

**14 Endsleigh Street**  
Planning and Heritage Statement

September 2020

# 1 Introduction

## Introduction

- 1.1 On behalf of our Client, University College London ('UCL'), this planning and heritage statement has been prepared in support of a planning and listed building consent application for full refurbishment of and removal of trees at 14 Endsleigh Street ('the site'). The application is seeking planning and listed building consent for:

***"Change of use of 14 Endsleigh Street from residential (use class C3) to sui generis and the full refurbishment of the building comprising: maintenance and repair works to the external envelope including the roof, façade and windows; redecoration, re-plumbing and re-wiring throughout; installation of new kitchen and bathroom fittings and fitted furniture; minor alterations to the internal layout including the removal of a ground floor partition, installation of new partitions at third floor to create an en-suite bathroom; the installation of a platform lift to front lightwell to serve ground and basement floors; installation of one plant unit to rear at basement level; re-building the garden wall to the rear; and removal of 7no. trees in the rear garden and associated works".***

## The Applicant – University College London

- 1.2 UCL is London's leading multidisciplinary university. UCL provides excellence and leadership in teaching and research, was ranked eighth in the QS World University Rankings 2020, and is among the top 20 universities ranked by The Times (4) and The Guardian (10).

## Application Documents

- 1.3 This application is supported by the following suite of documents:
- Application Form, certificates and notices – (prepared by Deloitte LLP, dated 04 September 2020)
  - CIL Form – (prepared by Deloitte LLP)
  - Site Location and Site Plan - (prepared by Saunders Boston Architects)
  - Design and Access Statement – (prepared by Sanders Boston Architects, dated 03 September 2020)
  - Architectural Drawings – (prepared by Saunders Boston Architects)
  - Information Issue Sheet – (prepared by Saunders Boston Architects)
  - Planning and Heritage Statement – (prepared by Deloitte LLP, dated September 2020)
  - Schedule of Works – (prepared by Saunders Boston Architects)
  - Electrical Drawings – (prepared by the Anslow Partnership Consulting Engineers, dated July 2020)
  - Arboricultural Impact Assessment – (prepared by Aecom, dated August 2020)
  - Mechanical Plant Noise Assessment – (prepared by Clarke Saunders Acoustics, dated 03 September 2020)
  - Method Statement for the repair of the moulded treads to the main staircase – (prepared by Capital Stone Renovation Ltd)
  - Method Statement for the Creation of a Waterproof Basement Floor – (prepared by Ross & Partners)
  - Heating, ventilation and water services drawings – (prepared by Overbury PLC)
  - Replacement Balcony – (prepared by Ross & Partners, prepared 02 September 2020)
  - Notching of Floor Joists – (prepared by Ross & Partners, dated 27 August 2020)
  - Existing Drainage Plans – (prepared by Ross & Partners, dated July 2020)
  - Proposed Ground Floor Plan – (prepared by Ross & Partners)
  - Demolition and Temporary Works – (prepared by Ross & Partners, dated July 2020)
  - UCL Green Strategy – (prepared by UCL)
  - Proposed Landscape Design – (prepared by Overbury, dated 19 August 2020)
  - Fireplace Schedule – (prepared by Saunders Boston Architects)
  - Existing and Proposed Window Types – (prepared by Saunders Boston Architects)
  - Ceiling Roses Existing – (prepared by Saunders Boston Architects)
  - Mouldings Details Existing – (prepared by Saunders Boston Architects)

- Door Schedule – (prepared by Saunders Boston Architects)
- Existing and Proposed Door drawings – (prepared by Saunders Boston Architects, dated 15 July 2020)
- Window Schedule – (prepared by Saunders Boston Architects, dated 15 July 2020)
- Floor Construction Plan – (prepared by Saunders Boston Architects)

## Structure of Planning and Heritage Statement

- 1.4 The National Planning Policy Framework (NPPF) provides the Government’s national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states that:

***“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”<sup>1</sup>.***

- 1.5 In light of these requirements, this statement comprises the following chapters:

- Chapter 2: Site context;
- Chapter 3: The proposals;
- Chapter 4: Legislative and policy context for this assessment;
- Chapter 5: Assessment of significance;
- Chapter 6: Assessment of impact;
- Chapter 7: Planning policy assessment;
- Chapter 8: Summary of Public Benefits; and
- Chapter 8: Summary and conclusions.

