



JON LOWE
HERITAGE

Heritage Statement

Nos. 30-32 Albany Street,
Camden

On behalf of Michael Kittos

August 2020 | Project Ref. 00140 | V.1





Contents

Introduction	Page 3
Understanding the Site	Page 4
Legislation & Policy	Page 6
Significance	Page 8
Assessment of the effects of the proposal	Page 10
Policy Compliance & Conclusions	Page 11

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Introduction

1. This Heritage Statement relates to the property at Nos. 30-32 Albany Street (the Site), in the London Borough of Camden. The application site is not listed but is located within the Regent's Park Conservation Area and is also within the setting of a number of listed buildings. This Statement supports an application seeking planning permission for a scheme of alterations and extensions at the Site.
2. This report has been commissioned by owners of Nos. 30-32 Albany Street and presents Camden Borough Council (CBC), the decision makers, with a statement of significance on the heritage assets potentially affected by the works applied for, together with an assessment of the impacts and effects of the works upon that significance. It supports the statutory obligation on decision-makers to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation area and to have special regard to the desirability of preserving listed buildings and their settings.

The Site

3. Nos. 30-32 Albany Street is a public house, The Queen's Head and Artichoke, that occupies a corner site at the junction of Albany Street and Longford Street. A public house has existed on the site of Nos. 30-32 since Albany Street was laid out in the early 19th century, with an inn of the same name previously sited on land to the west that now forms part of Regent's Park.
4. The building is three storeys in height, plus attic and basement levels, and is built in a loose Queen Anne style with Art Nouveau motifs and detailing. The front elevations are finished in painted stucco at ground floor level and red brick above, with detailing picked out in white faience. A corner turret at the junction of the two front elevations, also finished in faience, is a prominent feature within the townscape. The rear elevations are subservient and largely obscured from views in the public realm due to the surrounding built environment. The roof is set well back from the front elevations and like the rear and side elevations is largely imperceptible in street level views.
5. The building has clear heritage value and this is recognised in the Regent's Park Conservation Area appraisal document, where it is considered to make a positive contribution to the Area's character and appearance. Nos. 30-32 Albany Street is also within the setting of a number of listed buildings: Walton House (Grade II) and Nos. 34–48 Albany Street about the site to the east and north respectively.

Proposed Scheme

6. Planning permission for a three-storey side/rear extension and three side dormers associated with a change of use at Nos. 30-32 was granted in August 2019 (2017/4134/P). The proposed scheme covered in this heritage statement seeks enlargement of some of the elements in the consented 2019 scheme.
7. Prior to the submission of the proposals, design changes were made in response to pre-application consultation and feedback from Camden Borough Council officers. Common aims during development of the proposals have been to minimise harm to the historic environment, promote good design and to regenerate the site to accord with national, regional and local planning policy and guidance relating to the historic environment.
8. As Nos. 30-32 Albany Street is not statutorily listed the proposed internal changes and associated impacts, where they will not impact or change the external appearance of the building, will not require planning permission and are therefore not assessed here. The proposed external changes will take account of the significance of the subject building and its contribution to the Regent's Park Conservation Area and setting of nearby listed buildings.

Methodology

9. The Site, its relationship to context and the wider area have been observed during a site visit undertaken in June 2020. The findings have informed design development.
10. Value judgements based on observation of the building fabric, form and features were made and these were further supported by documentary research. Observations and external inspections were also undertaken to better identify the overall sensitivity of the building and site to change, together with opportunities for enhancement. Working with the design team, proposals that seek provision of improved and heritage sensitive residential accommodation are presented.

Report Structure

11. This report presents a summary understanding of the application site and surrounding heritage assets, including a description of their historic background. This is followed by a proportionate description of the significance of the heritage assets potentially affected by the proposals. This is followed by an assessment of the proposed changes and their impact upon the significance of the heritage

