

# Heritage Statement

The Pakenham Arms, No.1 Pakenham Street,  
London Borough of Camden

September 2019

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**Client**

Pakenham Investments Limited  
September 2019

# 1. Introduction

## Purpose of this Report

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Pakenham Investments Limited ('the applicant'), to accompany applications for planning permission and listed building consent at the former Pakenham Arms, at No.1 Pakenham Street, London Borough of Camden ('the Site').
- 1.2 The Site contains a grade II listed building, and is also located within the Bloomsbury Conservation Area. This report provides a proportionate assessment of the significance of these designated heritage assets, and appraises the impact of the proposed development on that significance.
- 1.3 Planning permission was granted on 4<sup>th</sup> October 2017 for the change of use of the Pakenham Arms, from a pub to retail use (Use Class A1) at basement and ground floor levels.<sup>1</sup> As part of delivering the approved change of use, the current proposals seek to improve the ventilation conditions within the basement by installing a new air-delivery system. This is desirable, in order to create an inviting retail space, under the approved use (see Design & Access Statement).

## Legislative and Policy Context

- 1.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In addition, with regard to determining applications for development within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 1.5 The National Planning Policy Framework ('the Framework') provides the Government's national planning policy for the conservation of the historic environment. In respect of information requirements it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*<sup>2</sup>

- 1.6 Paragraph 190 then sets out that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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<sup>1</sup> Application reference 2016/6931/P

<sup>2</sup> MHCLG, National Planning Policy Framework (NPPF) 2018 – para.189

## Structure of this Report

- 1.7 In accordance with these legislative and policy requirements, **Section 2** of this report firstly identifies the relevant heritage assets within the Site and its vicinity that may be affected by the proposals.
- 1.8 **Section 3** provides further information about the national guidance and methodologies used for the statements of heritage significance provided in this report.
- 1.9 **Section 4** then provides a proportionate statement of significance for the grade II listed building at No.1 Pakenham Street, in terms of special architectural and historic interest.
- 1.10 **Section 5** sets out a proportionate statement of significance for the Bloomsbury Conservation Area, in terms of its historical development and character and appearance; and with specific reference to the contribution made by the Site to that significance.
- 1.11 **Section 6** provides an assessment of the impacts of the proposals on the heritage significance of the identified heritage assets. These are considered in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework and supported by National Planning Practice Guidance (NPPG) 2014, and local planning policy and guidance for the historic environment, as appropriate.
- 1.12 The findings of this report are summarised and concluded at **Section 7**.
- 1.13 The list entry for the grade II listed building on Site is included at **Appendix 1**, for ease of reference. The boundary map for the Bloomsbury Conservation Area is at **Appendix 2**; and the relevant legislative and policy context for heritage assets is set out in more detail at **Appendix 3**.

## 2. The Heritage Assets

### Introduction

2.1 The Framework defines a heritage asset 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<sup>3</sup>.”*

### Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

### Listed Buildings

2.3 The Pakenham Arms PH was included on the statutory list at grade II on 14<sup>th</sup> May 1974. The list description is included at **Appendix 1**, and is set out here for ease of reference:

*“Public house. Late C19. Red brick with rusticated stucco dressings. On a corner site, designed to match earlier terraces in Calthorpe Street. 3 storeys. 1 window, 1 window on bowed corner and 2-window return to Calthorpe Street. Public house frontage of red granite pilasters carrying entablature; entrance on corner with part glazed panelled door and similar panels to either side. 2nd and 3rd floor window bays stepped forward from corner, with rusticated quoins. 1st floor windows; outer bays architraved, tripartite sashes with cornices and segmental pediments; inner bays architraved sashes with cornices and triangular pediments. Moulded 2<sup>nd</sup> floor sill band. Architraved 2nd floor sashes, outer bays tripartite. Entablature and projecting cornice following the stepping of the bays. INTERIOR: not inspected.”*

2.4 The Site is located in close proximity to a number of grade II listed buildings, including:

- Nos. 2 & 3 Pakenham Street;
- Nos. 23-43 (odd) Calthorpe Street;
- Nos. 28-48 (even) Calthorpe Street;
- Nos. 45, 47 & 49 Calthorpe Street;
- No. 50 Calthorpe Street; and
- Nos. 11-20 Wren Street.

2.5 The nature of the application proposals is such that they would not give rise to any effect on the significance of these heritage assets. Accordingly, they are identified here for the sake of completeness only and not considered further as part of this report.

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<sup>3</sup> MHCLG, National Planning Policy Framework (NPPF) 2018 - Annex 2: Glossary

### **Conservation Areas**

- 2.6 The Site is located within the Bloomsbury Conservation Area, which was first designated in 1968, in recognition of the high quality Georgian (and earlier) phases of the area's development. There have been numerous subsequent extensions, which reflect later Victorian and Edwardian phases of development. The conservation area covers an area of approximately 160 hectares, extending from Euston Road in the north, to High Holborn and Lincoln's Inn Fields in the south, and from Tottenham Court Road in the west, to King's Cross Road in the east. A map of the conservation area boundary is included at **Appendix 2**.
- 2.7 A Conservation Area Appraisal and Management Strategy was adopted in April 2011. The Site is located within sub-area 14 (Calthorpe Street/Frederick Street) of the conservation area.

### **Non-Designated Heritage Assets**

- 2.8 The Framework<sup>4</sup> identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The Council adopted a 'Local List' on 21<sup>st</sup> January 2015. There are no formally identified non-designated heritage assets that require assessment as part of this report.

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<sup>4</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

## 3. Assessing Heritage Significance

### Introduction

- 3.1 The Framework defines the significance of a heritage asset 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<sup>5</sup>”.*

### Listed Buildings

- 3.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport<sup>6</sup> and supported by Historic England’s Listing Selection Guides for each building type<sup>7</sup>.

### Conservation Areas

- 3.3 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance<sup>8</sup>. Historic England has published an advice note in respect of conservation areas and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area, and also provides advice on how to identify whether a building contributes positively to the character or appearance of a conservation area<sup>9</sup>.

### Assessment

- 3.4 The following assessments of heritage significance for the designated heritage assets, have been undertaken on the basis of a proportionate review of existing published information, historical research and on-site visual survey. These assessments are proportionate to both the importance of the affected designated heritage assets, and the likely impacts of the proposed development on Site upon that significance.

