



# Heritage Statement

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60 Delancey Street,  
NW1

June 2019 | Project Ref 5090A

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# 1.0

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# 1. Introduction

- 1.1** This Heritage Statement has been prepared by Heritage Collective on behalf of the client, David Brooks. It concerns 60 Delancey Street, NW1 7RY (henceforth referred to as 'the Site'). The Site is a grade II listed building (a designated heritage asset) as a part of terrace officially known as Numbers 40-60. It falls under the jurisdiction of the London Borough of Camden and is within the Camden Town Conservation Area. It is also within the setting of the grade II listed terrace, officially known as Numbers 62-82 and 68A.
- 1.2** It is proposed to add a mansard roof extension to the property, which would require some internal and external alterations.
- 1.3** 60 Delancey Street recently had a Planning and Listed Building Consent application approved for the erection of lower ground floor extension and internal alterations (2018/1825/P and 2018/2386/L). The work relating to these changes has now been completed, including a full repair and restoration of the house. This work has greatly improved the condition of the house and has enhanced its heritage significance through the repair of original items, such as the staircase. Some earlier changes have, however, somewhat lessened its significance. The roof of 60 Delancey Street is one of the few in the terrace (and the other terraces along Delancey Street) that has not been converted to a mansard roof.
- 1.4** It is the Client's intention to add a mansard roof to the property which would match the mansards of the adjoining properties, and so improve the visual appearance of the listed terrace and create a more coherent street scene.
- 1.5** There are a number of other listed buildings in the area, but they have been scoped out as the addition of a mansard would not affect their significance.
- 1.6** The proposals are summarised and discussed in more detail further on in this report. Please refer to the Design and Access Statement and associated drawings prepared by Haverstock.

## 1.7

The proposals are subject to planning permission and listed building consent and this Statement has been prepared to accompany that application. A visit to the Site was undertaken by the author of this report on 24 May 2019 where observations were made on quality, level of survival and overall plan form. However, it is no longer possible to access the roof space. The character and appearance of the conservation area was also considered. Along with archival and desk-based research, the observations made have helped to inform the value-based judgements presented herein.



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## 2. Relevant Planning Policy Framework

- 2.1** Relevant legislation is contained with the Planning (Listed Building and Conservation Area) Act, 1990 (The Act). Sections 16, 66 and 72 are of relevance.
- 2.2** The decision maker is required by section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting. The decision maker must also give considerable importance and weight to the desirability of preserving the listed building. There is a strong presumption against the grant of permission for development that would harm the special interest of the listed building, though the presumption can be overcome if the harm is mitigated or outweighed by public benefits, as is explained in the National Planning Policy Framework (NPPF).
- 2.3** Section 72 concerns conservation areas and requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of that area. In this case, the Camden Town Conservation Area is the focus.
- 2.4** The Act does not require the prevention of change within conservation areas, as such. Instead it is an administrative duty to ensure that the special interest of these areas is properly taken into account as a material consideration, where relevant. The Act does not require enhancements to the character and appearance of a conservation area, although that would be a relevant material consideration.

### NPPF

- 2.5** The National Planning Policy Framework (NPPF - Revised 2019) constitutes policy for local planning authorities and decision makers, and it is a material consideration in planning decisions. Applications for planning permission must be determined in accordance with the local development plan, unless material considerations indicate otherwise.



**2.6** Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 184 to 202. The NPPF places much emphasis on heritage 'significance', which is defined in Annex 2 as:

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

**2.7** The effect of any development on a heritage asset needs to be assessed.

**2.8** Paragraph 184 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. On the other hand, the same paragraph recognises the fact that new development can make a positive contribution to local character and distinctiveness, which is one of the factors to be taken into account, and that is reiterated again at paragraph 187.

**2.9** Paragraph 189 places a duty on the local planning authority to require an applicant to describe the significance of any heritage asset affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset, therefore, needs to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interest.

