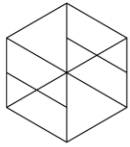


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Heritage and Townscape Appraisal  
3a St Paul's Crescent  
October 2019





## 1 Introduction

1.1 The following Heritage Appraisal has been prepared by The Heritage Practice in support of proposals for the alteration of the existing building at no. 3a St Paul's Crescent, London NW1 9XS. This report should be read in conjunction with the drawings and Design and Access Statement prepared by Russian for Fish architects as part of planning application ref: 2019/2951/P.

1.2 No. 3a St Paul's Crescent (hereby known as the site) dates from the late 19<sup>th</sup> century (figures 1 and 2). The building is not listed. The building forms part of the Camden Square Conservation Area. The Conservation Area does not have Article 4 Directions removing certain permitted development rights.

### Research and report structure

1.3 The purpose of this report is to set out the historic development and significance of the site to assess the proposed scheme against that significance and relevant historic environment policy.

1.4 The report focuses particularly on the character and appearance of the existing building and that of the Camden Square Conservation Area with particular regard to infill development on junction plots on St Paul's Crescent and how collectively these, and the proposed site, contribute to the townscape.

1.5 Desk-based and archival research has been combined with a visual assessment and appraisal of the existing building and its context. Recent planning decisions have also been reviewed and therefore the planning history of the site's context has also formed part of the assessment of the proposed scheme.

1.6 This appraisal is divided into two main sections. The first (Section 2) describes the site and its historic development and significance. It also considers the site's context, particularly its immediate context. The second part of the

report (Section 3) provides a brief description of the proposals and assesses them against significance and relevant historic environment policy. This section also factors in aspects of the site's wider context's planning history and considers the comments made in respect to the current planning application at the Site.

### Author

1.7 This appraisal has been prepared by Charles Rose (BA (Hons) who has extensive experience in dealing with proposals that affect the historic environment. He has over 15 years of local authority experience, including 12 years as a Principal Conservation & Design Officer at the London Borough of Camden. He also has experience in the private sector, preparing heritage statements and appraising the significance of historic buildings.

### Designations

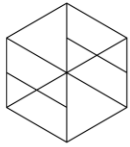
1.8 As noted above, no. 3a St Paul's Crescent forms part of the Camden Square Conservation Area. The Camden Square Conservation Area was designated in October 1974. The Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

### Nearby Heritage Assets

1.9 There are no listed buildings within the site's immediate context. The scheme is not considered to impact upon the setting of nearby listed buildings or other heritage assets other than the Camden Square Conservation Area.

1.10 The following section provides an account of the site's historic development and a description of the existing buildings and their context.





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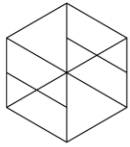
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*Figure 1. No. 3A St Paul's Crescent lies in the former rear garden of no. 31 Canteloves Road which occupies a corner plot with St Paul's Road.*



*Figures 2 & 3 Front facades of 3A St Paul's Crescent.*



## 2 Site and context

2.1 The following section provides a brief description of the site and its context and sets out a summarised historic development of the building. It also takes into account the established character of St Paul's Crescent and the Camden Square Conservation Area.

### The Site

2.2 No. 3a St Paul's Crescent lies in the former rear garden of no. 31 Cantelowes Road which occupies a corner plot with St Paul's Road (figure 1).

2.3 Such plots are fairly common in the area with development occurring within all of the corner plots at the junction with Cantelowes Road as well as all of the plots at the junctions with Agar Grove, which are the roads which dissect St Paul's Crescent. This is discussed in more detail below.

2.4 No. 3a St Paul's Crescent is a single storey building with attic accommodation to part of the house. The ground floor is in an rectangular form with parapet at roof level. It is finished in rough cast render. The parapet partially conceals a pitched roof with large rooflight facing the street and to the northern hip of the roof. A modern flat roof extension is located behind this element. The other section of the roof is slightly taller with two dormers window facing the street. This contains the small attic accommodation. This roof is clad in slate and contains two dormer windows with modern casement windows facing the street.

2.5 The windows in the building are a variety of age and styles including patent glazing and two modern casement windows in the roof; one over one timber sash windows; and fixed timber windows divided with multiple panes (figures 2 & 3). The windows are a variety of different sizes and heights. Together, the varied roofline and windows create a quirky, piecemeal composition to an otherwise nondescript orthogonal single storey building.

2.6 The site is notably different from the otherwise uniform Victorian houses which line St Pauls Crescent and the grid of streets in the immediate area.