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<sup>5</sup> MHCLG, National Planning Policy Framework (NPPF) 2018 - Annex 2: Glossary

<sup>6</sup> DCMS Principles of Selection for Listing Buildings, 2018

<sup>7</sup> Historic England, Listing Designation Selection Guides (All Building Types), 2017

<sup>8</sup> HMSO, Planning (Listed Buildings and Conservation Areas) Act, 1990 – Section 69(1) (a)

<sup>9</sup> Historic England, Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016

## 4. Statement of Significance: The Pakenham Arms, Grade II Listed Building

### Architectural Interest

#### External

- 4.1 The Pakenham Arms is a high quality, albeit typical, late-19<sup>th</sup> century former public house. It is constructed of red brick, with white painted render dressings, and arranged over three storeys with a basement level. The building displays an Italianate style, which is sympathetic to the earlier, classically-influenced terraces that characterise the area (Figure 3.1).
- 4.2 The front elevation is of principal architectural interest. The pattern of projecting end bays, and the recessed central bay creates visual interest, taking advantage of the corner location to appear as prominent as possible. The central entrance, located at the corner of the junction, also means that the public house is as visually conspicuous as possible from the surrounding area. This is appropriate to the building's former role as a hub of social activity in the local townscape.
- 4.3 The rich, Italianate decoration of the front elevation also provides visual interest, with a clear hierarchy to the floors expressed via the level of external detailing (i.e. pedimented window openings at first floor level, relative to the plainer window surrounds above). The deep cornice provides a strong horizontal termination to the existing building at roof level. The stylistic character of the public house ensures that it integrates appropriately with the neighbouring residential terraces; whilst the amplified level of decoration lends a distinct identity, appropriate to its former use.



Figure 3.1: Front elevation of the Pakenham Arms PH





*Figure 3.2: Photograph dated 1976*

- 4.4 The street frontage of the listed building is of a traditional design, with red granite pilasters (although these have been painted over – see Figure 3.2) carrying the entablature, and the principal entrance located the on corner with a part-glazed panelled door, and similar panels to either side (Figure 3.3). Historically, a secondary entrance was located to the Pakenham Street elevation (evidenced by an altered door), which is now used to access independent residential accommodation located at the first and second floors. There is a barrel drop set within the pavement in front of the Calthorpe Street elevation; however, the modern metal shutters are of limited quality, and non-descript, utilitarian appearance (Figure 3.4).



*Figure 3.3: Pub frontage*



*Figure 3.4: Functional / utilitarian barrel hatch set within the modern concrete paving around the former pub.*

- 4.5 The rear elevation of the Pakenham Arms is of a more utilitarian design (as expected of properties of this date and type), and is constructed of yellow London stock brick. The rear elevation of the property has undergone a more significant degree of alteration with evidence of rebuilding of the upper levels (see the rebuilt parapet and modern roof form at Figure 3.5).
- 4.6 The existing roof coverings are of modern appearance, hidden behind a tall parapet addressing the street elevation. The roof is 'bookended' between substantial chimneystacks of the adjoining mid-19th century terraced properties, although these do not have a significant presence in the street scene and do not form part of an important silhouette of the listed building in this instance.



*Figure 3.: Rear elevation of Pakenham Arms PH*

### Internal

- 4.7 Internally, the building has been extensively altered and there is no semblance of an overall traditional late Victorian pub plan form or intact, historic bar character.
- 4.8 There is a single, open space at the ground floor; the former bar feature having been removed in 2015 (Figure 3.6).<sup>10</sup> Two metal pillars punctuate the space, which may have been installed to support the upper levels, following removal of load-bearing partition walls (traditional, 19<sup>th</sup> century public houses were typically divided into separate rooms).



*Figure 3.6 - The former pub premises at ground floor level.*

- 4.9 A modest timber staircase leads to the basement level, which is divided into a series of cellular spaces (Figure 3.7). This level is plain and unadorned, which is a reflection of its historical role as a functional and utilitarian ancillary space, which would have been used and altered in a pragmatic manner, to support the primary function of the public house at ground and first floor levels. The existing wall partitions are likely to be original to the building; however, no historic features of architectural or historic interest remain. In overall terms, given the very modest character of the basement level, it makes a limited contribution to the particular significance of the listed building as a whole.



*Figure 3.7 - The plain, utilitarian cellular spaces at basement level.*

<sup>10</sup> Application ref: 2015/2527/L

- 4.10 The first and second floors of the listed building have been converted to self-contained residential accommodation, accessed independently from street level<sup>11</sup> with part of the ground floor bar area subdivided to facilitate this access. Whilst elements of the historic plan form and decorative elements remain legible at the upper floors, when taken as a whole, it has been eroded to the detriment of its contribution to the significance of the listed building.

#### Historic Interest

- 4.11 The Pakenham Arms PH was constructed on land belonging to the Calthorpe Estate, between Gray's Inn Road and the Fleet River. This area had been under development since the Georgian Period. Greenwood's 1827 map of London (Figure 3.8) shows the extent of development already constructed in the area, with residential terraces laid out along Grays Inn Road and Calthorpe Street toward the Site.

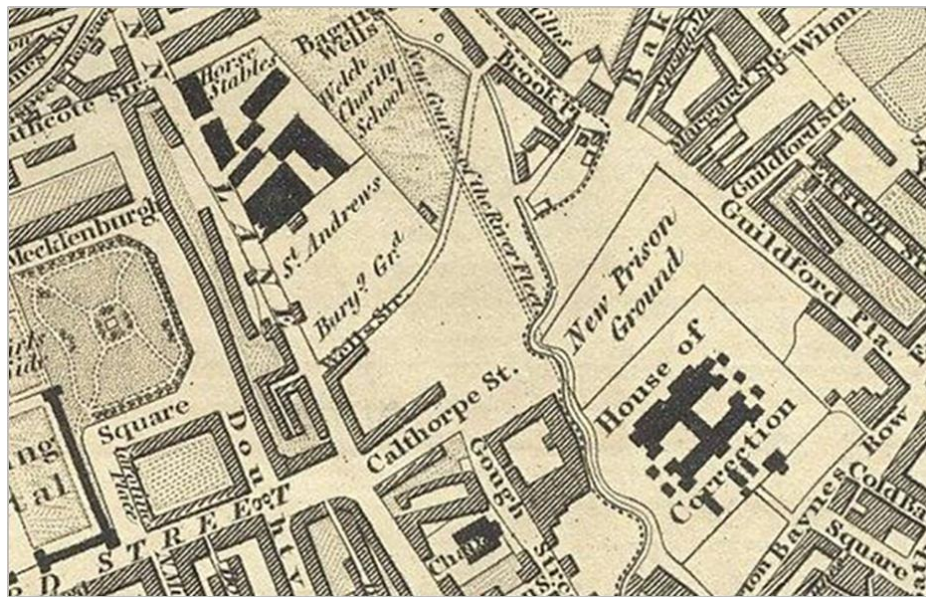


Figure 3.8: 1827 Greenwood's Map of London

<sup>11</sup> Application refs.: 2013/6910/P / 2013/6984/L / 2014/6550/L / 2014/5499/L / 2014/5369/P