**2.10** Paragraph 190 states that it is the 'particular significance of any heritage asset' that should be taken into account when considering the impact of a proposal on that heritage asset.

**2.11** Paragraph 193 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). Conservation (for heritage policy) is defined within Annex 2 of the NPPF as:

*"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".*

- 2.12** The importance and relevance of this definition is that it does not suggest consideration to be the same as preservation. Indeed, what sets conservation apart is that there is an emphasis on proactively maintain and managing change, not a reactive approach to resisting it. In its simplest interpretation conservation could amount to a change that at least sustains/preserves the significance of a heritage asset.
- 2.13** Paragraph 195 of the NPPF deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases where substantial harm is identified the application should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss. Paragraph 196 deal with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Importantly, heritage protection and the conservation of heritage assets are both recognised as being beneficial to the public.
- 2.14** Paragraph 198 states that the local planning authorities should not permit the part or whole loss of a heritage asset without 'taking all reasonable steps to ensure the new development will proceed after this loss has occurred'.
- 2.15** It goes on to note, at Paragraph 199 that
- "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..."*
- 2.16** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.
- 2.17** Paragraph 201 of the NPPF states that:
- "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.”*

**2.18** Change is only considered to be harmful where it erodes or negatively affects a heritage asset’s significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability for the asset to accept change.

#### Local Planning Policy

**2.19** Relevant local policy is contained within the following:

- Camden’s Local Plan (July 2017) – Policy D2 relating to heritage, which recognises Camden’s wider historic environment and sets out to ensure that its heritage, including but not limited to listed buildings, will be conserved; and Policy D1 relating to design, which requires development to preserve or enhance the historic environment and heritage assets.
- Camden Planning Guidance Design (November 2018) – includes Chapter 3 which relates to Heritage.



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## 3. History and Development

### The Area

**3.1** Located in Camden, this part of London was largely rural in character until the late 18<sup>th</sup> century. Around this time the expansion of London reached the area and the open fields began to be constructed on. Local landowners started selling leases for the construction of houses, and the area around what is now the High Street was quickly developed. By 1801-1804 terraces had been built in Gloucester Place (now Crowndale Road) and houses had been constructed either side of the High Street. By the time of the opening of the Regent's Canal (1820) much of the surrounding land had been developed.

**3.2** Delancey Street was part of an area that did not see development until after the railway arrived in the 1830's, which generated increased speculative development.

### Cartographic Evidence

**3.3** The footprint of 60 Delancey Street has not notably altered since its construction owing the constraints of the Site, with the exception of the recent addition of a lower ground floor extension.

**3.4** There were very few changes in the area between the OS Maps of 1870 and 1914. The most notable change within close proximity to the Site was with the expansion of the railway line and addition of a carriage shed, which led to the demolition of houses along the south side Mornington Terrace, Park Place West, and a small number of houses along Gloucester Gate.