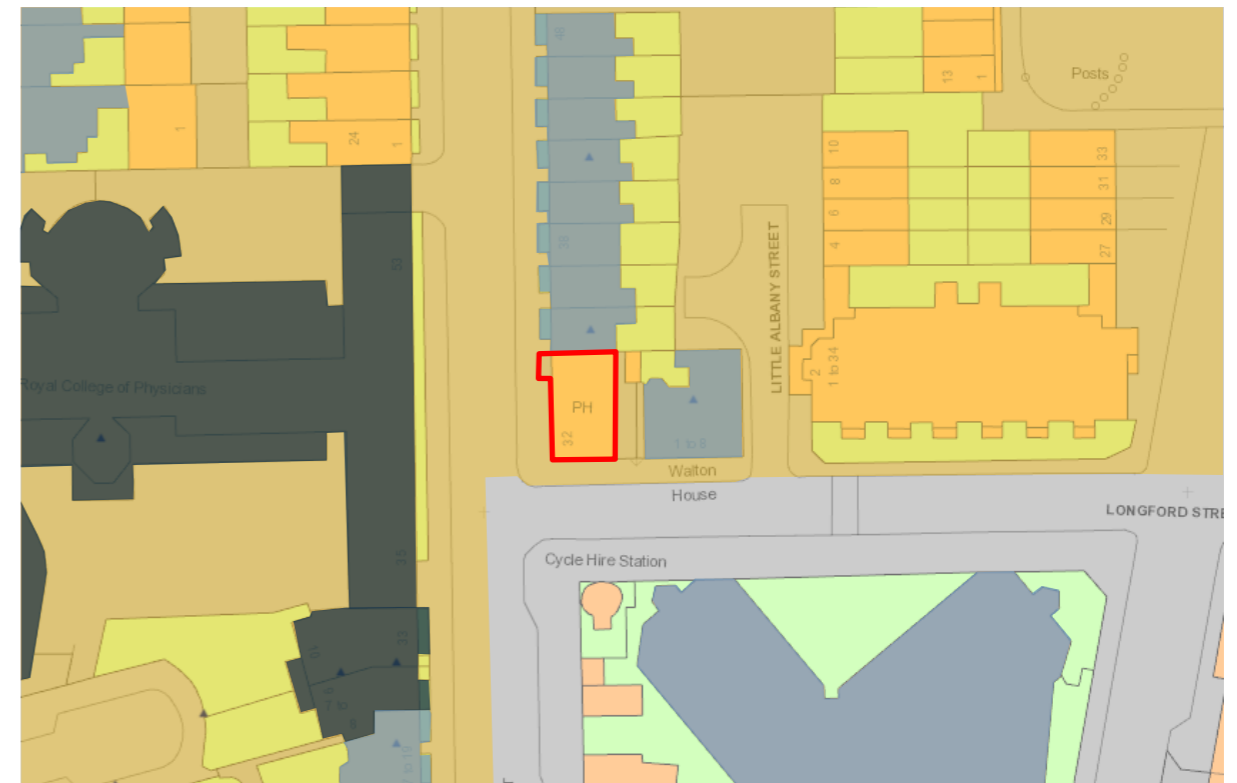


Figure 1: Area Plan The Site Regent's Park Grade II listed building Grade I listed building



Figure 2: Area view of the application site, looking east, with Nos. 30-32 Albany Street delineated in red.

Understanding the Site - Historic Background

Area Development

12. Prior to the arrival of large scale development in the early 19th century the land on which Regent's Park and Albany Street are located was under ownership of the Crown, having been enclosed as a hunting park, known as Marylebone Park, by Henry VIII. From the mid-17th century the land was let as small holdings for hay and dairy produce.
13. 18th century maps of London show the area where Nos. 30-32 stands comprised fields with scattered dwellings, inns and farmsteads. To south the 'New Road', what is now Marylebone Road, was laid out in 1756-57 and represented the northern-most development of West London prior to the development of the Regent's Park Scheme in the early 19th century.
14. The 1746 Rocque map and the 1792-99 Horwood maps show an inn in close proximity to future location of Nos. 30-32 Albany Street though named differently on each map: the Queen's Head on the Rocque map and the Queen's Head and Artichoke on the Horwood Map. Following the laying out of the Regent's Park scheme in the early 19th century the inn and surrounding land was demolished and landscaped to form the south-east

corner of Regent's Park. The Queen's Head and Artichoke was re-established at the corner of Albany Street and Frederick Street (now Longford Street), representing what was likely one of the earliest phases of development in the area.

15. Having identified the land as suitable for development in the late 18th century, architect John Nash (1752-1835) was instructed to develop a new plan for the park in 1810. From its outset Regent's Park was intended as an exclusive development with the land reserved for the wealthy. Nash, under the patronage of the Prince Regent and pre-eminent London property developer James Burton, planned a palatial summer residence for the Prince, 50 detached villas in a parkland setting, terraces around the exterior of the park and a canal connecting the Grand Union Canal to the London Docks.
16. Despite the complete plan never being implemented the Regent's Park scheme was integrated with other schemes built for the Prince Regent by Nash and James and Decimus Burton: this included Regent Street and Carlton House Terrace in a grand sweep of town planning stretching from St. James's Park to Primrose Hill.