2.7 The Camden Square CAMS states that 'all properties are considered to make a positive contribution to the character and appearance of the Conservation Area unless listed as neutral or negative.'<sup>1</sup> The Site is not identified as negative or natural and it can be assumed that given the building is identified as making a positive contribution to the character and appearance of the conservation area. However, the CAMS designation map doesn't identify a specific level of contribution for the site (figure 4).



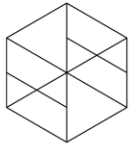
Figure 4. Extract from Camden Square CAMS Townscape Appraisal Map showing no designation of 3A St Paul's Crescent

### The Conservation Area

2.9 The area is divided into key 'character zones.' The site is located within the character zone known as the 'grid of streets' which lies to the north and east of the conservation area. The streets run in a planned grid layout set out from Camden Road which tapers to a point at the meeting of York Way and Agar Grove.

2.10 Perpendicular to Camden Road from south west to north east are Murray Street, Cantelowes Road and Camden Park Road. Parallel are Camden Square, the two mews and the streets extending from it: North and South

<sup>1</sup> Camden Square Conservation Area Appraisal and Management Strategy adopted March 2011 page 34.



Villas and Cliff Road to the north east, Stratford Villas to the south west, and St Augustine's Road and St Paul's Crescent further to the south east.

### St Paul's Crescent

2.11 St Paul's Crescent angles down as an extension from Marquis Road parallel to St Augustine's Road before turning around 45 degrees to the south, crossing Agar Grove and ending at the Camden's 1970's Maiden lane estate (outside the Conservation Area).

2.12 The terraces on the street are relatively uniform three storey Victorian houses with stucco ground floors with brick upper floors or stucco lower ground floors with raised ground and first floors beneath slate pitched roofs. Window and doors are dressed with stucco arches. The consistent material comprises brick, stucco and slate, timber sash windows.

### Junction Plots

2.12 The street is dissected by Canteloves Road and Agar Grove. These are wider, higher status roads lined with larger scale development than seen on St Paul's Crescent.

2.13 The site lies in the former rear garden of house on Canteloves which occupies a corner plot facing St Paul's Road which runs perpendicular with Canteloves Road.

2.14 Such gaps, where rear gardens form part of the streetscene of co-joining roads, are fairly common in the area, particularly given the regular grid pattern of streets, and represent important features of openness in an otherwise fairly densely developed environment, where the buildings are generally arranged in terraces three or more storeys in height. However, the pressure of development within this inner London suburb, has inevitably resulted in the infilling of such plots. This is a common occurrence in the Camden Square Conservation Area which has taken place

ever since development in the area in the began in the mid/late 19<sup>th</sup> Century. Infill plots formed from junction plots, gap sites formed from the building of the railway through the area and, wartime damage infill are now a characteristic feature and part of the evolution of the area. This is seen most clearly at Camden and Murray Mews where phases of development have 'resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living.'<sup>2</sup>

Figure 5. Map showing St Paul's Crescent (yellow) within infill

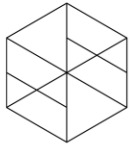


development shown in red.

2.15 This is reiterated in the section of the CAMS which refers to buildings and spaces that make a positive contribution to the conservation area. This sets out that 'there have been significant twentieth century infill buildings particularly in the mews. They have a positive effect on the environment and could be a single building, group or landmark.'<sup>3</sup> This demonstrates that the conservation area is not a consistent and coherent Victorian suburb but made up of different phases of development since the mid-19<sup>th</sup> century including high quality

<sup>2</sup> Camden Square CAMS Section 2 Definition of Special Character page 7

<sup>3</sup> Camden Square CAMS Section 5.9 Audit of Heritage Assets page 34



modern infill which contributes positively to the distinctive character of the area.

2.16 The extent of infill development on junction plots along St Paul's Crescent is evident from figure 5. These infill developments vary in age and scale but form an established feature of the street. This is acknowledged in the committee report relating to the most recent infill on the north east corner of Agar Grove<sup>4</sup> (refer to Appendix B1) which states 'the principle of [providing a further residential building in the rear garden of the pre-existing No.s 51-53] has been established in almost all other similar sites surrounding the development site including the site directly opposite to the rear of 49 Agar Grove (36a St Paul's Crescent). Others in close proximity to the site comprise Land to the rear of 6-7 Canteloves Road & adjacent to 14 St Paul's Crescent (now known as 14a St Paul's Crescent) and Land to the rear of 102 Agar Grove....In light of this context, it is considered that the principle of providing further residential accommodation in the rear garden of the site is established.'<sup>5</sup>

2.17 The recently completed infill development to this plot (Appendix B1) was approved in 2014 as basement & three storeys above ground with the third floor being a set-back mansard storey. The committee report stated that, 'The proposed height is considered to be subservient to both the existing buildings along St Paul's Crescent and the proposed / existing buildings on Agar Grove.'<sup>6</sup> The approved roofing material is standing seam zinc.

