

BUILT HERITAGE STATEMENT

2 Chester Gate, London NW1 4JH

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Built Heritage Statement
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REPORT

Quality Management

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EXECUTIVE SUMMARY

This Built Heritage Statement assesses the significance of the Grade II listed, 2 Chester Gate, London NW1 4JH (the Site) (NHLE Ref:1242935 group listing with numbers 1-4 Chester Gate). It also assesses the impacts of the proposed development on that significance.

The planning history for the Site is complex. Prior to 2010, the property had been treated as part of the larger development at 6-10 Cambridge Terrace and 1-2 Chester Gate, when the most relevant planning permission and listed building consent were granted (2009/3041/P and 2009/3051/L). These came with the condition that work had to start within 3 years. Works started within this timeframe and a certificate of lawfulness was issued in 2014, signalling that the Council had accepted that this condition was satisfied. However, work seems to have gone ahead in 6-10 Cambridge Terrace and 1 Chester Gate, but not the Site at 2 Chester Gate. A 2017 certificate of lawfulness has since determined that this planning permission and its subsequent variation were not implemented at the Site and that the established, lawful use of the Site remains office use (Class B1(a)).

As with most listed buildings there are areas of greater and lesser significance. The Site retains its original Nash façade which makes a high contribution to the listed building's significance, though the rear appears to have been altered during the 1980s building works and now makes a minor contribution. The basement is considered to make a more minor contribution to the significance of the listed building than the principal rooms on the higher floors. Internally the original plan form survives reasonably well intact, though its legibility has been eroded by modern interventions and thus it makes a medium contribution to the listed building's significance. The decorative hierarchy within the building has been lost with inappropriate, standard 'modern' cornices, skirting boards and architraves used throughout. However, the property retains attractive staircases and limited areas of panelling which, due to their scarce nature in the listed building, make a high contribution to the significance of the listed building.

The proposed works do not impact on the external façade of the listed building from which the majority of the listed building's significance is derived, nor the remaining historical decorative features. However, this report finds that there are certain elements of the internal works that have a moderate impact on the architectural and historic interest of the listed building which, taken overall, will have a minor impact on its significance, with the proposed development resulting in less than substantial harm.

All of these works seek to future-proof the Site, providing efficient circulation, new plumbing and heating systems, structural reinforcement where necessary and more useable spaces. A more detailed justification for the works is referenced in the Design and Access Statement that accompanies the application.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of RVA Services Ltd in support of a listed building consent application for alterations to No. 2 Chester Gate, London NW1 4JH, henceforth known as the 'Site' (figure 1).
- 1.2 The Site is identified on the National Heritage List for England (NHLE) as Grade II listed (NHLE Ref: 1242935) and shares its listing with numbers 1-4 Chester Gate. This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy including the NPPF. In addition, relevant Historic England guidance notably GPA2: Managing Significance in Decision-Taking has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research and the application of professional judgement.
- 1.3 There is a requirement under Paragraph 189 of the NPPF for applicants to describe the significance of any heritage assets which may be affected by a proposed development, including the contribution made by their setting, to understand what impact development proposals may have upon their significance. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of a proposal on this significance. Given that the current development proposals are limited to the interior of the listed building, an assessment of the Grade 1 Regent's Park, a registered park and garden, other heritage assets in the vicinity and the Regent's Park Conservation Area in which the Site is located have not been included in this report.
- 1.4 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 16 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It 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'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are ‘*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*’.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ the NPPF emphasises that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets 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, the asset should be treated favourably.
- 2.15 Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.16 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.17 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset’s special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.18 The PPG also provides definitions of the different types of heritage interest as follows:
- a. Archaeological interest: As defined in the glossary to the NPPF, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - b. Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- c. **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Overview: Historic Environment Good Practice Advice in Planning

- 2.19 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.20 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

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 NPPF;
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 balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.
- 2.31 To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.
- 2.32 This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

HEAN 2: Making Changes to Heritage Assets (February 2016)

- 2.33 The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.
- 2.34 The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that *'an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'*. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.
- 2.35 This document provides information relating to proposed change to a heritage asset, which are characterised as:
- repair;
 - restoration;
 - addition and alteration, either singly or in combination; and,
 - works for research alone

Local Planning Policy

- 2.36 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.37 On a local level, Camden Council has adopted the Camden Local Plan in July 2017. This is the key policy document for determining planning applications in Camden. Policy D2 (Heritage) affirms the Council's desire to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The policy states that 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*'. It also states that 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*'.
- 2.38 Furthermore, Policy D2 states that the Council will '*require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area*'. In relation to listed buildings the policy states that the Council will:
- i. resist the total or substantial demolition of a listed building;*
 - ii. 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*
 - iii. resist development that would cause harm to significance of a listed building through an effect on its setting.*

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site forms part of a group of four semi-detached houses, lying to the rear of nos. 1-10 Cambridge Terrace and, whilst it is separately listed, it shares much of its historical development with Nos 1-10 Cambridge Terrace. It was designed by the renowned architect John Nash (1752-1835). John Nash was one of the most successful, prolific and influential architects of his generation and is synonymous with the Regency style. As the Prince Regent's favourite architect, Nash was commissioned to develop significant swathes of central London. This included a dramatic vision for the layout of Regent's Park, with private villas set in a landscaped park and surrounded by palatial stuccoed terraces. The Site formed part of this vision and was built in c.1825. During the Second World War, it was seriously damaged by enemy bombing (figure 2) and in the 1980s it was considerably refurbished and converted to office use.
- 3.2 The Site was included within the Regent's Park Conservation Area when this area was designated on 1 July 1969. Together with nos. 1, 3 and 4 Chester Gate, the Site was statutorily listed Grade II on 16 October 1973.