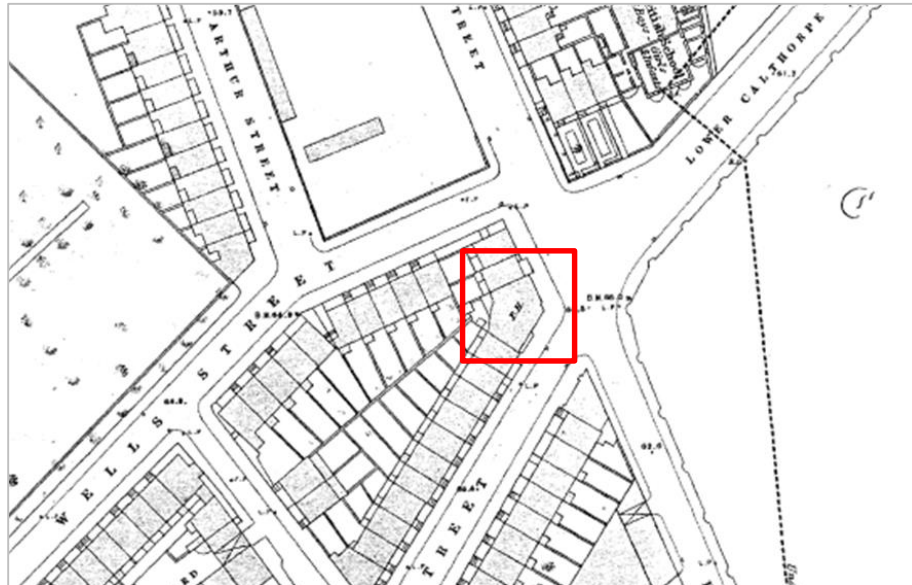


Figure 3.9: 1874 London Town Plan (site outlined in red)

- 4.12 Following an economic depression caused by the Napoleonic Wars, development did not continue on the estate until the late-19<sup>th</sup> century. The Pakenham Arms was constructed as part of this later phase and first appears on the 1874 Town Plan of London (Figure 3.9). The position of the building, adjacent to the earlier Georgian terraces along Calthorpe Street, marks the transition between the earlier development on the estate and the later terraces constructed along Pakenham Street, Well Street (Wren Street) and Arthur Close (Langton Close).
- 4.13 The public house was constructed as a distinctive corner building with frontages toward Calthorpe Street and Pakenham Street. Despite sharing similarities in scale and architectural character with the earlier terraces, the Pakenham Arms is prominent as a red-brick building with white stucco dressings including heavy-set cornicing and quoins. The building is also of historic interest as a purpose-built public house, with a pronounced frontage featuring glazed panelled doors and windows with signage above. It has been suggested that it may have been named after the prominent Pakenham family, although no evidence has come to light to substantiate any such connection.
- 4.14 Following construction, little external change appears to have occurred to the building during the later 19<sup>th</sup> century aside from some rationalisation occurring to the rear elevation and service yard of the building visible on the 1922 London Town Plan (Figure 3.10).

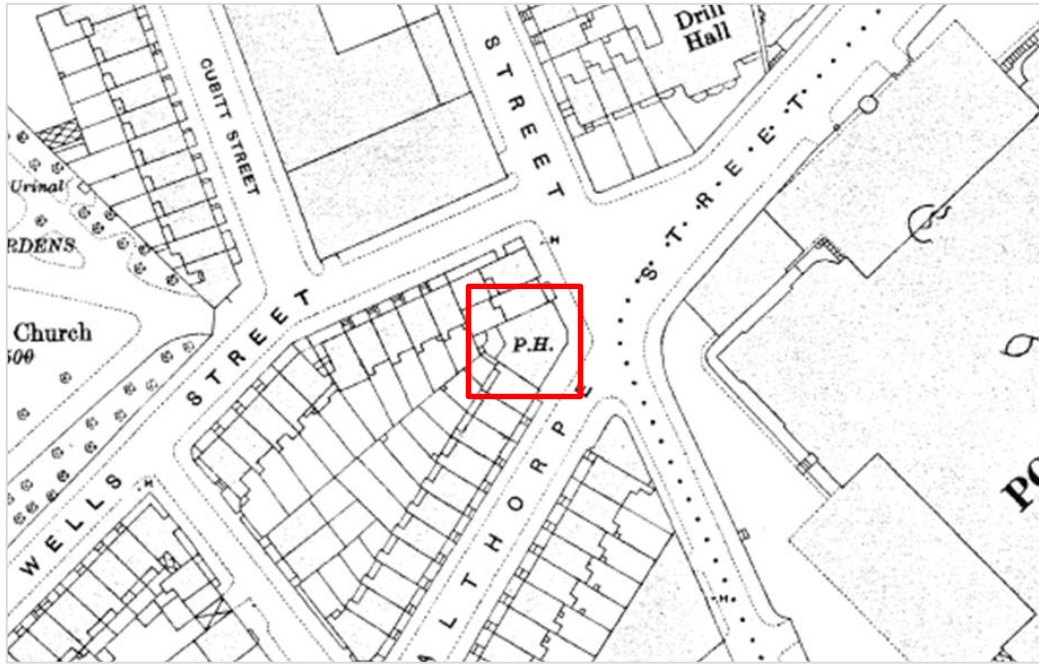


Figure 3.10: 1922 London Town Plan (site outlined in red)