### Historic development

2.18 The area was laid out over fields as a planned development from the 1840s to its completion around 1880. The Midland railway line was constructed in 1864-67 simultaneous

to residential development. The railway line was the first out of St Pancras, passing on through to Kentish Town in a cutting. This major intervention into the area, using cut-and-fill techniques, bisected diagonally beneath Camden Road and the newly laid-out Camden Square and mews.

2.19 The OS Map of 1851 (figure 6) shows development was complete to the south of Canteloves Road only. By the time of the OS Map of 1870 (figure 7) development north of Canteloves Road, along Upper St Paul's Crescent (as it was known at the time) was complete including part of the site. The buildings on the site were extended in the 1880s (figure 8).

### 20th century

2.20 The Site was altered and extended again in 1905 when it was owned by a Mr. Farmer of the same address. At this time the building is single storey only and doesn't include attic accommodation above the original 19<sup>th</sup> Century element. It was identified here as a studio with living accommodation in the original section to the south and studio space to the north (figures (10 & 11)).

2.21 In 1952 it was owned by M.J Keen of 150 Crawford Street, Westminster, when the rear extension was erected. This was altered and extended again in 1986 to match its current arrangement. It is unclear when the mansard roof to original section was built although we know this was after 1905.

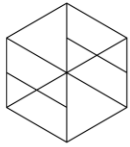
2.22 Archival and desk-based research has not revealed any evidence of sculptor Sir Jacob Epstein or any other person of note having lived, worked or stayed at the property.

<sup>4</sup> 51-53 Agar Grove London NW1 9UE planning ref: 2014/2833/P approved 12 March 2015

<sup>5</sup> 2014/2833/P committee report paragraphs 6.4 & 6.5.

<sup>6</sup> 2014/2833/P committee report paragraphs 6.17





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Figure 6. OS Map 1851

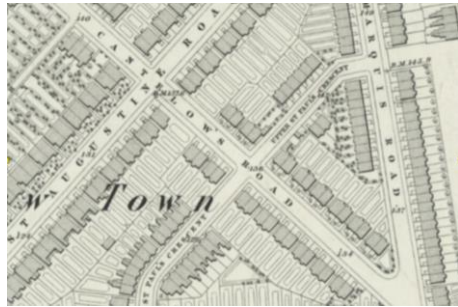


Figure 7. OS Map 1870



Figure 8 OS Map 1896



Figure 9 OS Map 1916



Figure 10 (left). 1905 Lease Plan



Figure 11 (right): 1905 Drainage Plan indicating extension to the original building

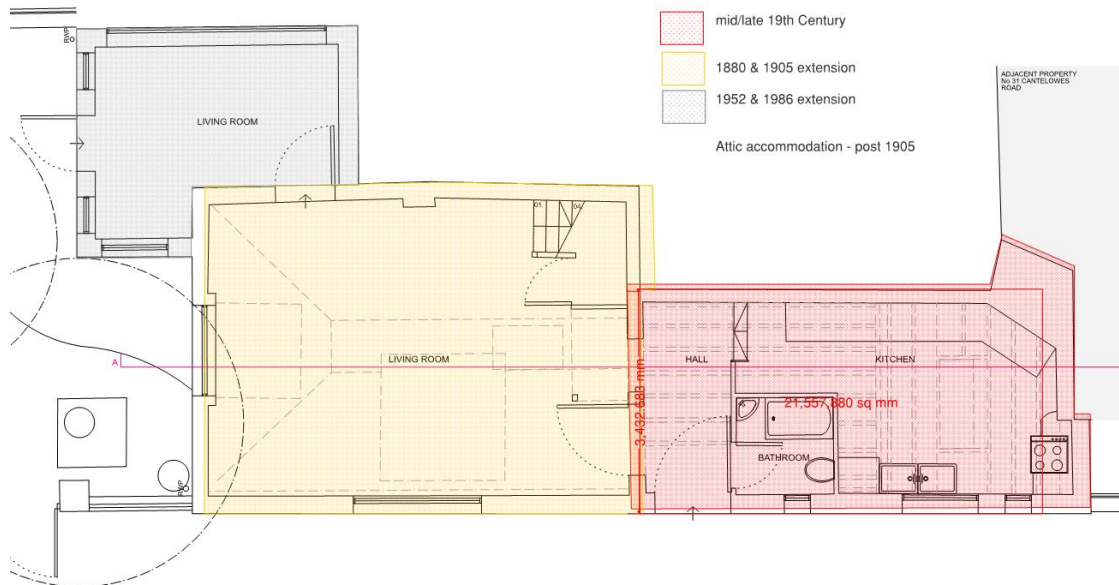
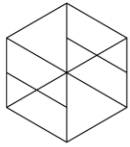