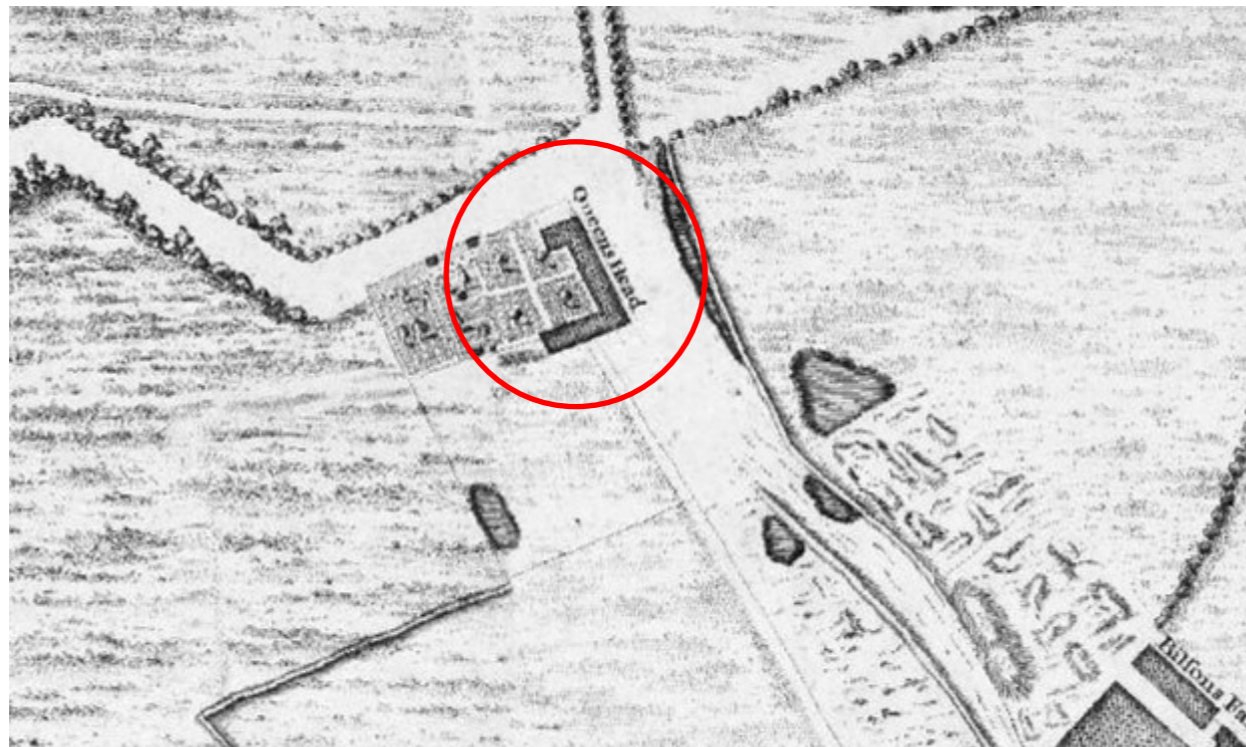


Figure 3: John Rocque's Map of 1746 showing the Queen's Head Inn, circled in red.



Figure 4: Horwood's 1792-99 Map of London, the Queen's Head and Artichoke, circled in red.



Figure 5: Faden's 1816 Revision of Horwood's Map, Nos. 30-32 Albany Street delineated in red.

Understanding the Site - Historic Background

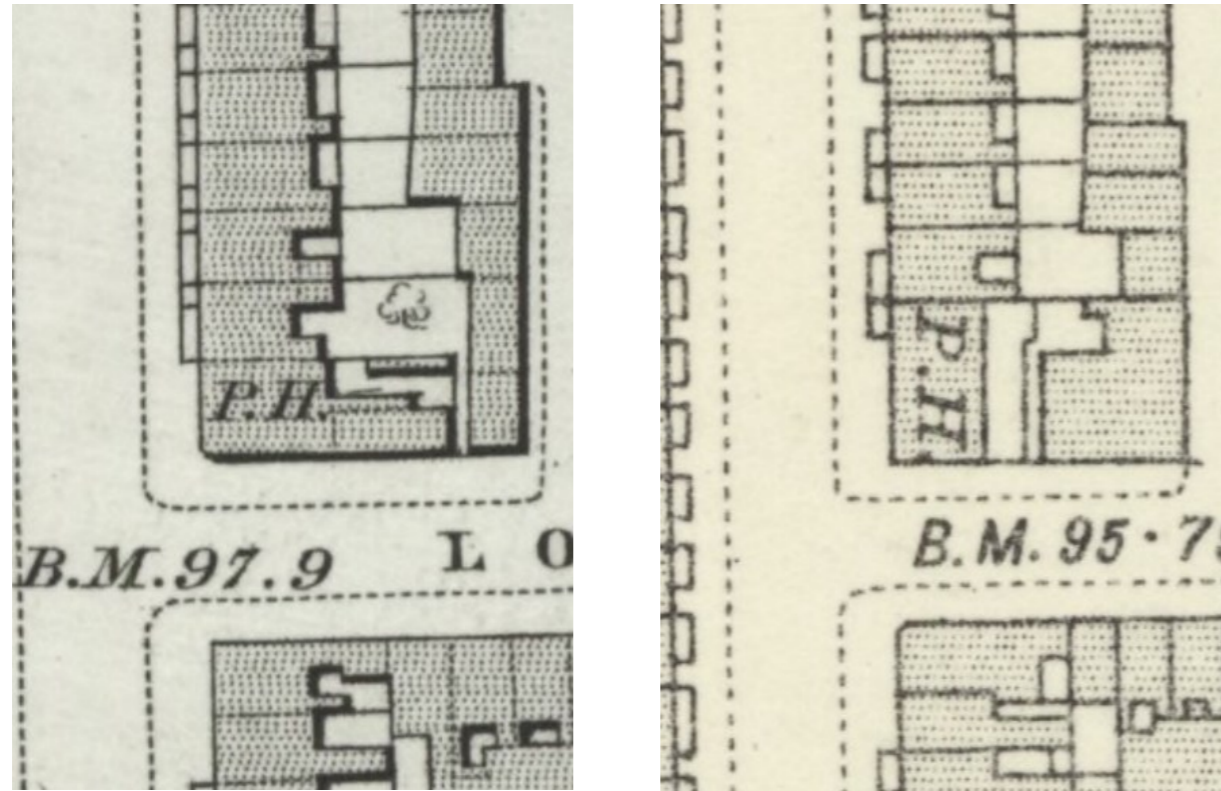


Figure 6: First (left) and Third (right) Edition OS Maps. Nos. 30-32 Albany Street denoted by 'P.H.'



Figure 7: 1772 sketch of the Queen's Head and Artichoke, by Samuel Hieronymus Grimm.

Development of Nos. 30-32 Albany Street

17. Albany Street was laid out by John Nash to divide the buildings fronting Regent's Park from the commercial district to the east of it. The earliest buildings on Albany Street appear to have occupied the plots at Nos. 30-32, the application site, and the neighbouring property at No. 34. These three properties are shown as complete on Faden's 1819 revision of Horwood's 1792-99 London map and numbered 1, 2 and 3. No. 34, built around 1812, is thought to be the oldest standing house on the Regent's Park estate.
18. It can be assumed The Queen's Head and Artichoke name, given the proximity of the original pub and early edition OS maps denoting the buildings at Nos. 30-32 as a public house, was transferred to the new public house in 1812. The First Edition OS map (Figure 6), dating to the 1870s, shows the plots at Nos. 30-32 Albany Street. However, only No. 30 is denoted by 'P.H.' initials, indicating that prior to the public house's redevelopment in the early 20th century the Queen's Head and Artichoke occupied only a single plot. The map also shows the previous building at the adjacent site now occupied by Walton House: a narrow building that abutted the rear elevation of the Nos. 30-32.

