurbishment of the yard.

Methodology

- 6.2 The impact assessment uses the methodology set out in paragraphs 193 to 196 of the NPPF (whereby relevant) as its basis and is applied with the interpretation established by current case law. NPPF paragraphs 200 (addressing opportunities for new development in Conservation Areas and within the setting of heritage assets) is also of particular relevance to this assessment. Additionally, Historic England's GPA2 (Managing Significance in Decision-Taking in the Historic Environment) and GPA3 (The Setting of Heritage Assets) informs this assessment, with the stepped process beginning in Sections 4 and 5 which have identified the relevant heritage assets, their significance, and their settings.

Impact Assessment

- 6.3 As outlined in Section 5, the Site itself is of some heritage significance, and is an example of backland/yard development in the context of more formal garden squares, as well as showing evidence of the transition of the area from a primarily residential area to a mix of residential and commercial. Though the structure has likely existed since the early 19th century, it has been heavily modified from its original stable form, as the change of use has transitioned, and the building evolved to suit its new use. This process potentially began with the upper storeys of the stable building changing to factory use by the mid-19th century, and it likely maintained some form of light industrial use until becoming a photography studio and residence in the early 20th century. The ground floor, which remained mainly in situ after falling out of use as stabling, was heavily altered by the artist Jocelyn Burton in the 1970's, when the brick ground storey was extensively fenestrated.

The Site

- 6.4 The proposals include the demolition and rebuilding of the majority of the front, or east elevation, as well as the roof, with retention of the rear, or west elevation. The principal elevation would be rebuilt in a sympathetic manner using primarily repurposed and traditional materials, while the roof would be rebuilt to extend the second storey to the width of the Site. The proposals would retain both the footprint and the height of the existing building.

- 6.5 It is proposed to retain the west elevation of the existing structure but replace the east façade onto Wheatsheaf Yard. The latter is in poor condition, as determined by the accompanying structural report, and while it does have a low aesthetic value, including to the upper storey windows with central doors, the overall composition is unbalanced and has been compromised by ad hoc alterations as the building was developed in phases. At the ground floor, the extensive fenestration dates from the 1970s or 1980s, and given the position of the access stair, does not extend across the entire range. The windows are tall and narrow and consequently at odds with the earlier windows at first floor level which are smaller with glazing bars. The second storey also appears to have been developed in stages, with a dormer occupying half the roof space, with variously sized rooflights to the other half. The rear parapet wall, to be retained under the proposal, is also a remnant of the former adjacent structure, which has been built up to the height of the dormer, and as such is significantly taller than the pitched section of the roof.
- 6.6 As mentioned, a structural report has been carried out on the Site and accompanies this application. The report concludes that extensive supporting works would need to be carried out in order to repair the existing structure, which at present, is in poor condition. This is largely in part to the staged expansion and alteration of, including the insertion of the roof dormer, and the removal of the ground floor brickwork for additional fenestration. While ultimately the existing façade may be salvageable in a technical sense, the consideration of the appropriateness of this approach must be considered in relation to the scale of works required to do so, the significance of this section of the building, as well as its current contribution to the character and appearance of the Conservation Area. It is our view that this contribution is limited, and that it has been demonstrated that the elevation has been heavily altered, to a degree which limits its significance and the presence of historic fabric. The extent of work required to retain the elevation, therefore, is viewed as being unbalanced with the benefit of its contribution, and instead, a new, high quality and sympathetic, contemporary approach is proposed to replace it.
- 6.7 The design of the new yard elevation will reflect the appearance of the existing structure, but with a composed and contemporary approach. It is proposed to use reclaimed brick, giving it a patina that will be more consistent with the existing built environment, and contributing to the character and visual interest of the new elevation. The reclaimed brick proposed for use will be a combination of London red stock brick and black engineering brick from off Site. Where existing brickwork of sufficient quality can be salvaged from the existing elevation it will be reused principally for inner brick courses, thus retaining and re-using the historic fabric as far as possible. It is not practical to use the salvaged bricks for the outer courses of the rebuilt elevation, because it has been painted white. New brickwork is proposed to be laid in a soldier bond, as it is viewed as further emphasising the grid-like quality of the front elevation, which has a strong repetitive windowpane detail. The new bond is also viewed as being a more modern bond, so whilst the elevation is rebuilt in a reclaimed brick, it is still clearly a modern interpretation of the existing structure.