Figure 12 Ground floor plan indicating the date of each phase of development at the site.

## Significance

2.23 The desktop research is clear that the existing studio was built in a piecemeal manner from over roughly 100 period. The original 20sqm single storey building was constructed in the last quarter of the 19<sup>th</sup> century. This was extended in the late 1890s and early part of the 20<sup>th</sup> century. Sometime in the 20<sup>th</sup> century the existing first floor accommodation was added and a small rear addition was constructed in the mid and late 20<sup>th</sup> century (figure12).

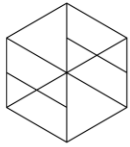
2.24 This piecemeal development of the site is demonstrated in the physical layout and form of the current building. Each phase is clearly recognisable and it is clear the building has been developed in a piecemeal manner. This is demonstrated by the poor quality and compromised attic accommodation and, not more so, by the varied windows which convey through their style each development stage of the building.

2.25 Part of the building dates from the original phase of development of the area. However, the building is located in an uncommon position for the otherwise regular and uniform grid of terraces houses which makes up the prominent character and appearance of the area.

2.26 The single storey orthogonal form of the original part of the building is recognisable in part but is in itself perfunctory, of no particular interest architecturally and has since been changed through the erection of a roof extension. The sash windows to the front façade appear to date from the late 19<sup>th</sup> Century and may be the only remaining appreciable original elements of the building following the subsequent rough cast render, although the glass is modern.

2.27 The remainder of the building was constructed in piecemeal fashion during periods of development which do not form a key-phases of development in the area. The roughcast render is the only external element which holds the building together as a single composition





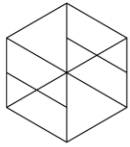
and this is out of character with the typical materials or detailing found in the area.

2.28 The aesthetic and architectural quality of the building is evidence of its fragmentary development. Its quirky piecemeal development has a certain charm but it has limited architectural value.

2.29 The existing building has little embodied historic value despite the history of the site. It does however reflect the infill developments which have variously accrued in the junction plots along St Paul's Crescent.

2.30 It is known that the building was an artist's studio from at least the early 20<sup>th</sup> century. Given its piecemeal development, the building as a whole cannot be considered to be a purpose built and designed artists studio. There is no tangible connection with any particular artist who may have lived and worked in the building. The history of the building as a studio is manifested in the patent glazing rooflights and together with the large single volume of the interior studio space. As set out below, these aspects of the building, and therefore its history as a studio, will be retained and enhanced.

2.31 The following section provides an overview of the proposed scheme and assesses the proposals against the significance of the site and against relevant historic environment policy (Appendix A).



### 3 Assessment of the proposed scheme

3.1 The following section provides a brief overview of the proposed scheme and assesses the effects of the proposal on the building as well as the Camden Square Conservation Area, with particular regard to the 'grid of streets' character zone of which the Site forms a part. This section should be read with the application's accompanying Design and Access Statement, proposed plans and material schedule submitted as part of the application.

#### Outline of the proposed scheme

3.2 The proposal involves the alteration of the roofline of the property, through replacing the current roof with a new roof which would be 720mm higher than existing. This would also include replacement and additional rooflights and replacing the dormer windows. The property is in need of modernisation and upgrading throughout.

#### Roof

3.3 The existing attic accommodation has a very low ceiling height. This accommodation does not comply with current space standards and relies on a cork lining to the walls for insulating properties. The floor of the first floor has a less than 100mm thickness and it thus structurally inappropriate. In addition, neither the head height to the stairs [1888mm] and door height into the bedroom [less than 1500mm] comply with building regulations and are inappropriate for modern day living standards.