Historic Development

- 3.3 An undated plan from Nash's office (figure 3) shows his proposals for the development of Regent's Park, surrounding it with terraces. By November 1824 Nash had sketched out the ground to be let to the builder Richard Mott for what was to become Cambridge Terrace. By June 8, 1825 the frontage line had been settled (figure 4) and by June 30 a ground plan had been drawn up. At this stage the intention was to flank the terrace with gardens. This was also produced in a more finished form.
- 3.4 Mott was instructed by Nash in a letter of February 7, 1826 that he was not to deviate '*in any respect...from the Elevations Designs Plans Dimensions Sizes Patterns Specification or Particulars which have been or shall be approved.*' A plan dated May 31, 1826 shows Nash's final thoughts, with stables to the rear flanked by 1 and 2 Chester Gate. These are separated from No.10 Cambridge Terrace by a detached kitchen (figure 5) although a block plan dated 1935 shows the kitchen has been incorporated into No.10 Cambridge Terrace (figure 6).
- 3.5 Cambridge Terrace was relatively unaffected by enemy action during the Second World War. This is shown in the LCC Bomb Damage plan (figure 2) with the building marked in yellow, indicating blast damage caused by a V1 strike in Regent's Park, indicated by the circle. The Site and No.1. Chester Gate are shown in red which indicates more serious damage. In February 1947 drawings of the elevations were prepared in connection with repairing the windows.
- 3.6 During repair works in 1947 a fire gutted nos. 7-10 Cambridge Terrace. The Ministry of Works & Crown Estates took steps to shore up No.6 and demolish the upper floors of nos. 7-10 and the building made secure. The building languished in this state for nearly 40 years with a number of redevelopment projects proposed for the Terrace, the Site and the adjoining buildings that ultimately came to nothing. A successful planning application was granted for re-development in 1979 for the conversion of 1-5 Cambridge Terrace into 10 luxury flats, No.6 and the rebuilt Nos 7-10 were to be used as offices (utilising the existing basement). Cambridge Terrace Mews were replaced by 7 new terraced houses, Albany Street was to be rebuilt behind the façade to provide 20 flats, 10 maisonettes, 3 houses, one house and shop; 1 and 3 Chester Gate were to be converted to offices, and 4 and 5 Chester Gate to be refurbished as houses.

- 3.7 Works to covert, alter and extend the Site to form offices were consented in June 1983, as part of a larger development which included 1-10 Cambridge Terrace, 1-4 Chester Gate and 55-81 Albany Street (34469-R3 and HB2940-R3). These works were eventually implemented in 1986, figure 7 shows the Site before the 1980's refurbishment.
- 3.8 In September 2010, planning and listed building consent was granted (subject to a Section 106 agreement) to convert and alter the Site into a separate residence, as part of larger development which included 6-10 Cambridge Terrace and 1-2 Chester Gate (2009/3041/P and 2009/3051/L), as subsequently varied by 2015/1340/P. A 2017 certificate of lawfulness has since determined that this planning permission and its subsequent variation were not implemented at the Site and that the established, lawful use of the Site remains office use (Class B1(a)).
- 3.9 The latest plans for the Site were approved by a planning permission in January 2020 (2019/5808/P).

Assessment of 2 Chester Gate (Grade II NHLE Ref: 1242935)

- 3.10 This section provides an assessment of the significance of the listed building on the Site. Given that the current development proposals are limited to the interior of the listed building, an assessment of the Grade 1 listed Regent's Park, other heritage assets in the vicinity of the Site and the Regent's Park Conservation Area in which the Site is located have not been included. The proposed internal works will have no impact on the significance of these other heritage assets.
- 3.11 As referenced above, the recent planning history for the Site is complex. Prior to 2010, the property had been treated as part of the larger development at 6-10 Cambridge Terrace and 1-2 Chester Gate, when the most relevant planning permission and listed building consent were granted (2009/3041/P and 2009/3051/L). These came with the condition that work had to start within 3 years. Work appears to have started within this timeframe and a Certificate of Lawfulness was issued in 2014, signalling that the Council had accepted that this condition was satisfied. Work seems to have gone ahead in 6-10 Cambridge Terrace and 1 Chester Gate, but not the Site at 2 Chester Gate. A 2017 certificate of lawfulness has since determined that this planning permission and its subsequent variation were not implemented at the Site and that the established, lawful use of the Site remains office use (Class B1(a)).