19. An OS map dating from 1916 (Figure 6) shows Nos. 30-32 Albany Street and the neighbouring Walton House as they appear today: the public house occupying two plots and Walton House, separate from Nos. 30-32, occupying a large plot at the junction of Longford Street and Little Albany Street. This new arrangement is also shown in the 1946 aerial view shown in Figure 8. The aerial photograph also shows the extent of Second World War bomb damage around the site. Nos. 30-32 and neighbouring terraces all suffered general blast damage whilst the mews properties to rear on Little Albany Street were damaged beyond repair and demolished, evidenced by their absence in the photograph.
20. Review of Nos. 30-32 Albany Street's planning history shows only a single historic planning application, detailed below:

Planning Ref: 32213

The erection of a roof over the rear yard to provide improved toilet facilities and the installation of a new frontage to part of the Longford Street elevation.

Permission Granted: 02 / 06 / 1981

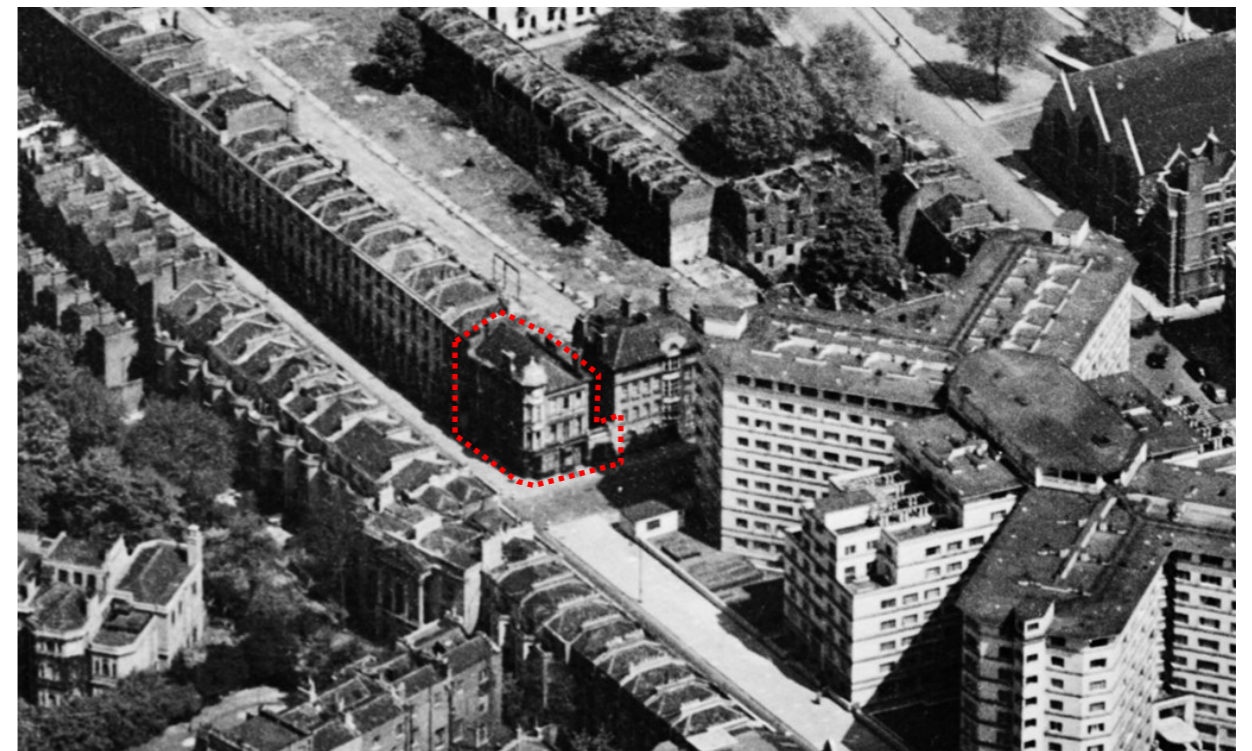


Figure 8: Aerial photograph depicting Nos. 30-32 Albany Street, taken shortly after WW2.

Legislation & Policy

Legislation

21. The Planning (Listed Building and Conservation Areas) Act 1990 is the current legislation relating to listed buildings and conservation areas and is a primary consideration.
22. In respect of proposals potentially affecting listed buildings, Section 66 states that "in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
23. With regard to conservation areas, Section 72 places a duty on the decision maker: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area."

National Planning Policy Framework (revised 2019)

24. The Government's planning policies for England are set out within the National Planning Policy Framework (revised 2019). It sets out a framework within which locally prepared plans can be produced. It is a material consideration and relates to planning law, noting that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
25. Chapter 16, 'Conserving and enhancing the historic environment', is of particular relevance.
26. Heritage assets are recognised as being a irreplaceable resource that should be conserved in a manner appropriate to their significance. (Paragraph 184) The conservation of heritage assets in a manner appropriate to their significance is also a core planning principle.
27. Conservation (for heritage policy) is defined at annex 2 as: "a process of maintaining and managing change in a way that sustains and, where appropriate, enhances its significance." It differs from preservation which is the maintenance of something in its current state.