3.4 Permission is therefore sought to replace the existing roof with a structurally sound, zinc clad, warm roof. The roof will comply with current building regulations providing adequate thermal performance. The roof will remain pitched over the main living space with a mansard to the area over the existing entrance and kitchen.

3.5 The roof will be raised to allow for a structurally-sound floor construction to the bedroom. As illustrated in Section AA, the floor to ceiling height at ground floor is retained at 2.3m and at first floor level increased to 2.5m at its highest to allow for the pitch of the roof. This results in a roof height 720mm above the existing mansard element.

3.6 The mansard will be extended just under 1.5m towards Cantelows Road. As illustrated in section AA this will have minimal impact on the neighbour's north facing bathroom window, which is obscured glazing.

3.7 The proposed dormer windows will be zinc clad, with double glazed windows. The existing rooflights will be replaced with conservation rooflights to match the zinc roof. A new rooflight is to be installed in the proposed study which is not visible from the street. There is no risk overlooking both inwards or outwards.

3.8 The pitched roof of the ground floor element will be raised to be 100mm lower than the mansard roof.

#### Ground floor

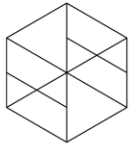
3.9 The roughcast render would be replaced with smooth render to the front elevation. The ground floor windows would be retained and refurbished.

3.10 The existing glass block window to the east elevation of the proposed kitchen is to be retained. The window and door to the kitchen north elevation will be retained.

#### Assessment of the proposals

3.11 The following paragraphs consider the effects of the proposals on the character and appearance of the host building, conservation area and townscape more locally.

3.12 The existing building at no. 3a St Paul's Crescent is a traditionally detailed building which, although not of particular



historic or architectural value does have a straightforward and traditional - albeit idiosyncratic – character. Apart from the green rough cast render, it is unassuming amongst the architecturally higher status terrace houses of which it forms a part.

3.13 The proposed scheme evidently understands the building and its context and proposes a modest 'light-touch' to the building. The scheme does the minimum necessary to upgrade the building for modern day living whilst retaining the recessive, neutral quality of the building as well as its idiosyncratic character.

#### Ground floor

3.14 The only change proposed at ground level is the replacement of the rough cast with smooth render. Smooth render is typical of all ground and lower ground floor facades in the area. Rough cast is insensitive and atypical of the area. This change would enhance the appreciation of the buildings and its contribution to the holistic and uniform character of this element of the conservation area. This is particularly important given the fact that most people experience buildings from street level and that the building sits directly onto pavement edge.

3.15 The sash windows to the original element of the building are to be retained. The modern glass would be replaced with double glazing. The door and fanlight are to be retained. The 1905 studio extension window facing the street is to be retained. This complies with Section 7.7 of the Camden Square CAMS which encourages 'original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.'

3.16 The existing windows are to be upgraded with double glazed units to improve thermal efficiency of the building. The reuse of

the windows should be welcomed as a planning benefit in this regard. The CAMS encourage repair before replacement of historic windows and states that 'large paned sash or casement windows may be possible to double glaze, either in the existing frame, or in new joinery, in a way that replicates the appearance of the original 'like for like'. The proposal would achieve this through retaining the original timber frames, replacing the modern glass with sympathetic double glazing and therefore comply with adopted guidance in the CAMS.

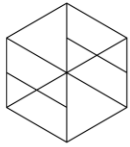
#### Roof

3.17 The proposed roof would read as an appropriate addition to a building of this nature. The materials and fenestration would respond to the principal elevation of the host building and to the materials and details seen in neighbouring properties. The scale of the proposed roof extension would relate to that of the host building, remaining a recessive townscape element and easily subordinate to the main terrace houses along Cantelowes road as well as other examples of corner infill development along St Paul's Road.

3.18 The proposals would introduce another recessive element that echoes the historic and architectural interest of the proposed building in the form of the new roof. The pitched roof of the ground floor element will be raised to be 100mm lower than the mansard roof, maintaining a clear visual distinction between the two types of roofs and phasing of the building. The step in the proposed roofline responds to the phased development of the site and in itself would present another incremental phase in the building's development.

3.19 The existing 20<sup>th</sup> century roof is poorly built and in need of replacement. The changes to the roof therefore comply with the CAMS which states, 'In all cases the Council will expect original architectural features and detailing to be retained....and only replaced where it can be demonstrated that they are





beyond repair.<sup>7</sup>

3.20 The proposed new roof would become more visible from St Paul's Crescent but would be seen in an urban context together with runs of three storey buildings on St Paul's Crescent and Cantelowes Road. The roof height would be raised by 720mm at its highest point but the overall height of the building would still remain half the height of its nearest neighbour (no.31 Cantelowes Road) to eaves level.