Significance

- 3.12 The significance of the listed building is derived from its historic and architectural interest as set out below.

Architectural Interest

- 3.13 The listed building on the Site is one of the more modest properties designed by John Nash. It has four storeys and a basement, and its plan is only two rooms deep, with one primary room to each of the main floors. Its front elevation is stuccoed and is a mirror image of 1 Chester Gate. They resemble a pair of respectable middle-class semi-detached villas that were being erected in the London suburbs and more influential provincial towns of the period. To the front they are symmetrical and of stuccoed/rendered brickwork. The façade is modulated by the projecting centre bay and the narrow-recessed entrance bay. The recessed sash windows add a secondary scale of detail. The external decoration is very modest with sparing architectural detailing restricted to the flat band string course, primary and secondary string courses and decorative iron balconies at first floor level.
- 3.14 To the rear the properties have been significantly altered. Judging by the brickwork it appears that this was undertaken at the same time as the 1980s construction work (figure 8). This elevation is extremely plain with little embellishment
- 3.15 From photographic evidence it appears that internally the Site retains a degree of integrity and historic fabric. The plan form survives reasonably well intact, though its legibility has been eroded

by some modern interventions. The main staircase is attractive, and its treads, risers and strings appear to be historic. So do the panelling and the curved panelled doors in the stairwell (figure 9). However, it appears that most of the internal architectural features, including the stair balustrade, doors, architraves, skirtings, cornices and ceiling roses are modern and generic replications (figure 10 and 11). These probably date from the 1980s. As these details are the same throughout the building, the decorative hierarchy of the house has been lost.

Historic Interest

- 3.16 Cambridge Terrace & Chester Gate as a whole is of significant historical interest as part of the development of Regents Park as one of the pioneering *rus-in-urbe* development. This type of development was popular in London throughout the early-mid 19th century and typifies many areas of suburban expansion. It had wider influences including the Garden City Movement of the late 19th and early 20th centuries. The significance of the building is also strongly drawn from the direct association with John Nash who was one of the most influential architects and planners of the early 19th century.

Group Value

- 3.17 The Site and Cambridge Terrace form part of a cohesive architectural whole that is a result of a well-controlled 'master plan' prepared under the direction of a single architect. They share a similarity in materials, architectural character, form and scale which helps to create a harmonious piece of townscape. This group value extends directly to those buildings within the immediate locality but also more widely to all the Regency buildings that enclose Regents Park.
- 3.18 In summary, as with most listed buildings there are areas of greater and lesser significance. The Site retains its original Nash façade which makes a high contribution to the Site's significance, though the rear appears to have been altered during the 1980s building works and makes a minor contribution. The basement is considered to make a more minor contribution to the significance of the listed building than the principal rooms on the higher floors as it has fewer decorative features and has seen alterations to its layout and windows. Internally the original plan form survives reasonably well intact, though its legibility has been eroded by modern interventions and thus it makes a medium contribution to the Site's significance. The decorative hierarchy within the building has been lost with inappropriate, standard 'modern' cornices, skirting boards and architraves used throughout. However, the property retains attractive staircases and limited areas of panelling which, due to their scarce nature in the listed building, make a high contribution to the significance of the listed building.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 Full details of the development proposals are contained in the Design and Access Statement, the relevant drawings and the schedule of materials submitted with the application. The proposed scheme is for internal works only and this section provides a floor by floor summary of these proposals against which any potential impact on significance is assessed below. All room references quoted in this report are those used in the plans accompanying the application.

Basement

- 4.2 The proposed internal layout includes the relocation of an existing wall partition to increase the size of room -101 and thus reduce the size of room -105. Room -101 will be further subdivided to create useable utility and cupboard space. A new partition will be constructed in room -102 to create a bathroom and the doorway into room -104 will be narrowed slightly.
- 4.3 The windows in room -103 will be fitted with shatterproof glass and the existing frames, ironmongery and metal bars will be retained.

Ground Floor

- 4.4 The existing wall between rooms 003 and 004 will be replaced and the doorway into room 004 will be narrowed slightly. The existing 'L-shaped' wall within room 004 will be removed to open up room 004 and the external wall of room 001 will be infilled to make it flush.
- 4.5 Whilst the existing windowpanes, frames and ironmongery will be retained a sliding door is proposed in front of the windows in room 004. The guide for this sliding door will be encased in the plasterboard ceiling and a new steel beam installed within the timber floor structure. Drawing A-006 shows the details of this attachment.
- 4.6 The proposals include the covering up of the existing fireplace in room 004 with a thin wooden or metal sheet on which ceramic tiles will be hung. This sheet would be fixed with adhesive and mechanical fastenings. The proposed materials are shown in the Schedule of Materials which accompanies this report and the proposed methodology for fixing it to the fireplace is shown in 'Drawing Number A.006-3D View & Details'.