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<sup>1</sup> DCLG (2019) National Planning Policy Framework (NPPF), Paragraph 189.

## 2 Site Context

### Site Location and Surrounding Area

- 2.1. The site is located in the London Borough of Camden ('LBC') on the west side of Endsleigh Street.
- 2.2. It is bounded by John Adams Hall (15-23 Endsleigh Street) to the north, Endsleigh place and Tavistock Square to the south, Winston House (residential flats) to the east and Taviton Street terrace to the west.
- 2.3. The surrounding area is characterised by B1, D1 and sui generis student accommodation, a reflection of the site's proximity to the heart of the UCL Bloomsbury Campus. The direct neighbours to the north and west are UCL owned and occupied.
- 2.4. The character of the built form in the surrounding area is that of Georgian terraces and garden squares typical of the Bloomsbury Conservation Area. The site is located within a block comprising of predominantly Georgian terraces. The site is located within sub-area 2 of the Bloomsbury Conservation Area, 'Gordon Square/Woburn Square/Byng Place'.
- 2.5. The surrounding area includes a number of similar terraces all designed and built by Thomas Cubitt. The terraces have a strong architectural style and common language.
- 2.6. The site itself is Grade II listed and is listed as part of a group. The Georgian terraces to the east, west and south of the site are also Grade II listed. UCL's Faculty of Law, Bentham House, is located at the north end of Endsleigh Street and is Grade II listed.
- 2.7. The site is located close to bus routes, major train stations (Euston is 250m away and Kings Cross is 500m away) and two underground stations: Euston Square Station (300 meters) to the west and Russell Square Station (560 meters) to the south.
- 2.8. An extract of the site location plan is included below in Figure 1.