28. Significance (for heritage policy) is defined at annex 2 as: "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting..."
29. As a framework for local plans the NPPF, at paragraph 185, directs that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account four key factors:
 - a. "The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b. The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c. The desirability of new development making a positive contribution to local character and distinctiveness; and
 - d. Opportunities to draw on the contribution made by the historic environment to the character of a place."
30. This approach is followed through in decision making with Local Planning Authorities having the responsibility to take account of 'a' as well as 'The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality' and 'the desirability of new development making a positive contribution to local character and distinctiveness'. (Paragraph 192)
31. Describing the significance of any heritage asset affected, including the contribution made by its setting, is the responsibility of an applicant. Any such assessment should be proportionate to the asset's significance. (Paragraph 189)
32. Identifying and assessing the particular significance of any heritage asset potentially affected by a proposal, taking into account evidence and expertise, is the responsibility of the Local Planning Authorities. The purpose of this is to 'avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal'. (Paragraph 190)

33. In decision making where designated heritage assets are affected, Paragraph 193 places a duty of giving 'great weight' to the asset's conservation when considering the impact of a proposed development, irrespective of the level of harm.
34. Heritage Assets are defined in Annex 2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."
35. Harm to designated heritage assets is categorized into 'substantial harm', addressed in Paragraphs 194 and 195 of the NPPF, or 'less than substantial harm', addressed in Paragraphs 196.
36. In terms of the effects of an application on non-designated heritage assets, Paragraph 197 requires that a balanced judgement is required that has regard to the scale of any harm or loss and the significance of the asset.
37. The effects of any development on a heritage asset, whether designated or not, needs to be assessed against its archaeological, architectural, artistic and historic interests as the core elements of the asset's significance.
38. The setting of Heritage Assets is defined in Annex 2 of the NPPF 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

National Planning Practice Guidance

39. The NPPG sits alongside the National Planning Policy Framework, adding further context, and it is intended that the two documents be read together. At its simplest the NPPF can be said to be the strategic vision, and the NPPG how you put that vision into practice. The NPPG advises on all planning practises related to the historic environment, last updated in July 2019. Relevant aspects of this advice are stated in the following paragraphs.

40. The term 'Special architectural or historic interest' as used in legislation are used to describe all parts of a heritage asset's significance.
41. In respect of levels of harm paragraph 017 recognises that substantial harm is a high test. Case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. In cases where harm is found to be less than substantial, a local authority is to weigh that harm against the public benefits of the proposal.
42. Proposals can minimise or avoid harm to the significance of a heritage asset and its setting through first understanding significance to identify opportunities and constraints and then informing development proposals.
43. Paragraph 018 of the NPPG states "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."
44. Paragraph 013 relates to setting and states: "The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each."

London Plan (2016)

45. The London Plan (2016) provides city wide context within which individual boroughs must set their local planning policies. Policies of relevance to the historic environment include:
 - Policy 7.4 – Local Character: Buildings, streets and open spaces should provide a high-quality design response that (i) has regard to pattern and grain of existing spaces, (ii) contributes to positive relationships between urban and natural landscapes, (iii) is human in scale, (iv) allows positively contributing buildings to influence the future character, and (v) is informed by the surrounding historic environment;

Legislation & Policy

- Policy 7.8 – Heritage Assets and Archaeology: This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting;
- Policy 7.9 – Heritage-led Regeneration: Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant. The significance of heritage assets should be assessed and schemes designed so that the heritage significance is recognised.

Camden Policy and Guidance

Camden Local Plan (2017)

46. Local planning policy is also set out in Policy D1 Design and Policy D2 Heritage of the Camden Local Plan 2017.
47. Of relevance within Policy D1, the following points 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;
 - E Comprises details and materials that of high quality and complement the local character.
48. Policy D2 Heritage states that, relating to Conservation Areas, The Council will:
- E require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
49. Policy D2 Heritage states that, relating to Listed Buildings, The Council will:
- J Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

K Resist development that would cause harm to significance of a listed building through an effect on its setting.

Camden Planning Guidance: Design (March 2019)

50. Further advice relating to the design of new development is contained in Camden Planning Guidance: Design document (March 2019), which sets out information on how Local Plan Policies D1 and D2 will be applied. It paragraph 3.4 of the document it states:

'The Council will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. We will take account of:

- The desirability of sustaining and enhancing the significance of any heritage asset/s and putting them to viable uses consistent with their conservation;
- The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and health and wellbeing;
- The desirability of new development that affects heritage assets to preserve and enhance local character and distinctiveness.

Applicants will need to show how the significance of a heritage asset, including any contribution made by their setting, has been taken into consideration in the design of the proposed works. The level of detail required will be proportionate to the asset/s importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the assets affected.'

51. When considering the affect of development on the significance of non-designated heritage assets, such as Nos. 30-32 Albany Street, the guidance document states the following:

'The Council will seek to protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset, including guidance set out in section 3.4 of this document.'

Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

52. The Regent's Park Conservation Area Appraisal document provides the most up to date assessment of the character and appearance of the conservation area. The Management Strategy section of the document seeks to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of the conservation area. The aims of the Management Strategy are to:

- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the Conservation Area;
- set out an approach to consultation on the management of the Conservation Area;
- confirm how issues identified through the character appraisal will be tackled;
- identify specific policy or design guidance that is relevant to the Conservation Area to support the development control function and those preparing applications for planning permission, listed building consent and Conservation Area consent;
- identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific Development Brief would assist the management of the Conservation Area and decision-making processes;
- identify areas that may benefit from specific enhancement proposals should funding become available; and,
- identify the management tools available to the Council through legislation.

Significance

53. NPPF policy promotes understanding significance in order to judge the acceptability of the effects of a proposal upon it. Significance, for heritage assets, comprises the asset's architectural, historical, archaeological and artistic interests, and these aspects will be assessed in the following section.
54. Much of the asset's significance derives from the building's external form, appearance and townscape qualities. The building is located in the Regent's Park Conservation Area and contributes to its character and appearance as an undesignated heritage asset. It is recognised one of a number of 'Buildings that makes a positive contribution' in the conservation area appraisal document.