- 6.8 The re-instatement of plain, unpainted brickwork will reflect the original appearance of the building and will contribute to the restoration of the Wheatsheaf Yard space. It will be more consistent with the original setting of the Site, the rear setting of No.50 Red Lion Street, as well as the Conservation Area more broadly. This approach will represent an enhancement to the setting of the listed building and to the character and appearance of the conservation area.
- 6.9 It is proposed to introduce appropriately proportioned fenestration at each level of the new elevation, which will be of timber with glazing bars, again consistent with character of Wheatsheaf Yard and the wider conservation area. The use of timber and the proportions of the fenestration also maintains the historic character of the yard by reflecting the earlier building. Carefully selected double glazed window units will be selected to meet modern standards while remaining in character with the original fenestration. At ground floor, a pair of stable doors also is included in reference to the building and yard's historical use.
- 6.10 An important element of the new elevation to Wheatsheaf Yard is the external glazed staircase. It is proposed to replace the existing external stairway, although its orientation would be changed to respond most efficiently to the planform of the reorganised internal spaces. The existing staircase is a low-quality utilitarian metal stair of no architectural interest. The change in orientation of the stair allows entry to the first floor of the building closer to the centre of the new elevation. This approach also allows for the closure of the existing smaller, secondary entrance at first storey, and utilises the space currently occupied by the pair of double doors at first storey level. The new staircase will be a feature element of the new building. It will be fully enclosed in timber framed glazing with a zinc roof, echoing the design of the building it serves. The design of the new stair will allow it to blend into the proposed façade without appearing obtrusive or out of place within the yard itself, or out of character to the Conservation Area.
- 6.11 In addition to the works proposed to the yard elevation, it is also proposed to alter the existing roof profile. As mentioned, the roof level is currently divided into roughly two parts, with a large dormer window occupying the southern half of the roof, while the northern half has large rooflight windows inserted into its eastern slope. There is also the tall parapet wall which formerly formed part of the adjacent structure. To increase the floorspace of the building without increasing the height of the building overall, it is proposed to remove the existing roof, which is not of significance, and rebuild it in a more appropriate form, in accordance with pre-application advice received by the Council. In principle, this is comparable to extending the existing dormer the entire length of the roof, but also allows for the raising of the pitch and the introduction of a small roof terrace. The roof would remain concealed in views from the west in the Conservation Area, however, given the tall retained parapet wall, and thus its alteration would not have an impact on the character or appearance of the Conservation Area. The rationalisation of the roof structure to provide improved accommodation in the building, leads to very minimal change to the scale and massing of the building overall and that change is concealed from view.