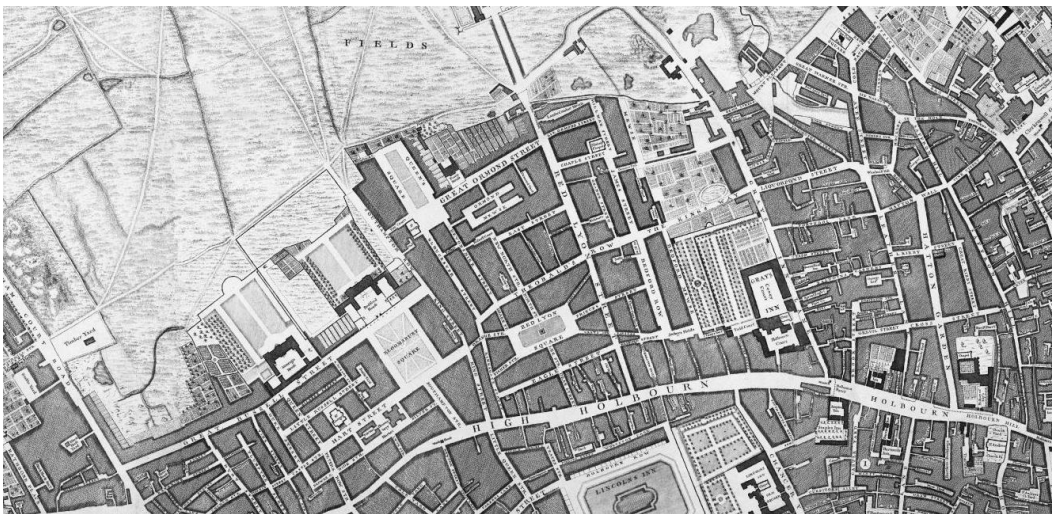
**Group Value**

4.15 Whilst the listed building is a later 19<sup>th</sup> century element within a largely earlier townscape it is of a complimentary character, scale and materiality and provides definition to a local street junction. These shared characteristics contribute positively to the aesthetic and historic value of the nearby listed buildings and forms the element of setting, which contributes positively to their significance. This group value is primarily expressed in its principal street frontages.

## 5. Statement of Significance: Bloomsbury Conservation Area

### Historical Development

- 5.1 The Council have adopted a thorough assessment of the historic development of the conservation area and its character and appearance. Accordingly, a proportionate assessment is provided here so far as it is relevant to the consideration of the proposed development.
- 5.2 Bloomsbury represents a period of London's early post-medieval expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840.
- 5.3 The first swathe of building created a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches (Figure 5.1). Later expansion of the northern part of the conservation area was focussed on providing grander residential districts for wealthy families. This was carried out speculatively by a number of builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares.



*Figure 5.1 – Rocque's map of London dated 1746, showing the area of Bloomsbury around Grey's Inn, Bloomsbury Square, and Coram's Fields, with room to expand northwards into open fields.*

- 5.4 The Victorian era saw the conservation area evolve with a movement of the wealthy to newly developing urban and suburban areas to the north. New uses emerged and existing ones expanded. Shops to serve the increased population appeared during the 19<sup>th</sup> century and many were inserted into existing domestic terraces (Figure 5.2).



*Figure 5.2: 1893-96 OS map showing the conservation area completely developed with a dense, finely-grained network of streets and city gardens.*

- 5.5 The Site is located within Sub Area 14 of the conservation area (Calthorpe Street / Frederick Street). This part of the conservation area comprises mainly terraced housing built on the Swinton and Calthorpe Estates, to the east of Gray's Inn Road; a historic route dating back at least to Medieval times.
- 5.6 The northernmost part, around Swinton Street, was developed in the late 18<sup>th</sup> century, following the construction of New Road (now Euston Road) and a small suburb to the north of this area around Battle Bridge. The remainder of the area was developed over the period 1820 to 1850, by the builder, Thomas Cubitt, who had his yard in this area. A notable pattern is the progression of development from west to east and the gradual variation in the detailed treatment of the frontages. In the 1860s, the excavation for the new Metropolitan Railway cutting bisected Swinton Street and Acton Street towards their eastern end.
- 5.7 During the 20<sup>th</sup> century, this change and the expansion of hospital, academic, cultural and commercial uses continued, particularly around the university, hospitals, transport interchanges and main commercial thoroughfares. Bomb damage sustained during World War II lead to the replacement of some older buildings with large scale new development such as the Brunswick Centre and Lasdun's Faculty of Education. The area has continued to evolve and change, with more recent developments from the later 20<sup>th</sup> century and the early 21<sup>st</sup> century, with some examples of national or even international architectural significance.

### **Character and Appearance**

- 5.8 There is much uniformity in the appearance of this part of the conservation area. The streets general follow an east-west pattern and are of a generous width. Swinton Street and Acton Street are adversely affected by heavy vehicular traffic. This area is



one of the few parts of the conservation area that has a noticeable fall from west to east, being on the west side of King's Cross Road, which follows the valley of the now culverted River Fleet.

- 5.9 The majority of terraced properties retain residential uses, and are interspersed with public houses. The use of yellow brick is widespread, together with increasing amounts of stucco from around 1820, which is evident in the rusticated ground floors.
- 5.10 The built environment is characterised by a fine urban grain of a homogenous character. The properties in long terraces have consistent plot widths, with a strong relationship to the street defined by basement areas and front boundary railings. Horizontal parapets emphasise the rooflines (Figure 5.1). The consistent character is derived from a pattern of vertically proportioned sash windows and arched doors, fanlights and ground floor windows. Other widely employed features include balconies, rubbed brick window heads, mansard roofs, dormer windows, chimney stacks and pots.



*Figure 5.1: a typical street in Bloomsbury, with homogenous terraces of Classically-influenced design, with rhythmic frontages and a strong relationship to the street edge.*

- 5.11 For the most part, these terraces adhere to a plainer form of classicism than the properties to the north. Whilst each terrace of houses has a consistent roofline, the street frontages as a whole reduce from three to two storeys on Wren Street and Pakenham Street; and from four to three storeys on Calthorpe Street, moving away from Gray's Inn Road. Closer to Gray's Inn Road, the houses have simple brick facades with an increase in decoration moving east.

- 5.12 Pakenham Street continues the theme of two-storey terraces as found in Wren Street, but here the houses are topped by a broad band of brickwork at parapet level (Figure 5.2). School House workshops, at No 51 Calthorpe Street, is situated at the eastern end of the street on the northern side. The comparatively wide front is of two storeys and constructed from yellow stock brick, in keeping with neighbouring buildings. This building, which makes a positive contribution to the streetscape in terms of its physical presence and social history, is adjacent to the out-of-scale late 20<sup>th</sup> century Holiday Inn building (which is located outside the conservation area).