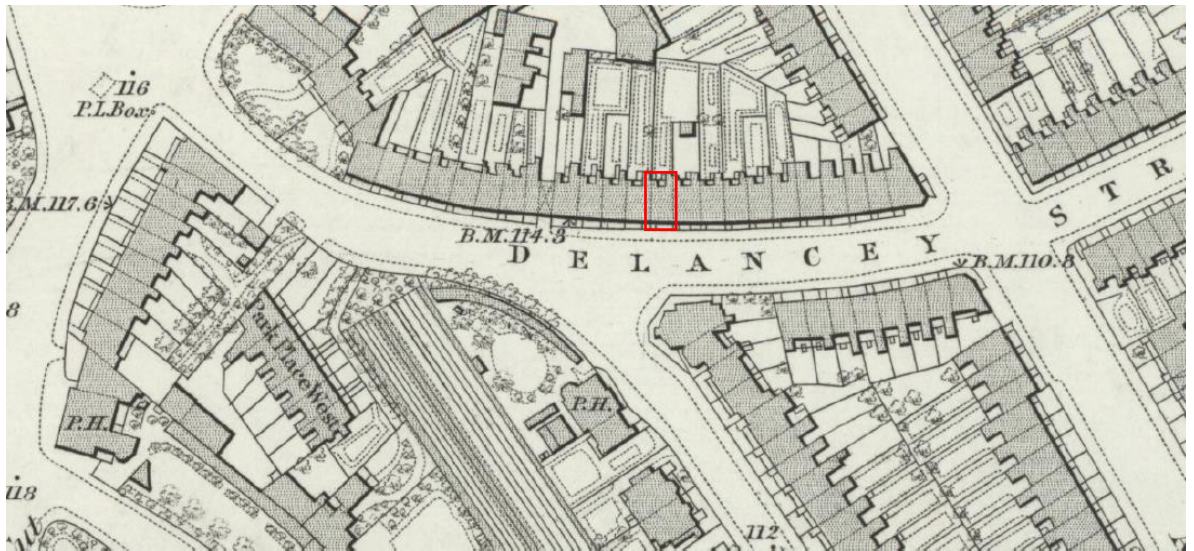


Fig. 1 1876 OS map (London XXV surv. 1870)

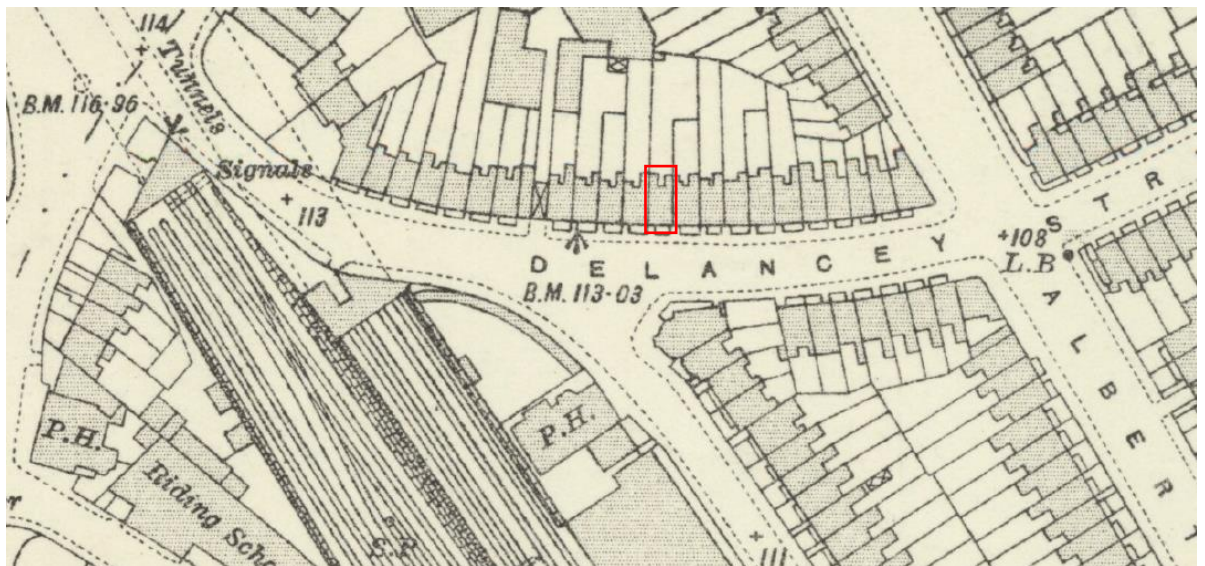


Fig. 2 1916 OS Map (London V.5 surv. 1914)

## Archival Evidence

- 3.5** The photographs included below, at Figures 3 and 4, were taken in 1974 and clearly show that few changes have been made to the external appearance of the house since that time.
- 3.6** The front elevation largely remains unchanged, but it is clear that improvements to the overall condition of this elevation have been made. The rear elevation also remains relatively unchanged, with only obvious alterations being the removal of a lean to on the right hand side (when looking north to south) and an extension on the left hand side, and the recent addition of a new lower ground floor extension.