No. 30-32 Albany Street

Architectural Interest

55. Elevations: The frontage of Nos. 30-32 Albany Street is the principal feature of architectural interest and has remained relatively unchanged since the building's construction. The significance of the frontage is derived from its formal composition, detailing, high quality materiality and clear elevational hierarchy. Nos. 30-32's historic use and revivalist style are both expressed by the external appearance and form of the building. Large windows, projecting fascia board and stucco finish differentiating from the brick finish above are indicative of the building's historic use. Above, the Queen Anne influences become more apparent: the elevations are built in red brick with openings and decorative elements picked out in contrasting white faience tiling. Projecting elevational elements such as the first and second floor bay on the west-facing elevation and the five-sided corner turret structure are also faced in white faience, helping to elevate the building's presence in the surrounding townscape.
56. The rear elevation is stylistically and architecturally subservient and has a more functional appearance. The plain finish here illustrates the importance of the frontage as part of the townscape along Albany Street. The rear elevation is largely obscured in views from the principal thoroughfares due to the proximity of Walton House though it is partially visible in narrow views from Longford Street. The upper levels of the rear elevation are visible in views from Little Albany Street.
57. Roof: At roof level further embellishment is seen in the form of a projecting cornice with dentil ornamentation, also finished in white faience. The roof itself, comprising a central pitch and hipped at the south end, is set well

back from the building frontage and is largely imperceptible from the public realm. The most conspicuous roof-level feature is the domed roof of the corner turret, which displays a high relief festoon linked to a faience shield with the initials 'QA' on it.

58. Chimney stacks are located on the east and west sides of the roof and have a greater presence in views of the building than the roof itself. This higher visibility is presumably related to the higher degree of architectural embellishment and interest exhibited by these features. Like the front elevations they comprise red brick with white faience detailing and contribute to the roofscape along Albany Street and Longford Street.
59. Form: Nos. 30-32 Albany Street's orientation allows the building to present two main elevations to the public realm and is a result of the building's corner site and plot proportions. This distinct form is a key element of the



Figure 9: 30-32 Albany Street, viewed from the south Albany Street.

building's significance and townscape presence. The corner turret at the junction of the two front elevation further emphasises this quality, particularly when seen against adjacent properties which often utilise more modest and restrained forms. The form of the roof, as with the rear elevations, is mostly imperceptible in views from the public realm and offers little to the overall significance of the building.

Historic Interest

60. Nos. 30-32 Albany Street derives historic interest from its origins as a purpose built public house erected at the beginning of the 20th century and replacing an early 19th century public house. Nos. 30-32 is also illustrative of type and form of public house development, undertaken in the decades either side of 1900. Around this time public houses of a different style began to develop, called 'improved' or 'reformed' these new public houses



Figure 10: The gap between Nos. 30-32 Albany Street and the adjacent Walton House, viewed from Longford Street.

targeted 'respectable' drinkers and provided a range of eating and entertainment facilities in an attempt to reduce drunkenness. Nos. 30-32's historic interest is also derived from the name 'The Queen's Head and Artichoke', a name with historic ties to the area and which was used on a now demolished public house that predated the development of Regent's Park.

Townscape Value

61. The building occupies a prominent position along a principal route running along the east side of Regent's Park. Its distinct architecture and corner location afford it a landmark quality within the townscape whilst the use of red brick, faience detailing and classical features help to it visually to it to the adjacent Walton House. It is a highly visible feature within views north up Albany Street. Its townscape value contributes to the significance of nearby listed buildings and the character and appearance of the



Figure 11: Rear elevation of Nos. 30-32 Albany Street, delineated in red, viewed from a car park at the rear of Walton House.

Significance



Figure 12: Looking west along the Longford Street.



Figure 13: Looking east down Longford Street from Albany Street.



Figure 14: Gap between Nos. 30-32 Albany Street and Walton House.

Regent's Park Conservation Area.

Regent's Park Conservation Area

62. The Regent's Park Conservation Area is of significance for its architecture and history. These combined result in an area of distinct character and appearance. A summary of the general character and plan form of the conservation area is contained in section 2 of the conservation area appraisal document and states:

The significance of the Regent's Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.

63. When assessing the character and inter-relationship of spaces within the Conservation Area the appraisal document states:

Development closest to the Park – and facing onto it - is of the highest architectural hierarchy. Tall stuccoed facades face the park, creating a grand linear composition and giving enclosure to the open space. To their rear are low, stock brick mews developments reflecting the linear plan.

To their rear, and facing Albany Street, are buildings of a variety of ages and appearances, but generally of terraced house form, and united by their similar response to the linear nature of the street. Redhill and Longford Streets contain churches, housing and a public house, and sit between (in terms of architectural hierarchy and physical layout) the park and grand terraces to the west and the service area to the east.

64. Due to Nos. 30-32's architectural interest and townscape value it contributes positively to the character and appearance of the Regent's Park Conservation Area. The front elevations and decorative façade are the principal features of interest in this regard, whilst the return and rear elevations and roof are of much less interest.

Setting of Nearby Listed Buildings

65. Nos. 30-32 Albany Street is within the setting of a high number of listed buildings though for the purposes of this heritage statement only the adjacent Walton House

(Grade II listed) will be assessed in any great detail.

66. Reasons for designation of Walton House are contained in the list description, and are shown below:

'Walton House, designed around 1906 by Percy B Tubbs, is listed at Grade II for the following principal reasons: * Architectural interest: a skilful and subtle exercise in the Edwardian 'free style'. * Group value: with the Grade II-listed White House of 1936, representing a later and much more ambitious phase of speculative apartment block design.'

