Heritage Statement

The property was listed Grade II in 1999 with the detailed entry listed below;

List entry Number: 1378736

Location: NUMBER 15 TO 24 AND AREA RAILINGS,

15-24 HARRINGTON SQUARE (east side) CAMDEN TOWN, CAMDEN, GREATER LONDON

Date listed: 11 January 1999 Grade II

TQ2983SW HARRINGTON SQUARE 798-1/83/1863 (East side) Nos.15-24 (Consecutive) and area railings

“Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. **INTERIORS not inspected**. SUBSIDIARY FEATURES: railings with spearhead finials to all areas.”

The original buildings did not have any back additions known as closet wings. Some of the buildings within the terrace, including this property, had a ground floor back addition added at a later stage. The ground floor back addition in this building currently houses Flat 3. **The first floor addition of this building was added at a much later stage and built in polished white bricks, and is therefore not part of the original building.** This currently houses Flat 4.

Design and Access

The existing property is a five storey terraced building located in Harrington Square. There are ten self-contained studios within the upper part of the building. The Basement flat has its own entrance from the external stairs from the pavement via the lightwell on Harrington Square. The other ten studio flats are accessed via the communal entrance and staircase. The Basement flat and ground floor flat 3 both have access to the rear garden.

The proposed scheme consists of making a hole in the ceiling of Flat 3 and floor of Flat 4 to create space to provide a ladder to make a more spacious dwelling. The existing units are very cramped and this proposal will enhance the quality of life for the occupants. The existing exteriors will not be altered. This change should be considered acceptable as the interiors of the building were not inspected at the time of its inclusion to the Listed Buildings **and thus is not the element of preservation.** This proposed flat will have sole access to the rear garden.

This application is submitted following a Prohibition Order, which was served by the Environmental Health Department of Camden Council. This Order required that Flats 3 and 4 cannot be occupied as they are too small. However they would support the amalgamation of the units by combining the two units in to one flat.

This proposal is to remove the kitchen and bathroom facilities from the upper flat (No. 4) retaining the bathroom and kitchen facilities in the lower flat, forming an opening of under one square meter, and to provide a ladder so that the upper room would now be used as a bedroom.

Most of the flats in the building already have a ladder for access to a mezzanine level bed. The existing flats 3 and 4 already have a mezzanine bed with ladders.

The proposal would be to also remove the existing mezzanine beds and ladders.

The previous application was refused because the Council felt that the insertion of a staircase in the closet wing, by virtue of a loss of historic fabric, introduction of an alien addition and impact on the historic plan form would harm the special architectural and historic interest of the Grade II Listed building, contrary to Policy D2 of the London Borough of Camden Local Plan 2017.

The previous application would have involved an opening in the ceiling/floor of approximately 3 square meters and installing a traditional staircase. However, this application is only for a ladder which would require a much smaller opening of only about one square meter, and so much more of the floor and ceiling would be retained.

A recent newspaper report stated that the borough of Camden has the second highest number of homeless people dying in the street (newspaper article will be attached). If this proposal is allowed, it would provide for a very desirable unit of residential accommodation in a very much sought after location in Camden. Otherwise this space would remain vacant, and possibly increase homelessness in the borough.

Surely this must outweigh, the loss of a square meter of fabric in a listed building.

THIS APPLICATION IS MADE FOLLOWING AN APPEAL DECISION WHICH SHOWED THAT CAMDEN COUNCIL ARE BEING TOTALY UNREASONABLE, AND ALLOWED THE APPEAL FOR A SIMILAR APPLICATION: APP/X5210/Y/19/3226181.

FOLLOWING THIS APPEAL DECISION ANNA FORESHEW OF CAMDEN EMAILED TO CONFIRM THAT IF THIS APPLICATION WERE RESUBMITTED, IT WOULD BE A STRAIGHT FORWARD APPROVAL.