First Floor

- 4.7 The existing wall in room 104 will be removed to create a larger space and the location of the doorways from room 101 into room 103 and room 102 will be adjusted slightly as shown in the proposed drawings. The external wall in room 102 will be infilled to make it flush and the protruding window frames in this room would be removed.
- 4.8 The proposals include the widening of the existing doorway between rooms 102 and 103 and the same sliding door to be in front of the windows in room 103 as proposed for the ground floor and referenced above in paragraph 4.5.
- 4.9 As per paragraph 4.6 above, the existing fireplace will be covered with a sheet on which ceramic tiles will be hung.

Second Floor

- 4.10 Additional partitions are proposed within room 201 which involve the removal of the existing wall between 201 and 204 and the construction of a new one. The existing doorway from room 201 into room 202 will be blocked up and the doorway from room 201 to room 203 will be repositioned slightly.
- 4.11 The existing wall within room 204 will be removed and new partitions constructed to define the space. The doorway from room 203 to room 204 will be widened slightly.
- 4.12 The existing wall between rooms 202 and 203 will be removed to create one space and the window frames within both these rooms will be removed to accommodate the proposed sliding door which is the same as that proposed for the ground and first floor and referenced above in paragraphs 4.8 and 4.5.

Third Floor

- 4.13 The proposals include the removal of existing walls in room 304 and the construction of new partitions. The existing walls between rooms 301, 302 and 303 will be removed and replaced with sliding panels constructed of wooden sheets and plasterboards. As per the proposals for the lower floors (paragraphs 4.5, 4.8 and 4.12 above) the scheme includes sliding doors in front of the windows in both rooms 302 and 303.

Decoration

- 4.14 Each room will be redecorated, and the proposed scheme includes new sanitaryware, flooring and wall finishing. All of which are detailed in the schedule of materials and the set of drawings which annotates the proposed finishes.
- 4.15 Joists will be strengthened where necessary to accommodate the increases in loads for the proposed new floor finishes, warm water underfloor heating and proposed furniture. The detail on the location, type and installation of the underfloor heating is in the Design and Access Statement which accompanies the application.

Assessment of Impact

- 4.16 The proposed scheme does not alter the external façade of the building and as such, its high contribution to the listed building's significance and the group value of the Site and Cambridge Terrace as an architectural whole, is not impacted. The proposed works include the redecoration of the existing staircase and curved panelled doors as set out in the drawings accompanying the application. However, this is considered to have no impact on their architectural or historic interest and thus have **no** impact on the significance of the listed building.
- 4.17 The proposed structural works to strengthen the floor joists may involve the removal of historic floorboards. Although this work will not be legible nor impact the appreciation of the listed building as part of John Nash's townscape design once completed it will involve the loss of historic fabric and as such is considered to cause **minor** harm to the significance of the listed building. This structural work is necessary to support the proposed new floor finishes and furniture including the underfloor heating.
- 4.18 The proposed development includes the construction of sliding doors in front of the windows on all floors save for the basement. The structural works to the floor are also required to support the sliding doors. The guide will be encased in the plasterboard ceiling which appears to be a modern addition and fixed to the new steel beam in the floor as referenced in the paragraph above. Whilst the

construction of the sliding doors is considered to cause **minor** harm to the significance of the listed building through the loss of historic fabric once in situ, the doors will also alter the historic proportions of the room. The intact original plan form is considered to make a medium contribution to the significance of the listed building and as such the proposed sliding doors are considered to cause **moderate** harm to its significance.

- 4.19 It is not clear whether the existing fireplaces on the ground and first floor are historic features or modern additions. The proposed changes include these fireplaces being covered up in a way that is considered to be non-destructive and would be reversible. More detail on the methodology is included in the Design and Access Statement. As such these proposed works are considered to have **no** impact on the significance of the listed building

Basement

- 4.20 The proposed changes to the internal layout of rooms -101 and -105 will include the loss of historic fabric and a change to the historical layout of the space. However, it is important to note that this room was historically sub-divided and therefore the proposed scheme rearranges existing sub-division rather than splitting an open space. In addition, the basement is considered to make less of a contribution to the significance of the listed building and therefore, this proposed change is considered to cause **minor** harm to the significance of the listed building.
- 4.21 The proposed minor changes to room-102 and room -104 as mentioned in paragraph 4.2 above are considered to be minimal in the context of the listed building as a whole and as such will have **no** impact on the significance of the listed building.
- 4.22 It is not clear whether the windows in room -103 are historic although the metal window bars are considered not to be. The proposed scheme includes the retention of the existing frames, ironmongery and metal bars and the installation of shatterproof glass in front of the existing windowpanes. This is considered to cause **no** impact on the significance of the listed building.

Ground Floor

- 4.23 Whilst the proposed changes to rooms 003 and 004 involve the removal of a wall, this is replaced with a new partition and as such the existing layout of the rooms is retained. Although the doorway into room 004 is narrowed slightly these changes do not affect the original plan form of the room and so are considered to have **no** impact on the significance of the listed building.
- 4.24 The existing 'L-shaped' wall within room 004 is not considered to be historical and its removal will make the original plan form more legible. As such this element of the proposed works is considered to make a **minor enhancement** to the significance of the listed building.
- 4.25 It is not clear if the slight protruding element on the external wall in room 001 is a chimney breast. The proposed infill of part of this wall will not impact the legibility or the appreciation of the proportions of the room and as such is considered to have **no** impact on the significance of the listed building.
- 4.26 The impact of the proposed sliding doors and the treatment of the fireplace is referenced in paragraphs 4.18 and 4.19 above.