- 6.12 The yard side elevation of the re-organised roof includes a band of timber framed vertical sash windows, which will be reflective of both the historic window form to the first storey, as well as the windows from the current dormer. The envelope of the roof will be clad in standing seam zinc for a contemporary finish in a material which complements the dark timber framing and natural brickwork proposed beneath. It also replaces the modern materials of the existing roof with materials and form that will enhance the conservation area. At present, the rear parapet wall includes a slight change in level. The northern section will be increased in height with reclaimed brick to address this anomaly. Reclaimed bricks will also be used to reconstruct the chimney.
- 6.13 As part of the rebuilding of the roof, a small extension is proposed to give access to both the roof structure and the proposed roof terrace. This extension would be limited to the existing gap between the rear projecting elements of 20 Princeton Street, with three sides abutting existing development, and the north elevation comprising timber framed stable doors which match the style of those at ground floor. The extension would also be topped in a zinc roof for consistency. Although the extension sits above the existing building height, it would be fully concealed from the Conservation Area by other development, including 20 Princeton Street itself, as seen in Fig A2.4, and would therefore not cause harm to its character or appearance.
- 6.14 The west elevation of the Site is unusual in that it used to be an internal wall separating the Site from another structure adjacent to it, which was demolished after being heavily damaged by WWII bombing. The adjacent structure, at No. 23 Red Lion Street, is labelled as 'offices' on early mapping. The internal wall subsequently became an external wall, and the surviving rectangular room to the east of the demolished building was absorbed into the Site, as can be interpreted from the historic mapping. It is likely to have been built up to its current form at that time, as evidenced by a variation in brick type and colour to the upper parts, particularly to the south. Openings are likely to have been added later, as light was needed internally, and the majority of the larger openings at ground level were added when the Site was converted into an artist's studio in the 70/s80s. As the wall is in relatively good condition and has some historical value as part of an earlier structure, as well as limited evidential value for its origins, the wall is proposed to be retained with intervention primarily limited to increasing the size of existing openings, with a new pair of carefully proportioned windows to the central bay of the second storey
- 6.15 At the central bay on the ground floor of the west elevation are two modern windows which are proposed to be replaced with timber stable-style doors, consistent with the rest of the proposals, though the enlargement of these existing openings. The variation in width will be managed through some infilling of the existing opening with reclaimed brick, while at the first storey level, two new small openings are proposed with timber framed windows, which will also be set within flat arches of reclaimed brick. Within the south bay, the existing door will be infilled, and replaced with a low timber framed window, and again, any infilling completed with reclaimed bricks. The crescent shaped windows at first storey would be retained, but their fenestration would be replaced with timber framed

double glazed units, and to the small north facing elevation will also have existing openings slightly enlarged. Most of these openings are later elements, dating from the mid-20th century with the demolition of adjacent buildings after the war, or installed with the conversion to artist's studio in the 1980's. While there would be some change to the composition of the fenestration within the west elevation, this has been carefully considered and would not result in harm to the significance of the Site, or to the character or appearance of the Conservation Area. Indeed, a minor enhancement would be achieved by introducing more traditional materials and forms, specifically timber frames, in place of modern metal surrounds.

- 6.16 As part of the overall development of the Site, it is also proposed to restore the ground level of the yard, which has been neglected and is now in poor condition, with the replacement of existing paving with reclaimed granite setts. The updating of the yard will offer an enhancement to the character and appearance of the conservation area, and a minor enhancement to the setting of the listed No. 50 Red Lion Street.

The Bloomsbury Conservation Area

- 6.17 As identified in Section 5, the Site makes a positive yet limited contribution to the Bloomsbury Conservation Area. As set out, it is a building of some limited historic interest, largely concealed as part of a rear yard development, with only the west elevation visible from Lamb's Conduit Passage, a pedestrian route through between Red Lion Square and Red Lion Street. Though visibility to this section of the Site has been possible since the demolition of surrounding buildings following extensive bomb damage after the Second World War, this view is to the west elevation, which used to be an internal wall between the Site and an adjacent structure, and is therefore of a very simple design not intended originally for public view. The proposals retain this wall, replacing the modern windows in the non-original openings with more appropriate timber framed glazing to create a stronger link to the main elevation and reflect the character and appearance of the conservation area more successfully.
- 6.18 Though the Site is recognised as having some historic and low level aesthetic interest, its limited overall significance is reflected in its lack of formal designation to either the statutory or local list, while the Conservation Area Appraisal for the Bloomsbury Conservation Area also fails to identify any merit in the Site building, while its limited significance is compromised by alteration over time, particularly of the east elevation to the yard. Taking these factors into account, while also weighing the potential for a carefully designed new intervention into the yard to contribute to the enhancement of both the character and appearance of the conservation area and the setting of the rear of the listed No.50 Red Lion Street, it is our view that the principle of demolition of the east elevation of the Site to be acceptable.