67. The setting of Walton House, despite the considerable amount 20th century redevelopment undertaken in its vicinity, contributes to the significance of the listed building. As stated in the list description the Walton House also derives some interest from its visual and historical relationship with the adjacent White House.

68. In terms of contribution to setting, as a non-designated heritage asset that derives architectural interest from its external form and appearance, Nos. 30-32 has a positive, if incidental, effect on the significance of the neighbouring listed building. Both properties date to the early 20th century and display similar materiality and style, enhancing the visual connection between the two. The gap between the west elevation of Walton House and the application site also has some townscape value and allows the apartment block to be read as a standalone structure despite attachment at ground floor level to Nos. 30-32.

69. The interest of the west-facing elevation itself, that area of the listed building which shares the strongest visual relationship with the application site, is low when compared with other external areas of Walton House. Its subservience is evident in its relatively plain appearance, made more obvious by the abrupt stop in the cornice detail as well as the change in brick quality and colour. The projecting chimney breasts, which add a low-level degree of architectural interest (though are likely a result of a desire to maintain symmetry in the chimney stacks at roof level rather a deliberate attempt to articulate the form of the west-facing elevation), are largely imperceptible from most views in the townscape due to their set-back location and low profile.

70. Nos. 30-32 Albany abuts a listed building to the north (Nos. 34 and 36-48 Albany Street) though the site of proposed alteration would have minimal visual interaction with these other listed buildings and as such their significance and setting is not assessed here.

Impact Assessment

71. This section appraises the effects of the specific proposals upon the significance of the heritage assets potentially affected.

Development Background

72. Proposed development to the side/rear elevation and roof of Nos. 30-32 Albany Street was consented as part of a 2017 application (2017/4134/P), granted in August 2019 following a number of revisions to the proposals.

73. The above work included a three storey side/rear extension and three side dormers in association with the change of use of the upper floors from a public house to three serviced apartments. The consented work at Nos. 30-32 have been implemented through the start of construction but not fully built. A pre-application submission was made during the course of construction in order to determine the suitability of increasing the size of the new extension and dormers. Pre-application feedback from Camden Council officers was received on the 12th June 2020 (ref: 2020/0535/PRE) and highlighted a number of insensitivities of the new proposals. The proposals discussed in this heritage statement have taken account of these comments.

Proposed Development

74. For the purposes of this heritage statement the 2019 consented scheme, which is part-built, shall be considered the application site's existing baseline.

75. It is now proposed to add a habitable space to the side of Nos. 30-32 Albany Street. The proposed extension will broadly follow the build lines of the 2019 consented side extension though will have a larger footprint. It will still be set well back from the Longford Street elevation and will be built using a traditional and sympathetic materials. Also proposed is a new dormer in place of the 2019 consented dormers. As with the extension the dormer would use traditional materials and be built in a traditional form.

Increased depth and height of side extension

76. The proposed extension represents a change within the setting of the adjacent listed building, Walton House, and a visual change in the Regent's Park Conservation Area. Despite the increased depth and height of the new side extension its front-facing elevation will remain well set back from the frontages of both Nos. 30-32 Albany Street and Walton House. The front build line of the new extension has been determined by the west-facing elevation of Walton House, specifically the front return of the south chimney breast. The chimney breast

represents the point at which the frontage of Walton House transitions from facing brick and architectural detailing to the subservient stock brick and enclosed side elevation. By aligning the proposed extension at this point:

- i. The gap between the two buildings will remain a legible feature in townscape;
- ii. Views of Walton House's principal feature, its front elevation, and how it contributes to the significance of the listed building, will remain unaffected;
- iii. The entirety of the facing brick and architectural expression on the side return would remain publicly visible; and,
- iv. The ability to read Walton House as a standalone structure will remain unaffected.

77. The new extension will partially obscure the rear part of the west elevation of Walton House when seen in some views from the south. This elevation is clearly subservient and of low comparative interest, evidenced by its fabric and form: a lack of ornamentation and finished in lower quality brick than the south and east facing elevations. Whilst the proposed extension will lead to a slight reduction in Walton House's visual autonomy in the streetscape, the listed building would remain link detached and would incur no additional abutment or physical effects from the proposal. The principal of the reducing the visual gap between the application site and Walton House has now been established and the degree of change now proposed would not lead to a harm to the significance of the listed building's setting or the character and appearance of the conservation area. Accordingly no designated heritage assets would experience a loss or reduction in their significance and therefore the tests in paragraph 196 of the NPPF would not be triggered.

78. In terms of impact of the proposed extension on the character and appearance of the Regent's Park Conservation Area, it will represent a minor addition that is contained in a well-shielded and enclosed area between two buildings. The gap is not specifically identified as being a local townscape feature of importance and by setting back the proposed extension a sense of separation and townscape gap would remain. Compared to the consented scheme there will be minimal additional visual change and what change there is sympathetic to the Area's character and appearance.

79. In order to be sympathetic and remain subservient to the site and its historic context the new extension will be built in brick to match existing adjacent fabric and adopt the

traditional and subservient character and appearance of No. 30-32's rear elevation to which it relates. With the above in mind, the proposed extension would preserve the significance of the unlisted building at Nos. 30-32 Albany Street and its contribution to both the character and appearance of the Regent's Park Conservation Area and the setting and significance of Walton House.

Additional scale to dormer

80. As per the previous scheme, the consented rooftop changes comprised the addition of three dormers located on the east pitch of the roof. The proposed scheme now seeks to increase the lateral scale of the dormers, though maintaining the same height and keeping within the vertical footprint of the consented dormers. The proposed dormers will now read as two separate roof-level additions: a larger rear dormer comprised of four windows and a smaller front dormer comprised of two windows. Whilst the proposed dormers represent a greater change compared to the previously consented dormers, the orientation and low profile of the roof would

mean the new dormers would not be any more visually intrusive than those already consented when seen from street level.