First Floor

- 4.27 Whilst the removal of the existing wall in room 104 will result in the loss of some historic fabric its small proportion is considered to have **no** impact on the significance of the listed building. However, the proposed filling in of the doorway between rooms 103 and 104 will impact the original plan form

of the building. A doorway is evidenced on the other floors and as such this proposed change will cause **moderate** harm to the significance of the building.

- 4.28 The proposed relocation of the doorways from room 101 into room 103 and room 102 is considered to be consistent with the original plan form and as such is considered to cause **no** harm to the significance of the listed building. It is not clear if the slight protruding element on the external wall in room 102 is a chimney breast. The proposed infill of part of this wall will not impact the legibility or the appreciation of the proportions of the room and as such is considered to have **no** impact on the significance of the listed building. However, whilst it is not clear if the protruding window frames in this room are historic their design is in keeping with other window frames in the building. Their proposed removal will affect this continuity of design and as such would cause **minor** harm to the significance of the building as a whole.
- 4.29 The widening of the existing doorway between rooms 102 and 103 will include the loss of some historic fabric but the original plan form will remain legible. As a doorway previously existed this is considered to cause **no** impact on the significance of the listed building.
- 4.30 The impact of the proposed sliding doors and the treatment of the fireplace is referenced in paragraphs 4.18 and 4.19 above.

Second Floor

- 4.31 The proposed moving of the wall between room 201 and room 204 is considered a minor change and thus cause **no** harm to the significance of the listed building. However, the loss of a doorway from room 201 to room 202 and the removal of the wall between rooms 202 and 203 will affect the legibility of the original 2 room plan form. As such these changes are considered to cause **moderate** harm to the significance of the listed building.
- 4.32 The proposed re-partitioning of room 204 will, despite the loss of a small proportion of historic fabric cause **no** harm to the significance of the listed building.
- 4.33 The impact of the proposed sliding doors is referenced in paragraph 4.18 above.

Third Floor

- 4.34 Whilst the removal of the existing wall in room 304 will result in the loss of some historic fabric its small proportion is considered to have **no** impact on the significance of the listed building. However, the proposed filling in of the doorway between rooms 303 and 304 will impact the original plan form of the building. A doorway is evidenced on the other floors and as such this proposed change will cause **moderate** harm to the significance of the building.
- 4.35 The replacement of the existing walls between rooms 301, 302 and 303 with sliding panels will mean that when in situ the original plan form of the rooms is legible. However, their construction (which is similar to that proposed in paragraphs 4.5, 4.8 and 4.12 above) will involve the loss of historic fabric and the impact on the legibility of the plan form when the panels are moved will cause **moderate** harm to the significance of the listed building.
- 4.36 The impact of the proposed sliding doors in front of the windows is referenced in paragraph 4.18 above.

Decoration

- 4.37 Photographic evidence suggests there are few historical decorative features remaining. The majority are considered to be part of the 1980's refurbishment. As such the proposed decoration as detailed in the schedule of materials and finishes drawings accompanying the application are considered to have **no** impact on the significance of the listed building.

Summary

- 4.38 The proposed works do not impact on the external façade of the listed building from which the majority of the listed building’s significance is derived. However, there are key elements of the internal works that have a moderate impact on the architectural and historic interest of the listed building which, when considered in the context of the building as a whole, will have a minor impact on and cause less than substantial harm to its significance namely:
- 4.39 The proposed sliding doors in front of the windows on each floor;
- 4.40 The filling in of a doorway between the principal room and the only room to the rear on both the first and third floor (as referenced in paragraphs 4.29 and 4.36)
- 4.41 The removal of the existing wall to create one large room at the front on the second floor; and
- 4.42 The removal of the existing walls on the third floor to create one open space with sliding partitions.
- 4.43 All of these works seek to future-proof the Site, providing efficient circulation, new plumbing and heating systems, structural reinforcement where necessary and more useable spaces.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of 2 Chester Gate, London NW1 4JH.
- 5.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 5.3 This report has looked at the potential impact of the proposed works on a floor by floor basis, but it is important to consider the 'sum of the parts' and the overall impact of the scheme. Due to the extensive planning history and 1980's refurbishment works, the significance of the listed building is predominately derived from its external façade and group value with Cambridge Terrace and the architect John Nash. However, given the lack of internal decorative features the 2-room original plan form makes a moderate contribution to the building's significance in the absence of other interest.
- 5.4 The applicant has proposed changes which do not affect the external façade and, in the most part, maintain the legibility of the plan form opting to include sliding panels so that spaces can be reconfigured. The decorative hierarchy within the building has been lost with inappropriate, standard 'modern' cornices, skirting boards and architraves used throughout. The few remaining internal historical architectural features such as the staircase and wall panelling will remain. Therefore, the scheme as a whole is considered to have a minor impact and cause less than substantial harm to the significance of the listed building.
- 5.5 As the works are considered to cause less than substantial harm to the significance of the listed building, when taken individually and cumulatively. Paragraph 196 of the NPPF is therefore invoked whereby this harm should be weighed against the public benefits of the proposals including, where appropriate, securing the building's optimum viable use.
- 5.6 All of these works seek to future-proof the Site, providing efficient circulation, new plumbing and heating systems, structural reinforcement where necessary and more useable spaces. A more detailed justification for the proposed works is included in the Design and Access Statement which accompanies the application.