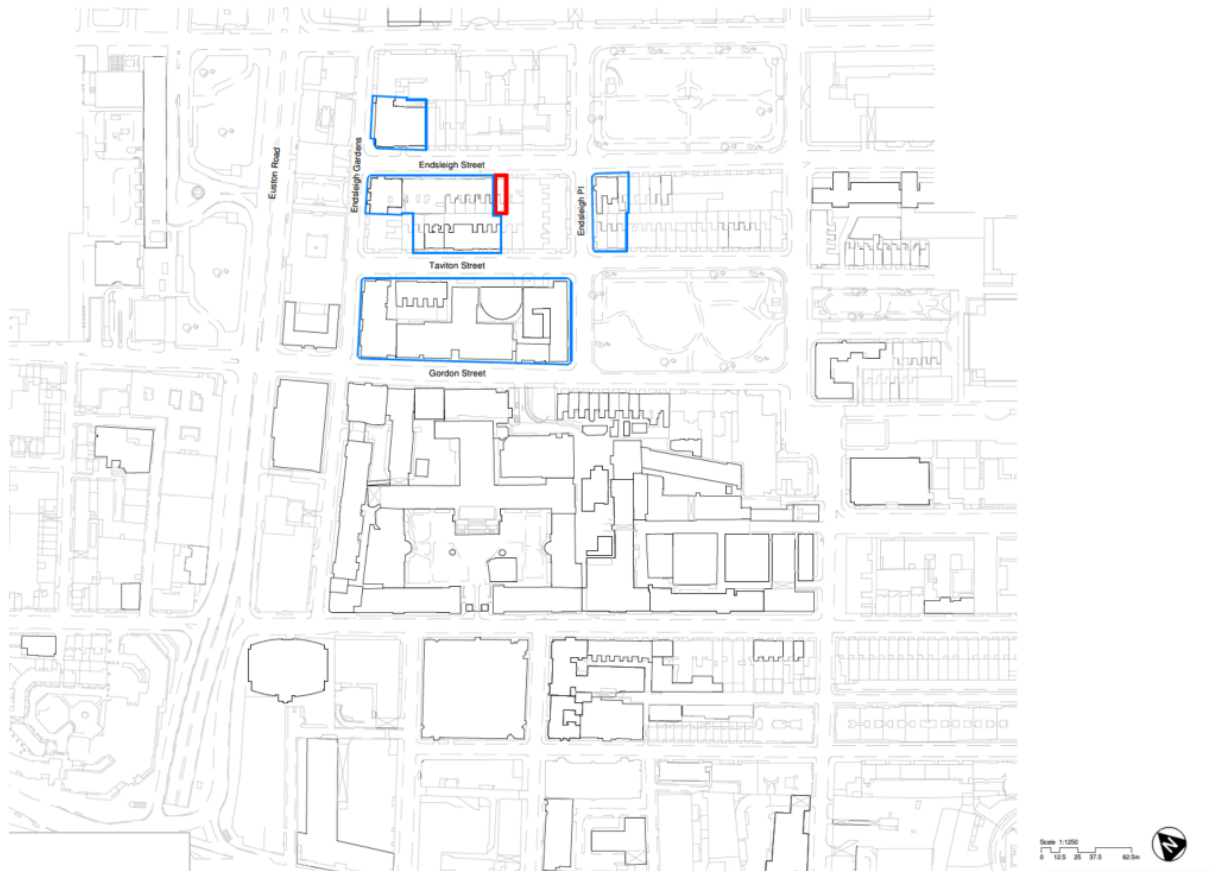


Figure 1: Extract of Site Location Plan (the site is indicated by the red outline, whilst the blue outlines indicate neighbouring properties owned and occupied by UCL)

## Site Description

- 2.9. 14 Endsleigh Street forms part of a series of early 19<sup>th</sup> century Georgian terraced houses designed by one of the leading architects of the period, Thomas Cubitt.
- 2.10. The terraced property comprises of ground plus 4 storeys and basement, and two storey closet wing extension to rear. A photograph of the front elevation is included at Figure 2 below.
- 2.11. The total site area of Endsleigh Street is approximately 231 sqm inclusive of external areas. The building provides floorspace totalling 441 sqm (GIA). The property benefits from a small rear courtyard garden at basement level, and a basement lightwell with vaults to the front.
- 2.12. It is constructed in mainly multi-coloured stock brick with stucco ground floor. No.14 is unique in the terrace as it has a cast-iron trellis and tented canopy at first floor level. The building has sash windows throughout with French doors opening onto the balcony at first floor level. To the rear, there is a Juliette balcony with French doors at first floor level.
- 2.13. The property is lawfully in residential use (Use class C3), however, it has been vacant in recent years. Access into the property is via the main entrance located on Endsleigh Street. A secondary access is via the basement lightwell.
- 2.14. In the rear garden of the site and neighbouring gardens, there are nine trees which are afforded protection due to their size and being located within the conservation area. Some of these trees have caused structural issues to the garden wall, and subsequently the rear garden wall has been partially re-built in red brick.

- 2.15. Internally, the building retains much of its original features, although it has been subject to a modern refurbishment during the late twentieth century. The building has a clear hierarchy of levels as it was originally designed. This is reflected in the floor to ceiling heights as well as the architectural detailing present at each level. The basement and attic are utilitarian and contain little architectural detailing, whilst the ground and first floor (*piano nobile*) include the most artistic architectural detailing, including cornicing, frieze moulding to first floor, floral ironmongery to staircase and ceiling roses.
- 2.16. The building is Grade II listed (reference 1078299). See paragraph 2.17 below for further information.



Figure 2: Photograph of the site (Source: Author's own)

## Planning History

- 2.17. Following an online search of LBC's planning applications database, it is clear that there are no recent planning and/or listed building consent applications submitted for the site. An application for minor internal alterations was granted in 1978, and an application to reduce the crown of a lime tree, granted in 1993, are included in Table 1 below.
- 2.18. The application for minor internal alterations includes interventions such as the creation of the hatch between the front and rear rooms at ground floor, replacement of basement door to light-well, general repairs and plastering throughout, and the removal of some non-original partitions, including a partition that sub-divided the rear room at third floor. These interventions are still present and it is unlikely that the building has been refurbished since.

Application Reference	Description of development	Decision and Date
HB1921	Minor internal alterations.	Granted 10-10-1978.
9293405	Permission to reduce crown of small lime tree.	Granted 06-01-1993.

