

Design and Access Heritage Statement

Second Floor Flat, 56 Delancey Street, London NW1

**Planning and Listed Building Consent Application PP-06601822
submitted 28.11.2018 (STATEMENT FOR DRAWINGS 3216/3, 3216/4 a)**

0.0 Description

The building is a terraced residential 19th century building which was developed and divided into three flats.

Camden's listing only refers to the exterior of the building. This is the text of the listing I took from LB Camden's website and quote:

"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-jambs 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."

The windows that are intended to be replaced are the 2 No windows on the top floor in the mansard dormers, as indicated on the drawings.

These windows are not original and been informed that these are spring balanced windows and it is intended to be installed "like for Like".

2.0 Impact on Historic Fabric

The building has been substantially adapted and extended over the years. The building was given permission to convert into 4 No. self contained flats in 1972.

3.0 Planning Considerations

It is proposed to improve the current poor condition and enhance appearance of a neglected property and make the property more practical to live in, without jeopardising the character and existing fabric of the historical elements of the property.

4.0 Landscaping

-No changes

5.0 Access

-No changes

6.0 Relevant Planning Policy

The Council addresses alterations to listed buildings in policies CD65 and CD66 of the Unitary Development Plan; and CL03 and CL04 of the Emerging Core Strategy of the Local Development Framework.

Policy CD6, 'Resist demolition of listed buildings in whole or in part', refers to the demolition of listed buildings in whole or the removal or modification of features of architectural importance (externally and internally). The proposal is therefore not contrary to Policy CD65.

Policy CD66, 'Resist proposals to alter listed buildings', (a) and (b) are relevant to this proposal. With regards to policy (c) and (d), the alteration does not affect the integrity of the original building, or areas that might be considered of special architectural interest. Policies CL3, 'Heritage Assets - Conservation Areas and Historic Spaces' refers to demolition, and is addressed in the discussion of UDP policies CD65 and CD66 above. CL4, 'Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology', and is addressed in the discussion of UDP policy CD66 above.

7.0 Conclusion

In conclusion, it is considered that the proposal will enhance the appearance of these neglected areas of the property, will prolong the life and protect the property without jeopardising the character and existing fabric of the historical elements of the property.