APPENDICES

Appendix A
Statutory List Description

NUMBERS 1-4 AND ATTACHED RAILINGS

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1242935

Date first listed: 16-Oct-1973

Date of most recent amendment: 11-Jan-1999

Statutory Address: NUMBERS 1-4 AND ATTACHED RAILINGS, 1-4, CHESTER GATE

Map



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Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1242935.pdf \(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 02-Jul-2020 at 16:08:54.

Location

Statutory Address: NUMBERS 1-4 AND ATTACHED RAILINGS, 1-4, CHESTER GATE The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 28787 82589

Details:

CAMDEN TQ2882NE CHESTER GATE 798-1/87/206 (South side) 16/10/73 Nos.1-4 (Consecutive) and attached railings (Formerly Listed as: CHESTER GATE Nos.1-5 (Consecutive))GV II Group of 4 semi-detached houses. c1825. By John Nash. Nos 1 & 2: stuccoed front; brick left hand return. 4 storeys and basements. 3 windows each with slightly recessed, flanking entrance bays. Square-headed, architraved doorways with panelled doors and fanlights in shallow segmental-arched recesses. Recessed sashes; 1st floor with wrought-iron balconies (except entrance bays). Plain stucco 1st floor band. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. Nos 3 & 4: stucco with channelled ground floor. Irregular L shaped plan with 3 windows and 2 window (1 blind) left hand return. 4 storeys and basements. No.3 entrance to right with enriched stucco surround and entablature with balustraded balcony above. No.4, prostyle portico on left hand return. Pilaster strips through ground, 1st and 2nd, and 3rd floors (upper floors enriched). Tripartite sashes to ground and 1st floors; 1st floor, architraved with cornices and cast-iron balconies except above entrance to No.3, having architraved sash with decorated frieze and cornice. 2nd and 3rd floor windows architraved with guttae. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and walls to areas and rear. Listing NGR: TQ2878082588