**Fig. 3** Photograph c.1974. LMA 2019



**Fig. 4** Photograph c.1974. LMA 2019

### 3.7

Although not clear, at the time of the photograph it appears that there were wooden planks laid across the roof of the house (Figure 5). This may suggest that some work was carried out to the roof at this time.





**Fig. 5** Photograph. C1974 focused on roof area

## 60 Delancey Street – current conditions

- 3.8** 60 Delancey Street has recently undergone work that has greatly improved the condition of the building (LPA Refs: 2018/2386/L and 2018/1825/P). Historic fabric has been repaired and restored both to the exterior of the building and within the interior, including work to repair original features such as staircases, balustrades and mouldings. A small lower ground extension was also added as part of the proposals.



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## 4. Assessment of Significance

**4.1** Referring back to paragraphs 2.16-2.18 of this Statement, it is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.

**4.2** Change is only considered to be harmful where it erodes or negatively affects a heritage asset's significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability for the asset to accept change.

**4.3** This Section considers the significance of 60 Delancey Street with reference to the NPPF and the heritage values identified within it, which are Architectural, Artistic, Historic and Archaeological.

**4.4** 60 Delancey Street (Figure 6) was listed grade II on 14 May 1974 as part of the terrace officially known as Numbers 40-60 and attached railings. Its list description states:

*'Terrace of 11 houses, No.40 with a shop. Mid C19. Yellow stock brick with rusticated stucco ground floors. Continuous stucco cornice and blocking course; Nos 40, 50 and 60 cut back. Some with mansard roofs and dormers. 3 storeys, attics and basements. 2 windows each. Doorways have stucco pilasters carrying entablature: pilaster-jambes carrying cornice-heads, overlights and panelled doors. Architraved sashes, 1st floor with console-bracketed cornices and cast-iron balconies. No.40 has a timber shopfront on a splayed corner with pilasters carrying an entablature with projecting cornice; shop window altered but having a panelled dado below. 2-window return. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with cone finials to areas. HISTORICAL NOTE: poet Dylan Thomas lived at No.54 in 1951-2 (GLC plaque); the garden had a Romany caravan.'*



**Fig. 6 60 Delancey Street**

- 4.5** Architectural Value: 60 Delancey Street is of architectural interest owing principally to the quality of its external form and appearance. Its primary (south) elevation is of particular importance (Figure 6). It is of group value with the other terraced properties on the road, which were completed c.1840, and together they form a group of substantial stuccoed and brick dwellings of common material, form and composition (Figure 7). However, the common composition has somewhat been affected by the addition of mansard roofs. Most of the houses on the terrace have this addition, with one other (no.50) appearing to retain a butterfly roof (which cannot be seen from street level due to the parapet). This has led to an inconsistent appearance to the terrace and has had a slight negative affect on the group value of the properties.



**Fig. 7** Terrace looking east to west

#### **4.6**

The interior of No.60 is altered but does retain original features such as the staircase, balustrade, mouldings and two fireplaces. The principal elements of its original internal arrangement remain and so it is still possible to 'read' the original plan form and circulation of the building. The butterfly roof structure survives but it is not possible to view the rafters internally (Figure 8).



**Fig. 8** Photo of rafters taken by client before they became inaccessible

- 4.7** Artistic Value: 60 Delancey Street is of no particular artistic interest, but quality craftsmanship is apparent in its elevations and interiors.
- 4.8** Historic Value: It is of value as part of a mid-19<sup>th</sup> century formal development. It has no known historic associations of note, but Dylan Thomas did reside at no.54 between 1950-51.
- 4.9** Archaeological Value: The Site is of no particular archaeological interest. It is of evidential value as part of a consistent and formally and developed 19<sup>th</sup> century estate.