*Figure 5.2: View of Pakenham Street at the junction with Calthorpe Street*

- 5.13 Wren Street was named Wells Street until 1937, after the former 18<sup>th</sup> century spa of Bagnigge Wells, which was situated in the area. The houses at the east end of the street are of three storeys with basements and attics, and plain classically proportioned facades. Beyond the junction with Gough Street, the principal storey heights drop down to two storeys. The easternmost terraces are characterised by a greater level of stucco ornament reflecting their later date, in particular stucco facings to the upper and lower ground floors, and stucco surrounds to the windows and doors. To the south of Wren Street, leading off the western side of Gough Street, a small-scale, brick built mews development by the architects Pollard Thomas and Edwards, sits comfortably behind the taller terraces.

### **Summary of Significance**

- 5.14 The significance of the conservation area is as a large area comprising a series of planned elements of formal townscape as the city of London expanded northwards

during the 17<sup>th</sup> and 18<sup>th</sup> centuries, and later redevelopments of the 19<sup>th</sup> to 21<sup>st</sup> centuries.

- 5.15 It is principally characterised by a sequence of planned residential streets and garden squares enclosed by terraced buildings laid out in a hierarchal fashion extending out of the main arterial routes. Bloomsbury has also continually adapted to accommodate different uses over time, and also includes a number of larger scale townscape elements primarily associated with major educational or cultural institutions such as the British Museum and University of London.
- 5.16 The conservation area has historical interest in illustrating the expansion, population growth and prosperity of this part of London from the 17<sup>th</sup> century, and also how its use and character has continued evolved up to the present day. It also has architectural interest in illustrating past approaches to planning, architectural design, style and use of materials across this period, which has resulted in a rich and diverse townscape of buildings and space with a distinctive sense of place. Queen Alexandra and King Edward Mansions forms part of this vital and varied mix of use and architecture across the conservation area.

**Contribution of the Site to that Significance**

- 5.17 The listed building is reflective of the historical development of the conservation area and of the character and appearance of the 19<sup>th</sup> century townscape of which it forms a part. The scale, materiality and Classically-inspired detailing of the building integrates appropriately with the predominant characteristics found in this part of the conservation area; and the attention to detail in the design of the principal elevations lends the building inherent architectural quality, and contributes positively to the historic character and appearance of the conservation area.

## 6. Application Proposals and Heritage Impact Assessment

### Introduction

- 6.1 In accordance with the requirements of the Framework, the significance of the listed building at No.1 Pakenham Street has been described at **Section 3**; and that of the surrounding Bloomsbury Conservation Area described at **Section 4**.
- 6.2 The relevant heritage policy and guidance context for consideration of the proposed development is also set out in full in **Appendix 3**. This includes:
- The statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990;
  - National policy set out in the Framework; and
  - Local policy for the historic environment and other relevant material considerations.
- 6.3 Together, these sections and appendices provide the appropriate context for consideration of the application proposals and heritage impacts by the local planning authority.

### Summary of Heritage Context

- 6.4 As established in **Section 4**, No.1 Pakenham Street is of significance as a typical example of a late-19<sup>th</sup> century, purpose-built public house, which illustrates the prevailing taste / fashion for Classically-inspired, Italianate design during this period. The special architectural and historic interest of the building is primarily derived from the distinctive character and high quality of the principal, street elevation; the rear being architecturally more modest, and the interiors much more altered so that little of any historic plan form or features now survive.
- 6.5 Meanwhile, **Section 5** establishes that the Bloomsbury Conservation Area is of significance of a 17<sup>th</sup> and 18<sup>th</sup> century planned townscape, comprising a network of streets and open spaces, lined by a cohesive building stock of historic terraces. The listed building on Site makes a positive contribution to the significance of the conservation area; where it forms part of the 19<sup>th</sup> century phase of development; and where its scale, materiality and Classically-influenced design reflect the predominant characteristics of the conservation area. Again, this contribution is primarily derived from the character and appearance of its principal elevation, as part of a cohesive and contemporary building stock in the immediate street scene.

### Application Proposals

- 6.6 Planning permission was granted on 4<sup>th</sup> October 2017 for the change of use of the Pakenham Arms, from a pub to retail (Use Class A1) at basement and ground floor

levels.<sup>12</sup> As part of delivering the approved change of use, the current proposals seek to improve the ventilation conditions within the basement by installing a new air-delivery system around the perimeter of the space, connecting to a small vent at the rear. This is desirable, in order to create an inviting retail space, consistent with the approved use (see Design & Access Statement). The proposals would also enable the retail unit to meet a statutory requirement under Approved Document F of the Building Regulations.

- 6.7 Full details with regard to the design of the application proposals are set out in the drawings package and Design & Access Statement prepared by Brill & Owen Architects, as part of this submission. Detailed information regarding the ventilation strategy is also provided in the specification drawings and information package provided by Clean Air Systems and Installation.

### **Heritage Impact Assessment**

- 6.8 The new ventilation duct will be positioned at ceiling level, around the perimeter of the basement. At the rear of the building, the duct will rise vertically through the ground floor rear extension, to a small external terminal at the roof level of the single-storey rear extension. Internally, the duct will be concealed within painted boxing.
- 6.9 Installation will entail the removal of some historic masonry from the various partition walls at basement level; and a small amount of the modern floor structure from the rear extension. The proposed fabric removal is very localised and limited in extent, and affects areas of the building which are of no particular value in terms of rarity, given the building's age and the lack of any decorative features; and which make a very limited contribution to its special architectural and historic interest. In those terms, the proposed works will preserve the significance of the listed building; and will not impair an ability to understand or appreciate that significance.
- 6.10 The basement and rear ground floor room of the listed building are plain and non-descript in character, and make a comparatively limited contribution to the special architectural and historic interest of the former pub. In that context, the position and finished appearance of the new duct will be visually discreet, and will not impair an appreciation of the plan form or proportions of the spaces at either the basement or ground floors. The installation of a duct will also be consistent with the character of a commercial, lower-ground floor space, which historically would have contained the functional elements of a public house, and would have been subject to iterative change as it was used to support the primary function of the premises above.
- 6.11 The external works have been kept to a minimum as part of these proposals. The new vent will be consistent with the typical character of historic, commercial buildings and their service equipment. It will be positioned in a discreet location, in an area of the building that makes comparatively little contribution to its overall significance; and that will not be easily appreciable in private views from the rear of the neighbouring buildings. The vent will also not be appreciable from the street scene of the conservation area, in the very-localised views towards the rear of the former pub. As a result, the external manifestation of the proposals will not affect the ability to

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<sup>12</sup> Application reference 2016/6931/P

appreciate the special architectural character of the listed building; or the character or appearance of the surrounding conservation area. In overall terms, these heritage assets would be preserved, and not harmed.