Legacy

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

Legacy System number: 476890

Legacy System: LBS

Legal

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

End of official listing



FIGURES



Figure 1: Front of 1-2 Chester Gate



Figure 2: LCC Bomb Damage Plan

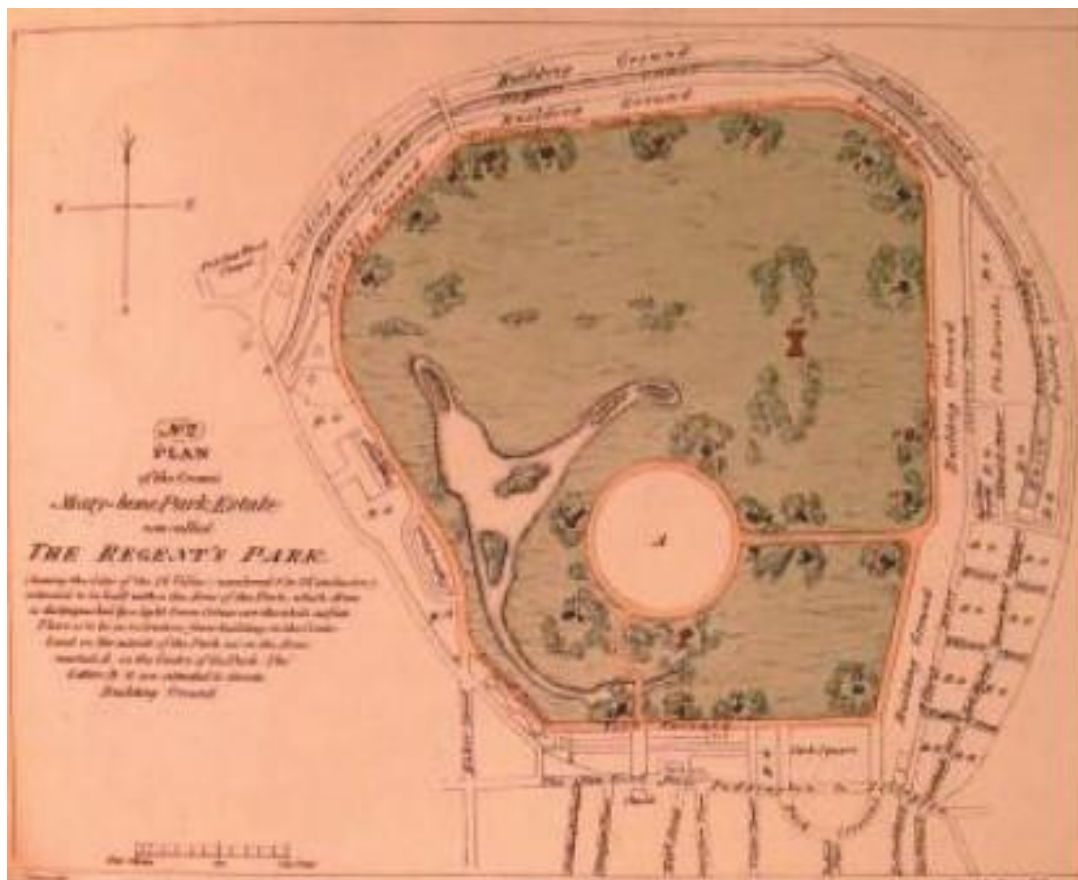


Figure 3: Plan of Regent's Park from Nash's Office

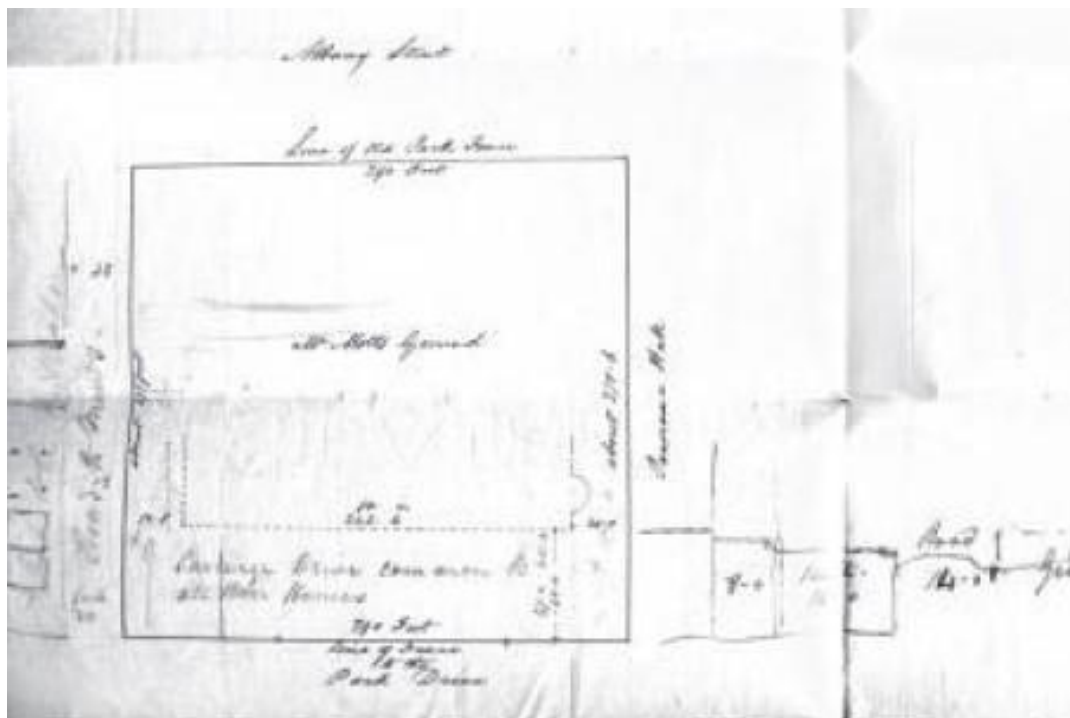


Figure 4: Sketch from Nash's Office showing frontage line of Cambridge Terrace