3.21 This strong sense of physical separation, as well as separation of the site from the established plan form of the area, would ensure the proposal would remain recessive. The proposal would represent a change within the wider setting of area but would continue to allow the site to have a restrained and unassuming townscape role as part of the urban backdrop to the more formal grid of streets.

3.22 The proposed extension would not obscure important views and would not close the gap in the street scene, which is an important feature in the form and rhythm of the established development of the area. The proposed development seeks to limit its visual impact by being restricting the height and setting the roof inward from each flank. Its form and design would not result in it being a prominent and disruptive element in the street scene (figure 13).



Figure 13. 3D image of the proposed scheme

3.23 Comparison can, and should, be made to other recent infill development to junction plots along St Paul's Crescent. These can be seen in Appendix B. All five examples shown are obviously modern additions to the area and far greater in scale than the proposed.

3.24 The 2014 permission to the rear garden of nos.51-53 Agar Grove (Appendix B1) was approved as three storeys above ground. This is over a storey taller than the proposal in the context of the same scale neighbouring dwellings. The committee report for the scheme stated that, 'The proposed height is considered to be subservient to both the existing buildings along St Paul's Crescent and the proposed / existing buildings on Agar Grove.'

3.25 The development directly opposite (Appendix B5) the site is also a direct comparison and by contrast the proposal appears careful considered, high quality and more subordinately scaled.

### Materials and details

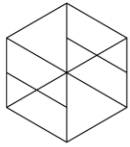
3.26 The enhancement to the character and appearance of the area by replacing the roughcast render has already been discussed in paragraphs 3.14.

3.27 The proposed new roof is to be clad in standing seam zinc. This is a traditional building material that has been used widely in London since the 19<sup>th</sup> century.<sup>8</sup> Zinc is commonly found in the area on both historic and modern development alike. Zinc is durable and does not stain. It retains a natural patina and weathers to a dull grey the same colour as slate or lead.

3.28 It is used on the three most recent developments of other junction plots along St Paul's Crescent (app B1-B3) all of which are high quality and do not cause harm to the character or appearance of the area. Approval of details of the materials attached to planning

<sup>7</sup> Camden Square CAMS Section 7.7 Alterations and Repair

<sup>8</sup> Historic England, *Energy Efficiency and Historic Buildings*, (2016), p 5.



permission 2014/2833/P (Rear of nos.51-53 Agar Grove) proposed standing seam zinc roof. The delegated decision stated, 'The proposed details would not have a harmful impact on the appearance of the host buildings and street scene or on neighbouring amenity.' The use of zinc would therefore be entirely appropriate for its context.

3.29 The aluminium dormer windows would match the colour of the zinc and dormers cheeks allowing the windows to recede into the roof reducing the prominence of the roof further. In direct comparison to the other phases of development the windows to the new roof would match this phase of work and as such continues the practice of honestly acknowledging each phase of development.

3.30 The new windows and roof design comply with Camden CPG guidance. The windows remain narrow and shorter than the windows on the façade below thereby retaining the hierarchy expected from traditional buildings. The roof pitch complies with section 5 of the CPG1 (Appendix C).

3.31 The proposed has been amended following the advice during pre-application 2019/0734/PRE. The scheme now complies with pre-planning 2019/0734/PRE and results in minimal change and no harm to the building or conservation area. No further changes are required. These amendments from the pre-application scheme include:

- reinstated the step down from the mansard roof;
- distinguished the two roof profiles;
- introducing of conservation rooflights;
- reducing the size of the rooflights to be smaller than existing;
- reduction in the size of the dormer windows;
- retention of the existing door and fanlight;
- retention of the ground floor windows
- retention of existing ironwork and gate.

### Building Regulations

3.32 Objections to the scheme have been critical of the development for building control regulation reasons. Firstly, this is outside of the scope of planning and should not therefore form a material consideration to the planning permission.