### **Summary**

- 6.12 As established in **Section 4**, the special architectural and historic interest of the building is primarily derived from the distinctive character and high quality of the principal, street elevation; the rear being architecturally more modest, and the interiors much more altered so that little of any historic plan form or features now survive.
- 6.13 The application proposals will affect the basement level and rear of the listed building; both elements which make a comparatively minor contribution to its special architectural and historic interest.
- 6.14 The proposals will include the removal of localised elements of building fabric, through the insertion of small openings to install the ventilation duct. Though historic, these minor areas of masonry wall / floor structure make a limited contribution to the particular significance of the listed building. Meanwhile, the finished internal appearance of the new duct will be discreet, and will not impair an appreciation of the plan form or proportions of the spaces at either the basement or ground floors.
- 6.15 Externally, the small vent terminal will not be readily visible in localised views towards the rear of the building, from the local street scene. As such, it will not detract from an appreciation of the special architectural and historic interest of the former public house; or the character or appearance of the surrounding conservation area.
- 6.16 Accordingly, the proposals to install ventilation equipment to the basement of the listed building, will, in overall terms, preserve its particular heritage significance, and the character and appearance of the surrounding Bloomsbury Conservation Area. The proposals are, therefore, consistent with the objectives of the Planning (Listed Buildings & Conservation Areas) Act 1990; paragraphs 189, 192 and 193, 200 and 201 of the Framework; policy 7.8 of the London Plan; and, Policies D1 and D2 of the London Borough of Camden Local Plan.

## 7. Summary and Conclusions

- 7.1 This Heritage Statement has been prepared by Turley Heritage on behalf of ARGO Real Estate Limited. This report provides an assessment of the impact of the proposed installation of 3no. new pavement lights to the street frontage of the listed building, to facilitate improved light levels to the lower ground floor (in support of its approved use as a retail premises).
- 7.2 In **Section 4**, it is established that the listed building is of heritage significance as a typical example of a late-19<sup>th</sup> century, purpose-built public house, which illustrates the prevailing taste / fashion for Classically-inspired, Italianate design during this period. The special architectural and historic interest of the building is primarily derived from the distinctive character and high quality of the principal, street elevation; the rear being architecturally more modest, and the interiors much more altered so that little of any historic plan form or features now survive.
- 7.3 **Section 5**, establishes that the Bloomsbury Conservation Area is of significance of a 17<sup>th</sup> and 18<sup>th</sup> century planned townscape comprising a networks of streets and open spaces, lined by a cohesive building stock of historic terraces. The listed building on Site makes a positive contribution to the significance of the conservation area; where it forms part of the 19<sup>th</sup> century phase of development; and where its scale, materiality and Classically-influenced design reflect the predominant characteristics of the conservation area.
- 7.4 In **Section 6**, it is demonstrated that the application proposals will affect only localised / minor areas of historic fabric which make no particular contribution to the special interest of the listed building. The new ventilation equipment has also been designed to ensure that the finished work will appear visually discreet both internally and externally, and will maintain legibility of the historic plan form at basement level. The proposals will also be consistent with the functional character and use of this level, and will not impair an appreciation of the special architectural interest of the listed building, or the character and appearance of the surrounding conservation area. Accordingly, the proposals will sustain the significance of the grade II listed building, and surrounding Bloomsbury Conservation Area.
- 7.5 The proposals are, therefore, consistent with the objectives of the Planning (Listed Buildings & Conservation Areas) Act 1990; paragraphs 189, 192 and 193 of the Framework; policy 7.8 of the London Plan; and, Policies D1 and D2 of the London Borough of Camden Local Plan.

## **Appendix 1: Listed Building Entry**



## **PAKENHAM ARMS PUBLIC HOUSE**

### **List Entry Summary**

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

Name: PAKENHAM ARMS PUBLIC HOUSE

List entry Number: 1113240

### **Location**

PAKENHAM ARMS PUBLIC HOUSE, 1, PAKENHAM STREET

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

### **Legacy System Information**

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

Legacy System: LBS

UID: 477690

### **Asset Groupings**

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### **List entry Description**

#### **Summary of Building**

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

### **Reasons for Designation**

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

### **History**

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

### **Details**

CAMDEN

TQ3082SE PAKENHAM STREET 798-1/96/1262 (West side) 14/05/74 No.1 Pakenham Arms  
Public House

GV

II

Public house. Late C19. Red brick with rusticated stucco dressings. On a corner site, designed to match earlier terraces in Calthorpe Street. 3 storeys. 1 window, 1 window on bowed corner and 2-window return to Calthorpe Street. Public house frontage of red granite pilasters carrying entablature; entrance on corner with part glazed panelled door and similar panels to either side. 2nd and 3rd floor window bays stepped forward from corner, with rusticated quoins. 1st floor windows; outer bays architraved, tripartite sashes with cornices and segmental pediments; inner bays architraved sashes with cornices and triangular pediments. Moulded 2nd floor sill band. Architraved 2nd floor sashes, outer bays tripartite. Entablature and projecting cornice following the stepping of the bays. INTERIOR: not inspected.