81. So as to remain sympathetic to the style and aesthetic of the host building the newly proposed dormers will be of a traditional form and materiality. To reflect the stylistic architectural traditions of the host building and the approach to roofscapes at the turn of the 20th century, the proposed dormer configuration is sympathetic to the established fenestrative pattern and hierarchy and play on the asymmetrical freedom often expressed on roofscapes of this period. The proposed windows will be traditional sliding timber sashes and the dormer cheeks and heads clad in lead. Slim profile double glazing will be used in order to reduce the visual impact, though the height concealed nature of the windows means this change will be imperceptible from the public realm. As such the proposed dormers would preserve the significance of the unlisted building, its contribution to the Regent's Park Conservation Area and the setting and significance of the neighbouring listed building.



Currently Consented

Proposed

Impact Assessment



Existing



Proposed



Existing



Proposed

Policy Compliance & Conclusions

Policy Compliance

82. It is considered in this heritage statement that, overall, the proposed scheme will result in the preservation of No. 30-32 Albany Street's significance and therefore its contribution to the character and appearance of the Regent's Park Conservation Area and the setting of nearby listed buildings will not be affected. The proposed changes would therefore accord with S. 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
83. In accordance with paragraph 189 the NPPF, this report provides a proportionate description of the significance of the heritage assets affected or potentially affected by the proposed development. It follows a full inspection of the accessible fabric and archives. Qualitative judgements have been made based on knowledge and experience of comparable properties within the area. The impacts and effects of the proposed development have been fully assessed. The scheme submitted has evolved in consultation with Jon Lowe Heritage Ltd.
84. The proposed alterations at roof level and to the side elevation of Nos. 30-32 Albany Street will have an effect that will be largely imperceptible from within the public realm. The changes will be of a high quality, subservient to the host building and will only affect areas of the building of limited interest that contribute minimally to nearby heritage assets. The architecturally superior frontage will remain unchanged.
85. In the event that a different professional opinion is reached in the decision making process, for example from the greater scale of the proposed side extension being perceived as having an adverse effect on the setting of the adjacent listed building or how the reduced gap affects the significance of the conservation area, any harm would certainly be at the very lowest limit of 'less than substantial' in NPPF terms.
86. Paragraph 196 requires that a less than substantial harm be weighed against the public benefits of the proposal. The following heritage related public benefits arise from the development, taken as a whole:
- the proposal maintains the building in an optimal use, thus preserving Nos. 30-32's appearance in the street-scene;

- The proposed design improves upon the architectural and fenestrative proportions of the approved design and better preserves the architectural integrity and inherent qualities of the public house architecture;
 - There would be no loss of, or detracting from, an understanding of the age, use and architectural stylistic form of either the public house or Walton House. The significance and attributes that contribute to that significance will be sustained;
 - The significance of the conservation area and adjacent listed building will be sustained. The use of the building as public house with residential elements above makes a positive contribution to the conservation area and the setting of listed buildings. There would be no loss of this contribution or erosion of significance from the proposed development;
 - The proposed development is comprehensive in approach and would result in considerable expenditure and investment that supports and secures the long term conservation of the building.
87. Paragraph 197 of the NPPF requires that the effects of an application on a non-designated heritage asset should be taken into account in decision making. From inspection and assessment of the building it is clear that heritage interests are principally derived from the building's exterior, principally the south and west facing elevations. The proposed changes have considered the heritage value of Nos. 30-32 Albany Street and its context and will be subservient and limited to areas of low interest, both in terms of the building itself and its relationship with surrounding heritage assets.
88. The proposals accord with the relevant policy set out within the London Plan 2016. There is no compromise of local character and overall the heritage assets affected are conserved. The proposed alterations will allow for an appropriate use of the building, ensuring preservation and continuation of its contribution to the character and appearance of the townscape and Regent's Park Conservation as well as the significance of nearby listed buildings.

89. As a high quality, contextual scheme that will respect both the host building and its surrounding and preserve local character, the proposals will accord with Policy D1 of the Camden Local Plan (2017). Similarly, by preserving the character and appearance of the Regent's Park Conservation Area and the setting and significance of the listed building at Walton House, the proposals will accord with Policy D2 of the Local Plan.

Conclusions

90. This report has undertaken an assessment of the significance of the site at Nos. 30-32 Albany Street, the Regent's Park Conservation Area and nearby listed buildings. This has been followed by an appraisal of the effects of the proposals on the significance of the heritage assets, with consideration given to local and national policy and guidance.
91. The existing building at No. 30-32 Albany Street dates to 1900 and was purpose built as a public house, replacing an earlier pub at the site. Its external form, appearance and location give Nos. 30-32 a landmark quality and high townscape value and as such it has been identified as a undesignated heritage asset.
92. The proposed development seeks to alter and extend two already consented extensions and alterations to the roof and rear elevation of Nos. 30-32 Albany Street. These external alterations would be of a greater scale than the consented but still offer informed change that would preserve the significance of the host building and its contribution to the Regent's Park Conservation Area and nearby listed buildings. Changes to the roof would be largely imperceptible from ground level whilst those to the rear elevation would seek to maintain the building's principal feature of interest whilst introducing minor changes to improve its usability.
93. The proposals have been assessed against the policy and guidance set out within the NPPF, Camden Council's Local Development Framework and the Regent's Park Conservation Area Appraisal document. This assessment concludes that the proposals accord with the policy and guidance and offer sympathetic and informed changes that will preserve the overall appearance of the building without detracting from its heritage interests or contributions to the architectural and historic interests of the wider area.