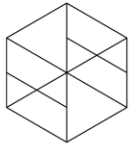
3.33 Secondly, notwithstanding the above the proposal are in complete compliance with building regulations:

- Wall thickness: The existing building is a single-family dwelling and as there is no proposed change of use. As the retained walls do not need to be upgraded. Even if they were this could be done from the inside and would not materially impact on the planning decision;
- Staircase: The new ground floor to floor height is to be 2.50m. The staircase would have 12 steps making each riser 208mm high. 208mm complies with current building regulations.
- Roof Insulation. The proposed roof insulation is 300mm and 400mm to the lower and higher parts of the new roof respectively. 300mm is an adequate roof build-up to accommodate all necessary plasterboard, necessary structure and insulations whilst achieving the necessary U value of 0.20W/m<sup>2</sup>.

3.34 In this respect the drawings are accurate: the scheme can be built in the manner shown and without the need to raise the roof higher than currently shown.

### Historic connections

3.35 Objections to the scheme have been concerned about the buildings connection with sculptor Sir Jacob Epstein. Our research has found no connection with any artists or other person of note. Notwithstanding this, the communal or social value attributed to the building through its use as an artist studio for an artist would remain recognisable and appreciable as part of the proposed works. Works relate to altering a modern roof only. The large volume studio space internally remains



and the large external window and rooflights - external manifestation of the former use of the building - are also retained and reinstated respectively.

### Policy compliance and conclusions

3.36 The proposal represents high quality design which takes the opportunity to enhance the living conditions of the building and to further reveal the significance of the building through modest and careful adaption of the existing buildings. The scheme has carefully assessed and responded to the form, former use and qualities of the building and would retain its key features and characteristics. Only the atypical roughcast render would be replaced at ground floor level. This is an enhancement.

3.37 The 20<sup>th</sup> century roof is poor quality and would be replaced. The new roof would be marginally taller than existing but would remain recessive and subordinate in scale to the building. The building is easily capable of change without harming the limit eccentric architectural and historic value of the site. The proposed scale and mass of the building remains subordinate compared with the more densely developed three storey terrace houses in the area and development of other junction plots along St Paul's Crescent.

3.38 The new windows and roof would comply with Camden CPG guidance, is accurately shown, and the use of zinc as a traditional roofing material is entirely appropriate for its context.

3.39 In relation to the policy requirements set out in the NPPF, it is considered that the proposed scheme would not cause harm to the significance or interest of the host building and it would not cause harm to the special character or appearance the Camden Square Conservation Area (the designated heritage asset). The proposals would therefore comply with national historic environment policy.

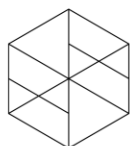
3.40 In terms of the LB Camden Local Plan, the proposal would accord with D1 Design which sets out that development should respect and respond positively to existing buildings, the streetscape and the wider context. It should respond to local architectural character and surrounding heritage assets. As set out above, it is considered that the proposed scheme meets these policy objectives. The proposal would respond to and reinforce local character and distinctiveness.

3.41 Policy D2 Heritage sets out that developments within conservation areas should be of a high quality and conserve or enhance a conservation area's significance. For reasons set out above, it is considered that a recessive and complementary addition to the quirky, subordinate building within the conservation area would preserve the character and appearance of the conservation area and would therefore accord with local policy in this regard and would comply with the statutory duty set down in the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.42 The proposed scheme would also accord with guidance set out in LB Camden's Design guidance (CPG1 march 2018) and the guidance set out in the Camden Square CAMS (2011)

3.43 For these reasons, and for those outlined above, it is considered that the proposed scheme would not have a harmful effect on the character and appearance of the Camden Square Conservation Area and enhance the character and appearance of the building. It is therefore the case that the proposal complies with national and local historic environment policy.





## Appendix A

### Relevant Historic Environment Policy Context

The following paragraphs briefly set out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### The National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the government's approach to dealing with the historic environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

**Paragraph 189** states that applicants should 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.' A history of the site and its context and a statement of significance are presented in this report at section 2.

**Paragraph 192** is clear that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and c) the desirability of new development making a positive contribution to local character and distinctiveness

**Paragraph 193** sets out that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset,

the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.'

**Paragraph 200** deals with opportunities for new development within Conservation Areas and setting of to enhance or better reveal their significance. It states "Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

#### London Borough of Camden Local Plan

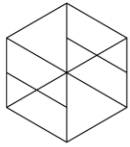
Camden's Local Plan was adopted in June 2017. The most relevant policy in this case are Policies D1: Design & D2Heritage.