- 6.19 The new proposals have been carefully thought through, including in light of consultation with LB Camden, and are considered to appropriately weigh the relative significance of the parts of the Site building in relation to its context. This revised approach has led to the retention and improvement of the west elevation of the building, which is the most visible part of the site building from within the conservation area, and the insertion of a carefully composed new elevation within Wheatsheaf Yard, which draws from the design of the existing elevation, but which ultimately represents an enhancement to the character and appearance of this Sub Area of the Conservation Area overall. Changes to the roof envelope are limited to ensure that they are not perceivable from the public realm.

50 Red Lion Street

- 6.20 In depth research indicates that there are no grounds on which to consider the Site building as part of the curtilage of the Grade II listed 50 Red Lion Street. There is no history of shared ownership or use, rather the Site building actually originated as part of the Sheriff's Offices to Red Lion Square, either serving as their stables, or at least under their ownership, as illustrated by early mapping. There is, therefore, no association between 50 and 50C Red Lion Street apart from their physical vicinity. 50 Red Lion Street is a terraced Georgian house, which is primarily associated with Red Lion Street itself, as well as the wider terrace group of which it forms part. The yard and the Site are not readily visible or experienced together with the designated heritage asset, and therefore changes to the Site have only limited potential to affect the setting of the listed house. As the proposals are considered to be consistent with the character and appearance of the Conservation Area and an enhancement to it, and sympathetic to the surrounding built form, it is our view that they also represent a minor enhancement to the rear setting of the Grade II listed building.

7. CONCLUSION

- 7.1 This report has provided a detailed assessment of the history and development of the Site and its surroundings and the significance of the heritage assets in its vicinity. It has assessed the proposed development in terms of its potential impact on the historic environment. The heritage assets with the potential to be affected by development of the Site are the Grade II listed 50C Red Lion Street, and the Bloomsbury Conservation Area.
- 7.2 It has been clearly established, based on historic research, that the Site should not be considered curtilage listed in respect of 50 Red Lion Street. The Site instead historically formed part of a separate building at Red Lion Square, the former Sheriff's Offices, which was demolished following extensive bomb damage. Historic records indicate ownership of the Site has always been either ancillary to these lost buildings, or as a standalone dwelling, with no evidence of shared ownership with 50 Red Lion Street. The Site itself has been identified as making a very limited but positive contribution to the character and appearance of the Bloomsbury Conservation Area.
- 7.3 The proposal is a well-designed contemporary addition to a back-land site within the conservation area. Its east elevation responds to the context of the yard and reflects the composition of the existing elevation to be removed. It would cause no harm to the setting or significance of the identified listed buildings, utilising an existing building footprint, and by incorporating design features to offset the potential for impact. In our view it represents an enhancement to the rear setting of 50 Red Lion Street. The design approach also limits the visibility of new elements within the wider Conservation Area, with the reorganised roof level hidden and the west elevation retained. The design of the building is also considered to be sympathetic to the context of the surrounding built environment and representing an enhancement to the character and appearance of the Conservation Area, and to Character Sub-Area 11 in particular.
- 7.4 It is therefore concluded that the proposals, meet the requirements of NPPF paragraphs 190/191. The balancing tests laid out between paragraphs 195 and 197 would not apply in this case as no harm would be caused to the significance of heritage assets. The proposals are also viewed to be compliant with local heritage policy, specifically policies D1 Design and D2 Heritage with the Camden Local Plan.
- 7.5 Accordingly, it is our view that the proposal satisfies current legislation, policy, and good practice principles and achieves a sustainable use for the Site.

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Camden Local Studies Archives

National Heritage List for England, Historic England

London Metropolitan Archives

OS Map series

A2. SITE PHOTOGRAPHS

A2.1 The Site is accessed via a carriageway under No 51, the former Wheatsheaf Public House



A2.2 The Grade II Listed 50 Red Lion Street, with Site access to left



A2.3 East Elevation to Wheatsheaf Yard. Photograph illustrates presence of low-quality stair; taller adjacent building to the north; poor quality of the yard impacting on the setting of the nearby 50 Red Lion Street; non-original white painting of brick; alteration of ground floor level in 1980s to add poor quality front door and additional fenestration



A2.4 Rear/West Elevation, showing crescent windows, built up wall and roof (lighter brick) above the 'absorbed' section of the former adjacent property.