Table 1: Planning History of the site

## Heritage Assets and Scoping of Heritage Assets for Assessment of Impact

### The site

- 2.19. The site is Grade II listed and was first listed on 28 March 1969 (list entry: 1078299). It is listed as part of a group. The listing title is:

*"Numbers 13-23 and attached railings. John Adams Hall of Residence (Numbers 15-23), 13-23, Endsleigh Street."*

- 2.20. The listing description is extracted below:

*"Terrace of 11 houses, partly converted to a hall of residence. c1825. Built by Thomas Cubitt. Multi-coloured stock brick with stucco ground floor, Nos 13, 15, 21 & 23 rusticated. 4 storeys and basements. 3 windows to each former house. No.13 with 2 storey 3 window addition. Symmetrical terrace with Nos 13, 15, 21 & 23 slightly projecting with tetrastyle pilaster treatment through 1st and 2nd floors. Square-headed, recessed doorways with patterned rectangular fanlights and panelled and studded doors. No.22, the main hall of residence entrance, with tetrastyle pilasters to ground floor and C20 glazed doors and overlight. Continuous cast-iron balconies to 1st floor casements, No.14 with cast-iron trellis and tented canopy. 2nd and 3rd floor with gauged brick flat arches to sash windows. Entablature at 3rd floor level. Cornice and blocking course above the attic storey. Addition to No.13 splayed with C20 sashes. Stucco coat of arms above the centre ground floor window and dentil cornice at 1st floor level. Cornice and blocking course above 1st floor.*

*INTERIORS: not inspected.*

*SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas."*

- 2.21. The significance of the site and the impact of the proposals on the site will be fully considered later in this report.

### Bloomsbury Conservation Area

- 2.22. The site is located wholly within the Bloomsbury Conservation Area, within Sub Area 2, 'Gordon Square/Woburn Square/Byng Place'.
- 2.23. The initial designation of Bloomsbury as a conservation area took place in 1968, to protect elements of development from the Georgian and earlier eras but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions reflecting a growing appreciation of Victorian, Edwardian and high quality 20th Century architecture.
- 2.24. Due to the size, complexity and diversity of the Bloomsbury Conservation Area, its appraisal has been structured on a 'street by street' basis. The site is located on Endsleigh Street which is an assessed street within the Conservation Area Appraisal.
- 2.25. Due to the nature of the proposals, which are limited to refurbishment and minor alterations, no further streets within the Bloomsbury Conservation Area are relevant for the assessment of impact of the proposals on heritage assets.

### **Views from within the Conservation Area**

- 2.26. None of the key views identified within the Bloomsbury Conservation Area Appraisal include or are impacted by the site and are not assessed as part of this report.

### **Listed Buildings**

- 2.27. In July 2020, a site visit was undertaken to understand the zone of influence for any proposed works. It was noted that beyond Endsleigh Street, and its immediate neighbours, the site, as an individual entity, was not experienced any further. For the types of works proposed as part of this application, the potential impact to the setting of listed buildings which are not immediately adjacent will be extremely limited. It was concluded that, other than the immediate neighbouring buildings to each direction, the majority of the listed buildings in the local area do not have a relationship, either visible or contextual (e.g. sharing a setting), with the site whereby the proposals could impact their setting. On the site visit, various views were informally assessed in coming to this conclusion.
- 2.28. Given the above, only a limited number of listed buildings share a visible relationship with the site and/or share a setting, and could potentially be impacted by the proposed works. The listed buildings taken forward for full assessment, in addition to the 14 Endsleigh Street itself, are shown in the plan and table below.
- 2.29. Figure 3 below sets out the assets which will be taken forward for assessment within this Statement and their relationship to the site.





Figure 3: Extract of Map Search, National Heritage List for England (NHLE) (site indicated by red line)

No.	Building Name	Listing	Listing Reference
1	1-12 Taverton Street	II	1378972
2	13-23 Endsleigh Street (the group of which the site is part of)	II	1087299
3	3-6 Endsleigh Street Place	II	1078298
4	Passfield Hall and attached railings 1-7, Endsleigh	II	1078297

## Non Designated Heritage Assets

2.30. There are a number of non-designated heritage assets (locally listed buildings by the London Borough of Camden) which are located within the local area, but given the scope of the proposals it is not considered that they have the potential to be impacted by the proposals. Therefore, no non-designated heritage assets have been taken forward for assessment within this statement. An extract of the 'Bloomsbury Conservation Area: Sub Area 2 Townscape Appraisal' is included below which sets out the locally listed and statutorily listed buildings in the local area. The site is indicated by the red square.