With regard to design D1 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;
- 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

With regard to Conservation Areas, policy D2 states that the Council will:

- Require development within conservation areas preserves or, where, possible, enhances the character or appearance of the area;



## The London Plan

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

5.13 In July 2011 the Mayor published the London Plan. This has since been updated to include the Revised Early Minor Alterations to the London Plan (REMA) in October 2013 and the Further Alterations to the London Plan (FALP) on 10 May 2015. Policy 7.8 Heritage Assets and Archaeology is relevant to this application:

### ***"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. LDF preparation*





1. Rear of nos.51-53 Agar Grove
2. Rear of nos. 6-7 Canteloves Road
3. Rear of no.49 Agar Grove
4. Rear of no.103 Agar Grove
5. Rear of no. 32 Canteloves Road



5

2

1

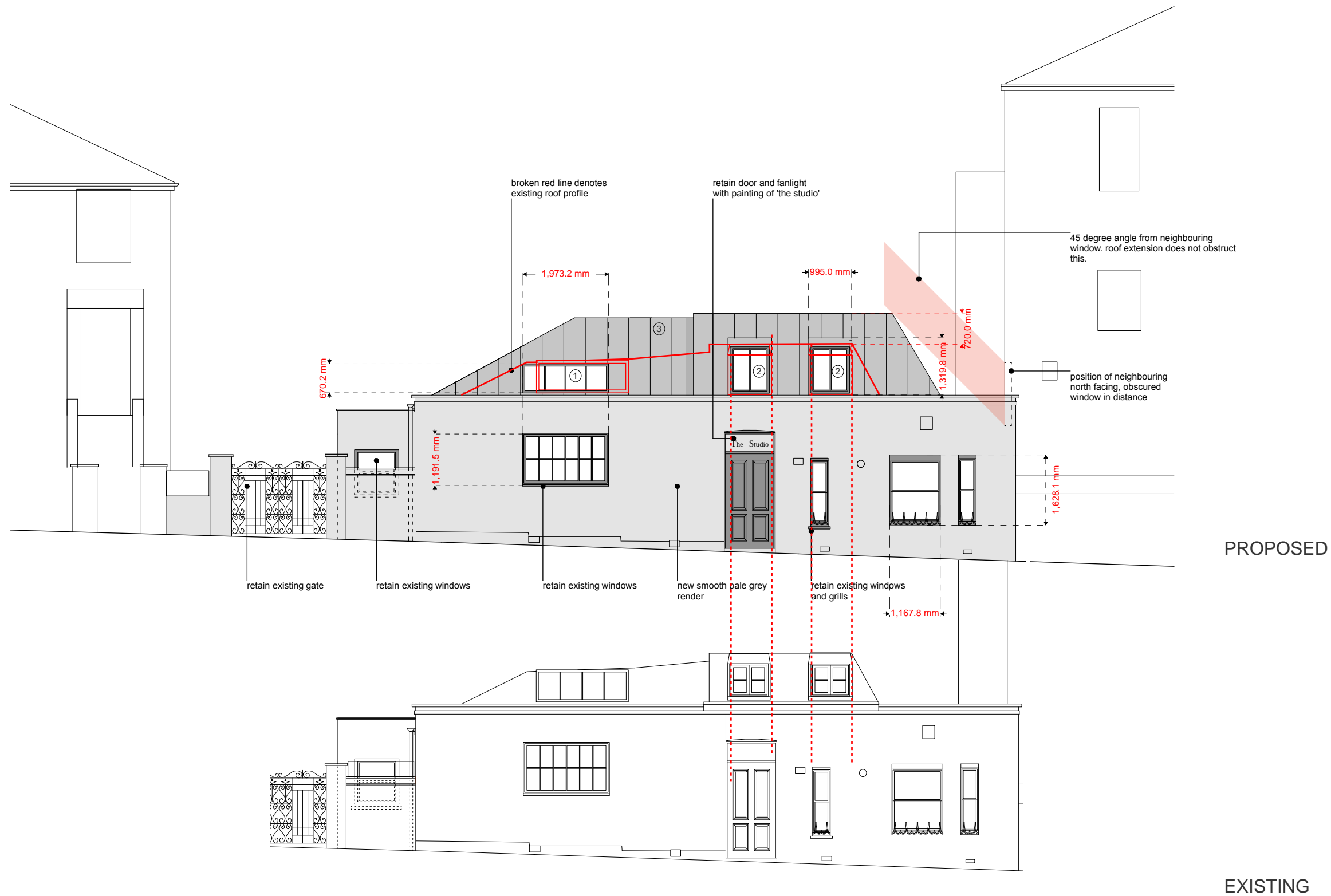
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## APPENDIX B





## APPENDIX C