A3. HISTORIC MAPS

A3.1 Map 1 Rocque's Map 1746



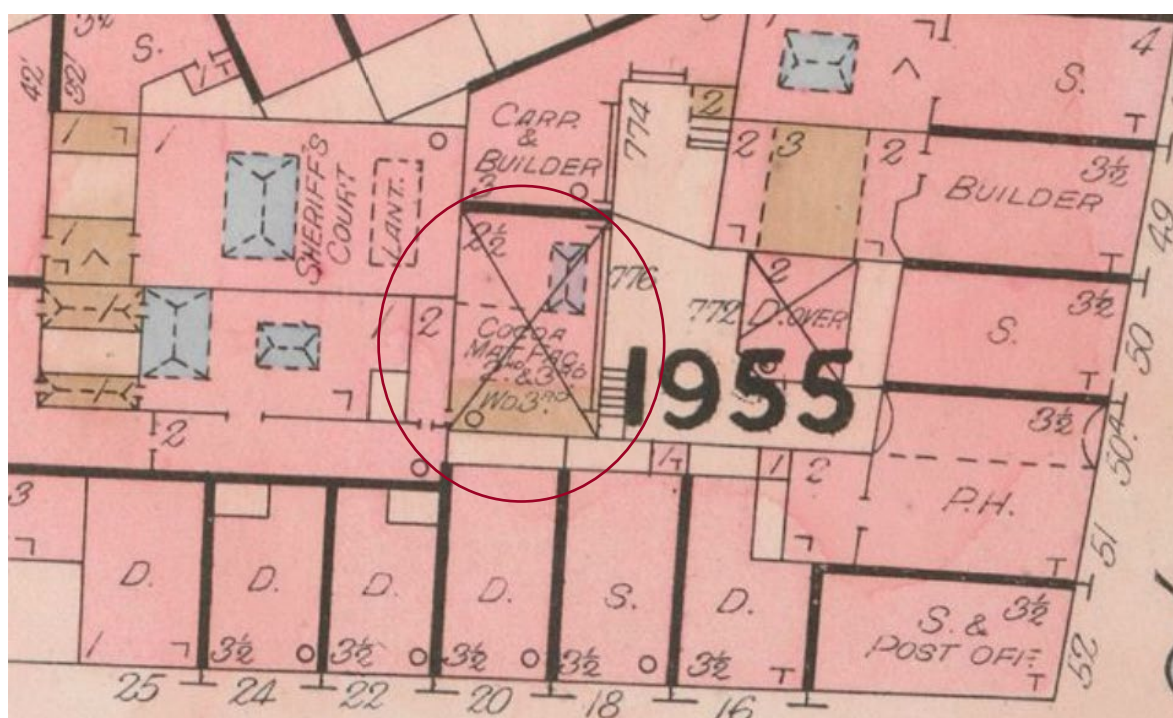
A3.2 **Map 2** Horwood's Map 1799-1819 – First appearance of the yard