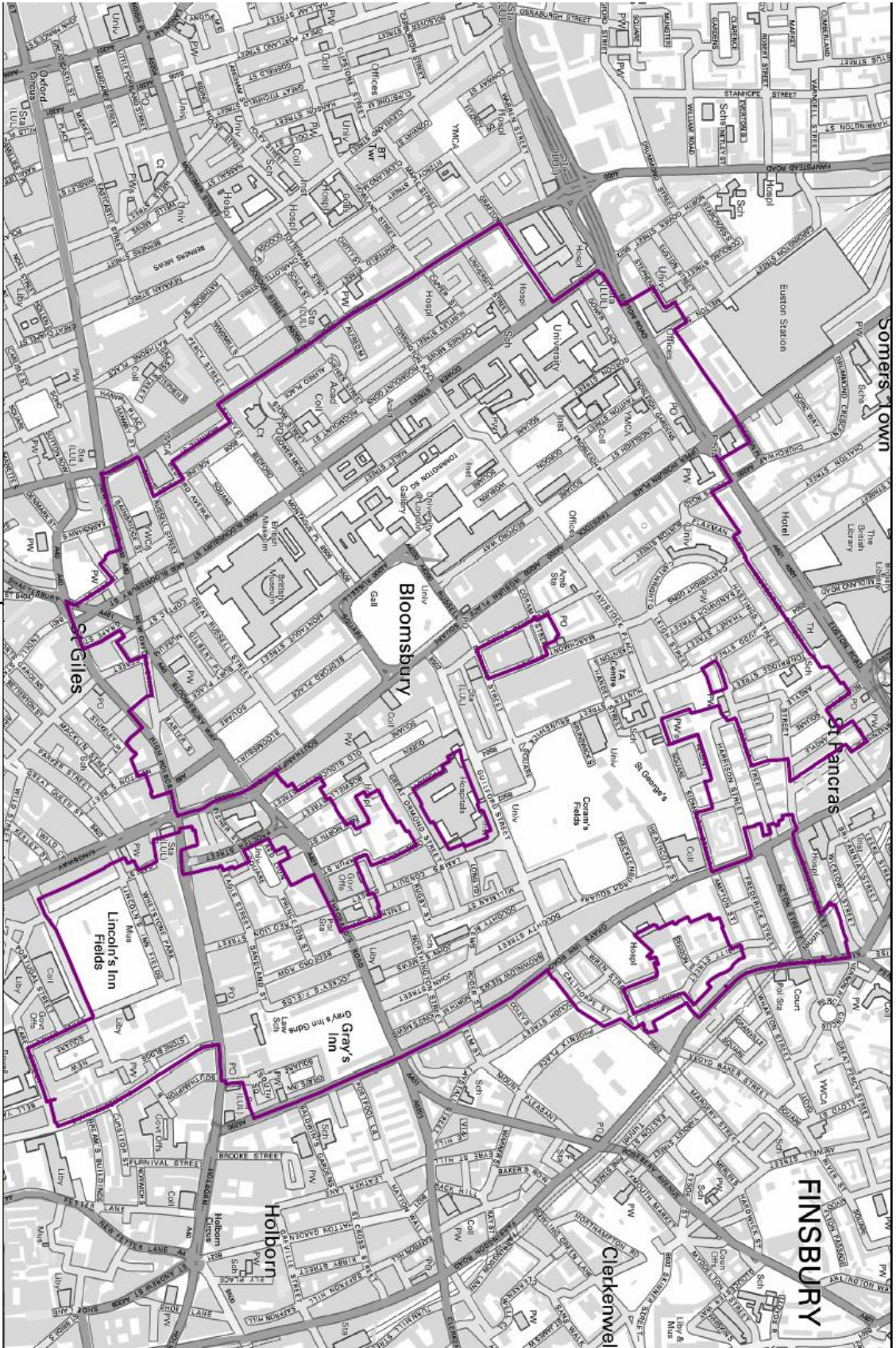
Listing NGR: TQ3090382416

### **Selected Sources**

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

National Grid Reference: TQ 30903 82416

## **Appendix 2: Bloomsbury Conservation Area**



# Bloomsbury CA


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#Map for Internal Use Only#

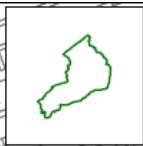
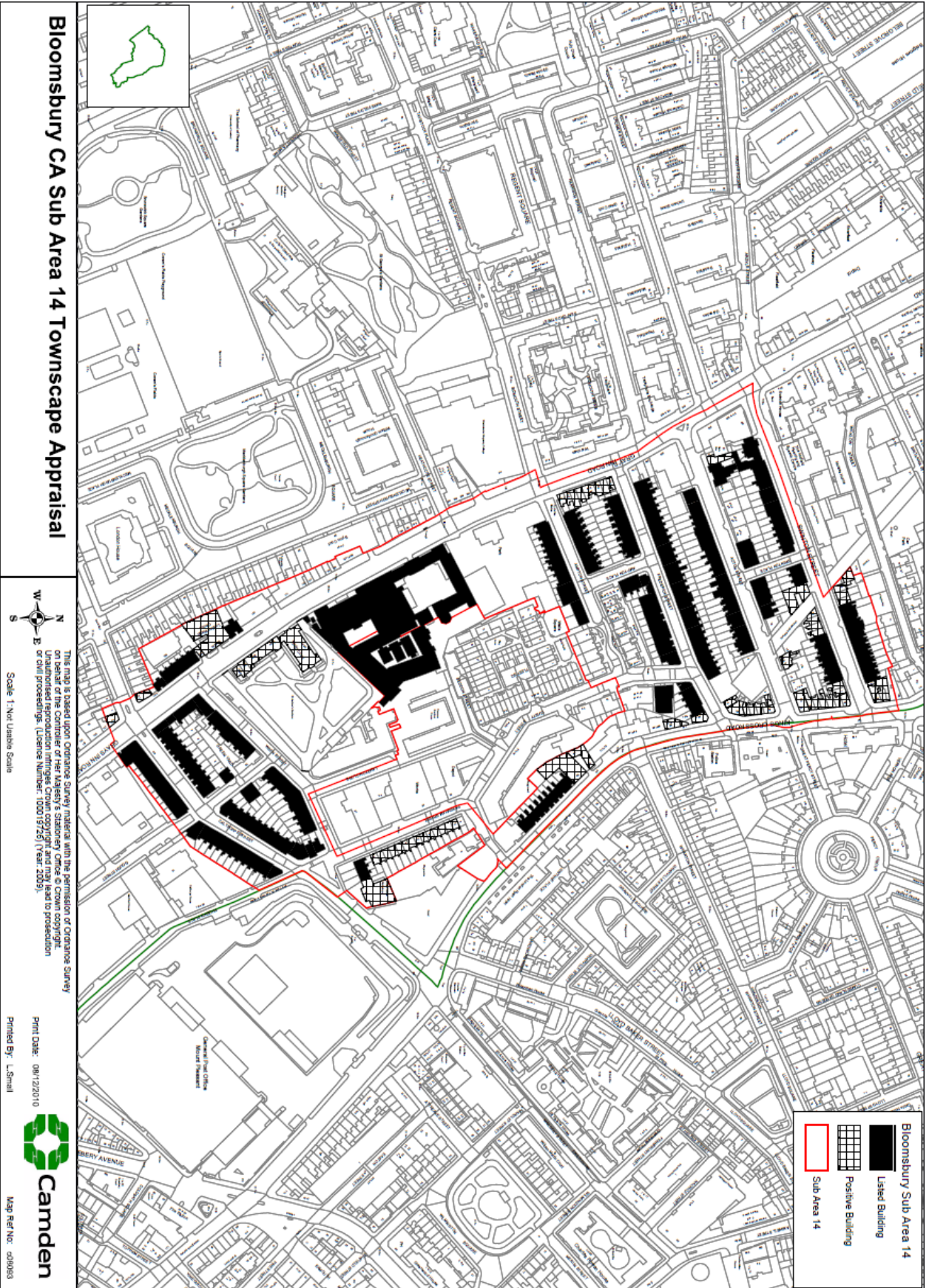
Print Date: 10/05/2013