Numbers 62-82 and 68A

Significance

- 4.10** Numbers 62-82 and 68A (Figure 9) and attached railings were first listed grade II on 14 May 1974. The list description states:

*Terrace of 11 houses, No.68A being above the vehicle entrance between Nos 68 & 70. Early/mid C19. Yellow stock brick with channelled stucco ground floors. Continuous stucco cornice. Some with slated mansard roofs and dormers. 3 storeys, attics and basements. 2 windows each. Doorways with stucco pilasters carrying entablature; pilaster-jambs carrying cornice heads, overlights and panelled doors. Gauged brick flat arches to recessed sashes; Nos 62 & 78 with stucco surrounds. Cast-iron balconies to 1st floor windows. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas.*



**Fig. 9 Numbers 62-82 and 68A**

**4.11** The significance of this terrace is very similar to that of Numbers 40-60 in that its architectural interest primarily stems from the quality of its external form and appearance, and its group value, while it is also of historic value as part of early/mid-19<sup>th</sup> century formal development.

Setting

**4.12** Its setting has remained relatively unchanged since the expansion of the railway line, with 19<sup>th</sup> century terraces directly adjacent to the east and many others along

Delancey Street and in the wider area. The terrace is best appreciated from Delancey Street, from both east and west, where it can be appreciated alongside the other listed terraces. There has been some modern development nearby, with modern residential properties opposite (north) and a four storey residential building to the west.

#### Contribution of setting

- 4.13** The other listed terraces contribute positively, both visually and contextually, to the significance of the building by providing a good indication of the way in which it would have appeared 19<sup>th</sup> century. The inconsistency of the roof lines has had an effect on the architectural coherence of the terraces as a group, but it does not really stop or inhibit any appreciation of the significance of this terrace. Some allowance must also be made for the effect of the modern residential buildings that have impinged into the view from the street, particularly when looking from east to west.

#### The Camden Town Conservation Area

- 4.14** The proposed addition of a mansard to 60 Delancey Street would have a very similar, limited effect on the conservation area as the others on the street. Nonetheless, the impact of the changes proposed on the conservation are considered. A summary of the character and appearance of Camden Town Conservation Area has been set out below with reference to Camden Town Conservation Area Appraisal and Management Plan.
- 4.15** The conservation area was first designated in 1986 and a detailed Appraisal was prepared in 2007. Delancey Street is located towards the north-western side of the conservation area, in Residential Sub Area 2, with Mornington Terrace to the south and Camden High Street to the east. The area is bounded to the west by the railway line and Regent's Park.



**4.16** The Appraisal describes the prevailing character of Sub Area 2 as:

*"largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest."*

**4.17** Delancey Street is one of the roads that intersects the north-south rectilinear grid. The road is flanked by stuccoed and brick Victorian terraces either side of the road, although there are no terraces on the south-west part due to the railway, and the far eastern part of the road is largely commercial. The terraces have a consistency and repetition in the design and material palette, which gives Delancey Street, and the area generally, a formal feel. The repetition is somewhat affected by the variation in roofs, with most having mansard roofs but others not.

**4.18** Narrow gardens are typically to the rear of the terraced houses within this conservation area and the properties are still largely in residential use.



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## 5. The Proposals

**5.1** This section provides a summary of the proposed alterations (internal and external) along with commentary on the appropriateness of the changes proposed in light of the assessment undertaken thus far and set out within the previously sections of the Statement.

**5.2** The proposal is for the addition of a mansard roof extension.

**5.3** 60 Delancey Street is one of the few houses within the terrace, and surrounding terraces that has not had some kind of roof extension. Both adjacent houses have mansard roof extensions. In recent years several houses within the listed terraces on the street have been granted permission for new mansard roofs, some of which already had altered roofs (Flat B 76 Delancey Street, 2018/2936/P) and others that retained their original butterfly roof (21 Delancey Street, 2011/5748/P).