A3.3 **Map 3** OS Map 1875 ©100035207

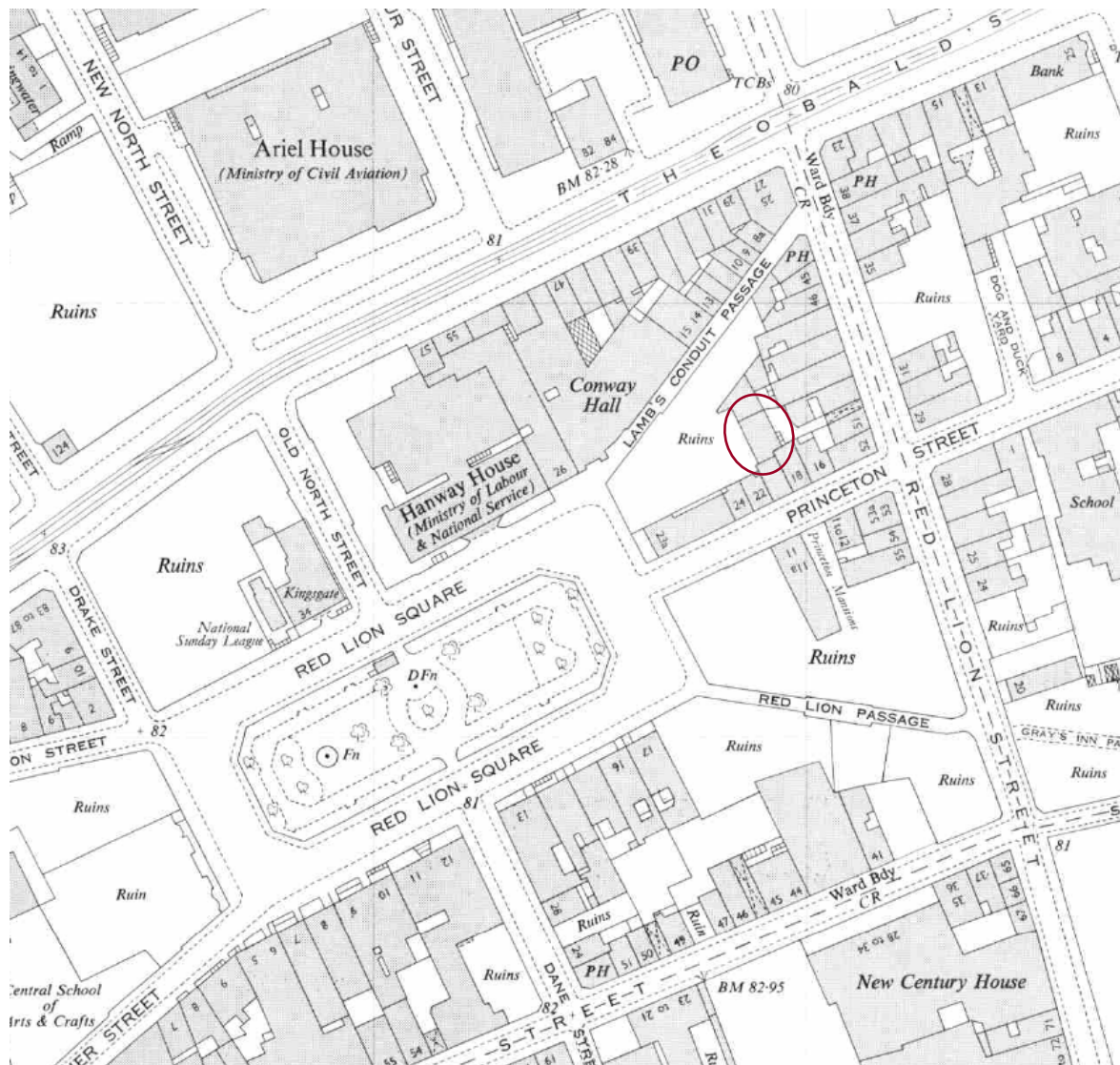


A3.4 **Map 4** Goad Map 1888 – British Library – connection to former No. 23 Red Lion Street visible – detail below shows building composition and use