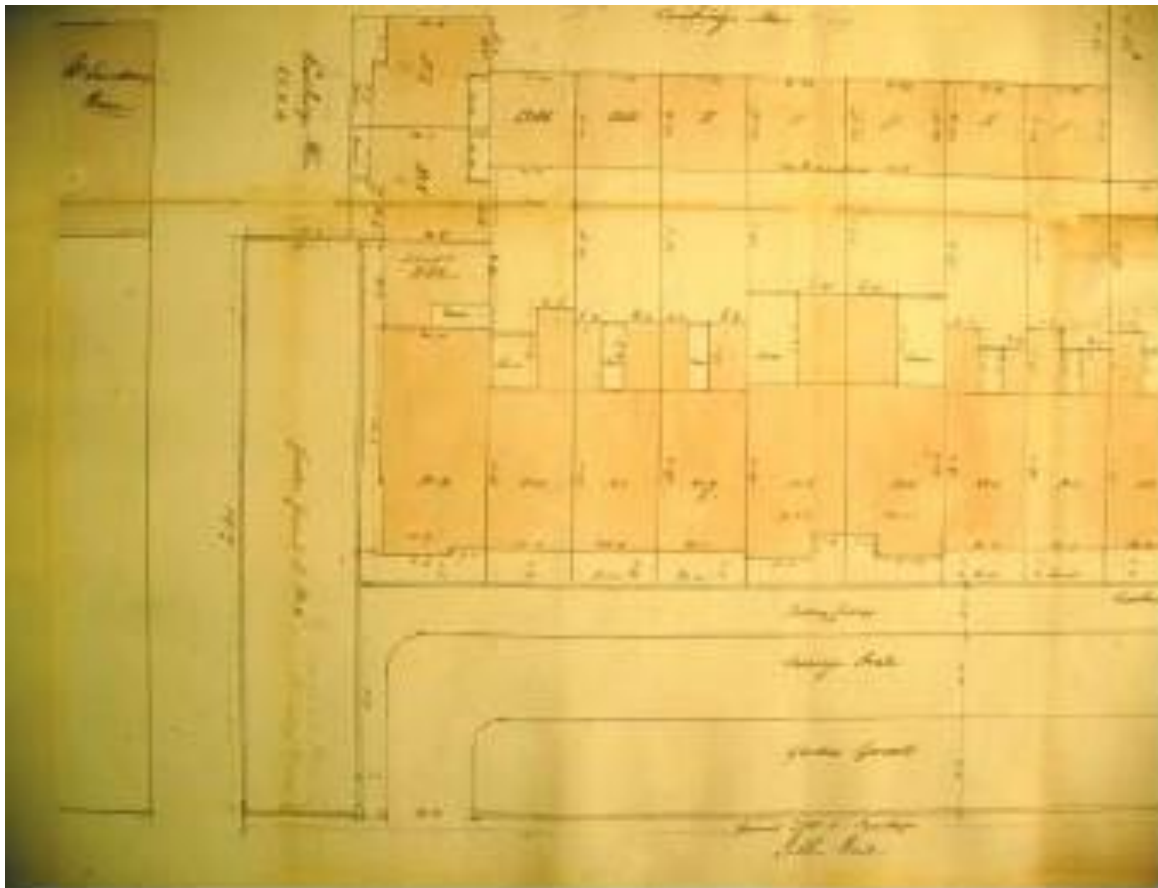


Figure 5: 1825 Sketch from Nash's Office showing kitchen separating Cambridge Terrace to Chester Gate

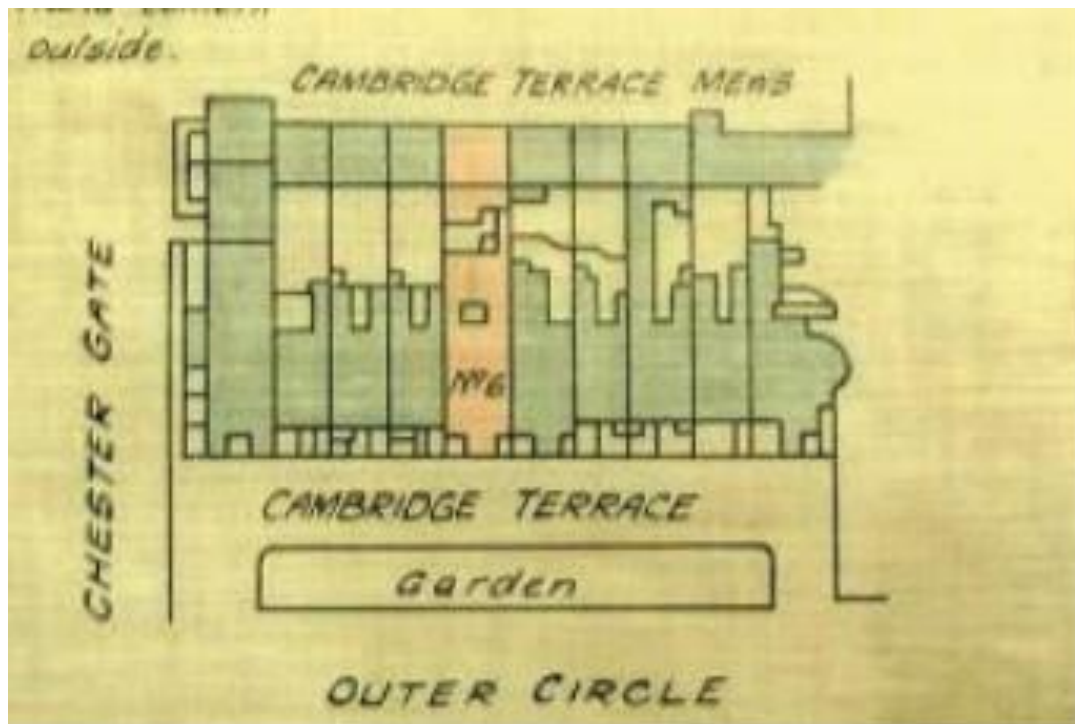


Figure 6: 1935 Block Plan showing kitchen has been incorporated into no. 10 Cambridge Terrace



Figure 7: 1-2 Chester Gate before 1980's refurbishment



Figure 8: Rear courtyard of Chester Gate looking north



Figure 9: Ground floor of Site



Figure 10: First Floor ceiling rose



Figure 11: Third floor skirting