**5.4** Comments within the Decision Notice of the most recent mansard addition stated (2018/2936/P):

*"It is noted that the majority of the buildings within the terrace have similar roof extensions. The proposed mansard, including form, windows, and materials are in keeping with the design principles set out in CPG1. The proposed roof extension is considered to be acceptable in principle as there is an established character across the terrace of which the building is a part."*

**5.5** Comments within the Delegated Report for 2011/5748/P states that:

*"There are a number of other mansard roof extensions along Delancey Street and the principle of a roof extension is therefore considered to be acceptable. The mansard has been respectfully designed to ensure that it is not seen as an over dominant feature on the host building and will be mainly visible from distant view points along the streetscene. In addition, its height, mass and detailed design are similar, and in some cases more respectful, than approved schemes along Delancey Street."*

**5.6** Please refer to the drawings and Design and Access Statement prepared by Haverstock. The following provides a summary of the proposed change with comment on potential impact on heritage significance.

## 60 Delancey Street

**5.7** The proposed mansard roof extension would require the demolition of the current butterfly roof, including its internal rafters. The roof is an original part of the house and so does hold some architectural interest and its loss would lead to less than substantial harm to the significance of the house. However, it is not the last property within the terrace to retain a butterfly roof as no.50's roof appears not to have been altered.

**5.8** The vast majority of houses along the terrace no longer have butterfly roofs and instead have mansard roof extensions. As was stated in the decision notice for the roof extension to 76 Delancey Street (2018/2936/P) mansard roof extensions are part of an '*established character across the terrace*'. The addition of a mansard roof to no.60 would reflect the current character of the terrace and create a greater consistency in the appearance of the listed terrace and a more coherent street scene. This would enhance the overall appearance of no.60 and the terrace as a whole.

**5.9** The proposals would lead to a change in the appearance of both the front and rear elevations of the property, but this affect would be directly comparable to the effect of the approved mansard roof additions to other houses within the terrace. The extension would not distract from the important attributes of the primary (front) elevation, instead it would give the property a more equal presence within the terrace.

**5.10** The position of the new staircase on the second floor would allow for the vertical circulation of the property to remain. The internal proposals would not lead to a harmful impact on the plan form and hierarchy of the building, with each of these aspects still being able to be 'read'.

**5.11** Overall, the addition of a mansard roof to 60 Delancey Street will bring the benefit of consistency across the terrace as a whole and would be in keeping with the current character of the terrace and wider area. However, the proposals would cause less than substantial harm to the significance of the property, due to the removal of the original butterfly roof.

#### Numbers 62-82 and 68A

**5.12** While there would be a change in the setting of the terrace, the change would not be harmful to the contribution the setting makes to its significance. The proposals would have a very similar effect as other mansard extensions in the area, which are now part of the road's and the wider area's character. Overall, there would be no impact on the significance of the listed building.

#### The Camden Town Conservation Area

**5.13** As stated above the proposed mansard roof extension would reflect the character of not only the terrace but also the wider area. The creation of a more consistent roof line along the terrace would visually improve its appearance and so slightly enhance both the appearance and the character of the conservation area.



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## 6. Summary and Conclusion

- 6.1** This Statement describes the significance of the Site at No.60 Delancey Street and the potential impact of the proposals thereon. It also briefly considers the key characteristics of Camden Town Conservation Area and the potential impact of the proposed external changes on the building's contribution to the conservation area and the street scene. It also considers the effects of the proposals on the setting of the nearby listed terrace Numbers 62-82 and 68A.
- 6.2** Mansard roof extensions are now part of the character of the terrace and the proposals mirror nearby designs so as not to stand out. While there will be harm (less than substantial) caused to the significance of the building through the loss of the original butterfly roof, there are also heritage benefits in creating a more consistent roofline and appearance from the street. The internal circulation, hierarchy and plan form will largely remain unaffected.
- 6.3** There would not be a negative affect on the setting of Numbers 62-82 and 68A or on the character and appearance of Camden Town Conservation Area. In fact, the more consistent appearance of the terrace will lead to a slight enhancement within the conservation area.
- 6.4** Overall, while the proposals would cause some harm (less than substantial) to the listed building, they would also lead heritage benefits for both 60 Delancey Street and Camden Town Conservation Area.