Printed By: L.Smail


**Camden**

Map Ref No: 02/0832

Scale 1: Not London Scale



# Bloomsbury CA Sub Area 14 Townscape Appraisal



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Print Date: 08/12/2010  
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## **Appendix 3: Heritage Legislation, Policy and Guidance**

## Statutory Duties

### The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

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

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

With regard to applications for planning permission within conservation areas, the Planning (Listed Buildings & Conservation Areas) Act 1990 outlines in Section 72 that:

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

Case law<sup>13</sup> has confirmed that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” (after South Lakeland). Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas<sup>14</sup>. These duties, and the appropriate weight to be afforded to them, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed<sup>15</sup> that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

## National Policy

### National Planning Policy Framework, 2018

The Framework was issued on 27th March 2012 and replaces PPS5: Planning for the Historic Environment. The Framework provides a full statement of Government's planning policies with regard to achieving sustainable development with the protection of the historic environment as an integral element of environmental quality, which should be cherished and allowed to thrive and grow. A revised Framework was published by the Ministry for Housing, Communities and Local Government in July 2018.

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<sup>13</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

<sup>14</sup> The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

<sup>15</sup> APP/H1705/A/13/2205929

Paragraph 189 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 190 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”*

Paragraph 192 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 regards the determination of applications affecting designated heritage assets. It outlines that great weight should be given to the asset's conservation when considering the impact of a proposed development on the asset's significance. The more important the heritage asset, the greater the weight should be.

Paragraph 194 goes on to specify that any harm or loss should require clear and convincing justification. It states that substantial harm to, or loss of, the significance of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 195 outlines that Local Planning Authorities should refuse consent where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by bringing the site back into use

Paragraph 196 concerns proposed development which will lead to less than substantial harm to the significance of a heritage asset. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy outlined in paragraphs 193–196 of the Framework should be interpreted in light of the statutory duties



relating to statutorily listed buildings and conservation areas as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Paragraph 200 encourages local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets, such as listed buildings, to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

Paragraph 201 states that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the area should be treated either as substantial harm under paragraph 196 or less than substantial harm under paragraph 195, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the area or as a whole.

## **The Development Plan**

The Development Plan for the London Borough of Camden comprises the Further Alterations to the London Plan 2016, the Camden Local Plan 2017, and Camden Planning Guidance SPD 2011.

### **Minor Alterations to the London Plan (MALP) 2016**

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised (Further Alterations to the London Plan 2015), and has been amended again to ensure consistency with the Framework and other changes since 2011. The Minor Alterations to the London Plan were published on 14<sup>th</sup> March 2016. Policy 7.8 (Heritage assets and archaeology) states that:

#### *“Strategic*

*A London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.*

#### *Planning decisions*

*C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

*E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ...”*

#### **London Borough of Camden Local Plan, 2017**

The Camden Council Core Strategy was adopted in 2017. It covers the period from 2016-2031, and sets out the Council’s overarching planning policies for development within the Borough.

Policy D1 (Design) aims 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.”*

Policy D2 (Heritage) sets out the Council’s intention to 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. With regard to designated heritage assets (such as listed buildings), the policy sets out that:

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

- (a) the nature of the heritage asset prevents all reasonable uses of the site;*
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- (c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

With regard to conservation areas, Policy D2 advises:

*“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.”*

With regard to listed buildings, Policy D2 advises:

*“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.”*

Policy D3 (Shopfronts) requires a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. When determining proposals for shopfront development the Council will consider:

- (a) “the design of the shopfront or feature, including its details and materials;*
- (b) the existing character, architectural and historic merit and design of the building and its shopfront;*
- (c) the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;*
- (d) the general characteristics of shopfronts in the area;*
- (e) community safety and the contribution made by shopfronts to natural surveillance; and*
- (f) the degree of accessibility.*

*The Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.*

*Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.”*

## **Other Material Considerations**

### **NPPG: National Planning Policy Practice Guidance, 2014**

National Planning Practice Guidance 2014 has been issued by the Government as a web resource and living document, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.

The NPPG 2014 helps to define some of the key heritage terms used in the Framework. With regard to substantial harm, it is outlined that in general terms this is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special interest. Optimum viable use is defined in the NPPG as the viable use likely to cause the least harm to the significance of the heritage asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

Public benefits are also defined in the NPPG 2014, as anything that delivers economic, social and environmental progress as described in the Framework. Public benefits should flow from the proposed development, and they may include heritage benefits.

### **Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018**

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 16 and 17, as below:

*“16. The Secretary of State uses the following criteria when assessing whether a building is of special architectural or historic interest and therefore should be added to the statutory list:*

*Architectural Interest: To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.*

*Historic Interest: To be able to justify special historic interest a building must illustrate important aspects of the nation’s history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.*

*17. When making a listing decision, the Secretary of State may also take into account:*

- Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*
- Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*

- *The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”*

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England in 2017. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

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

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

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

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other

structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including conservation areas, registered landscapes, and World Heritage Sites.

#### **Historic England, Conservation Principles: Policies and Guidance, 2008**

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

*"Evidential Value: the potential of a place to yield evidence about past human activity.*

*Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*

*Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*

*Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.' (Paras. 30-60)"*

#### **Camden Planning Guidance SPD, 2011**

The London Borough of Camden's planning guidance provides further information on the application and implementation of policies contained within the Development Plan. The guidance contained within this document is broadly compliant with the relevant policy framework and best practice outlined in this appendix and as such is noted here for the sake of completeness only.

#### **Bloomsbury Conservation Area Appraisal and Management Strategy, 2011**

The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted in April 2011. The Bloomsbury conservation area appraisal and management strategy defines and analyses what makes the Bloomsbury conservation area 'special' and provides information to local residents, community groups, businesses, property owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable in the conservation area

**Turley Office**  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

T 020 7851 4010