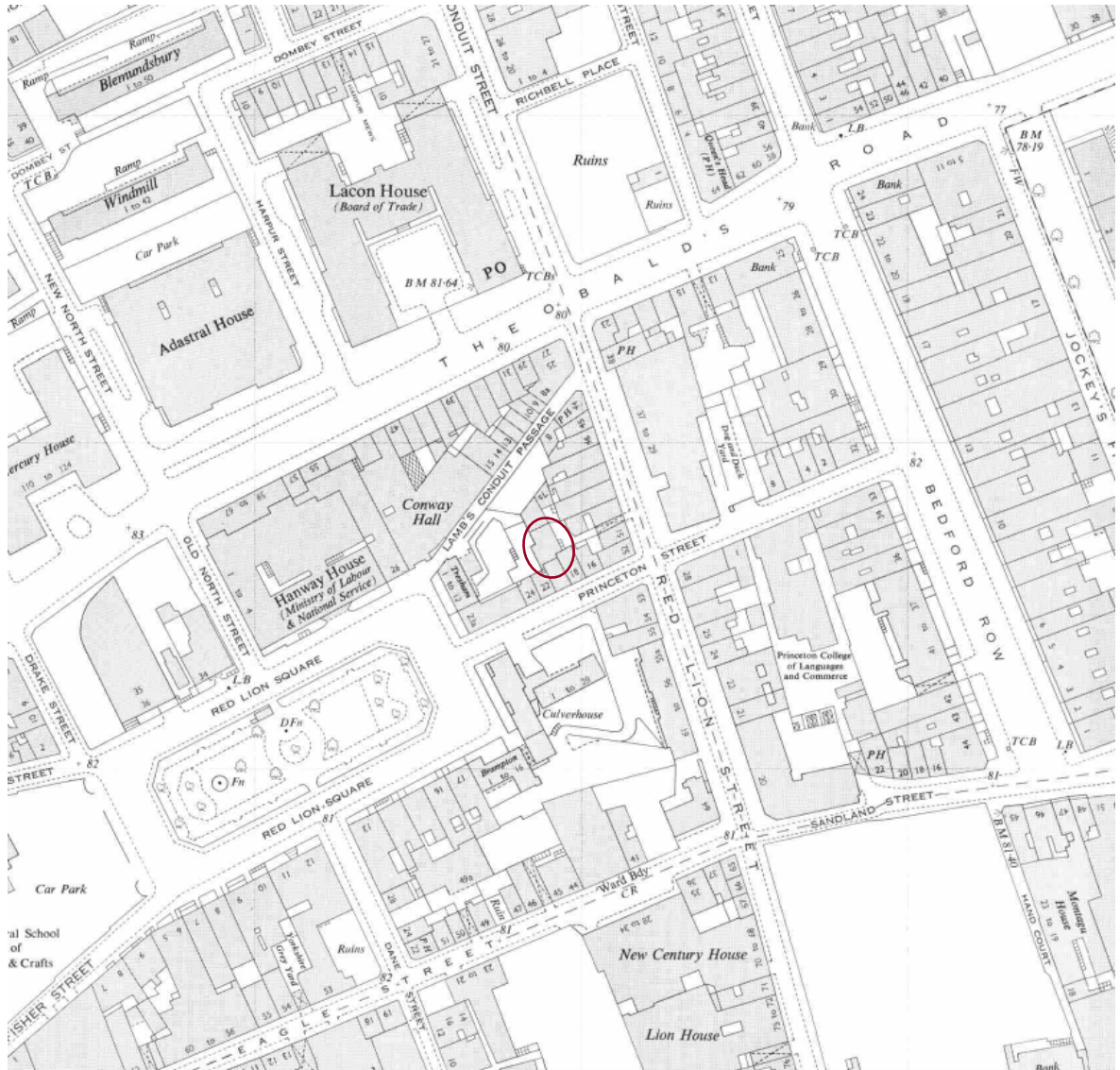




A3.6 **Map 6** OS Map 1951 ©100035207 – buildings to Red Lion Square in ruin from bomb damage



A3.7 **Map 7** OS Map 1962 ©100035207



A3.8 **Map 7** OS Map 1968 ©100035207



A4. LISTED BUILDING DESCRIPTIONS

A4.1 50 RED LION STREET

Grade: II

List Entry Number: 1245495

Date first listed: 12-Nov-1990

National Grid Reference: TQ 30708 81779

Details

Terraced house. Mid C18. Yellow stock brick with red brick dressings. Tiled mansard roof with dormers. 3 storeys and attic. 2 windows. Ground floor with lat C19 shopfront; shop and house doors altered. Gauged red brick flat arches to recessed sashes, 2nd floor with original glazing bars. Parapet. INTERIOR: with mid C18 staircase, some dado panelling, cornices, doors and door architraves and window shutters. Rear room with original door and shutter panels.

Listing NGR: TQ3070181791