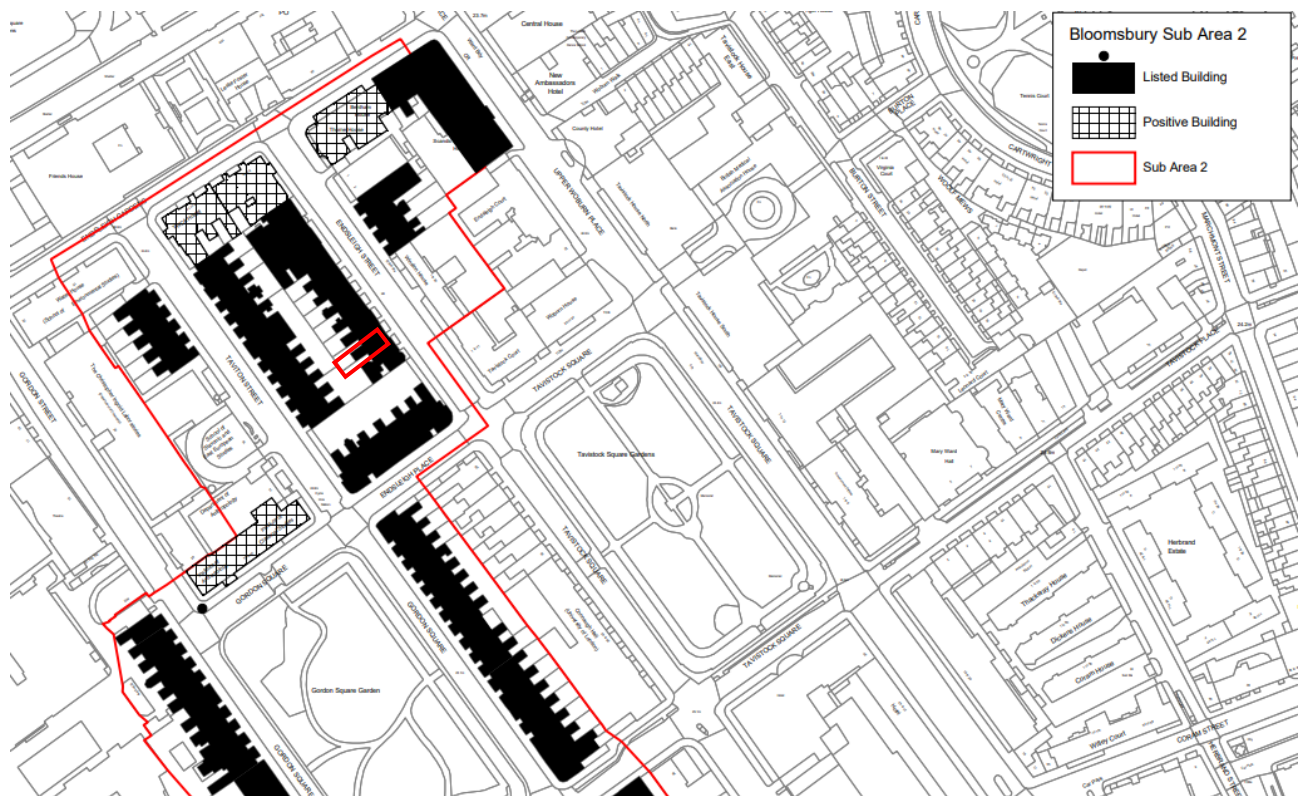


Figure 4: Extract of Bloomsbury Conservation Area: Sub Area 2 Townscape Appraisal' (Source: <https://www.camden.gov.uk/bloomsbury-conservation-area>. Last accessed: 20/08/2020)

# 3 The Proposals

## Context to Proposals

- 3.1. UCL is seeking to change the use from C3 residential to sui generis and fully refurbish 14 Endsleigh Street having recently acquired the property. The building has not been occupied for a number of years and is currently not fit for habitation or to provide space for university use.
- 3.2. UCL owns and occupies a great number of listed buildings across its Campus. UCL takes very seriously its role as caretaker of these statutorily listed buildings and its role as a major occupier and contributor within the Bloomsbury Conservation Area.
- 3.3. To prevent further degradation of the listed building and its historic fabric, UCL must undertake a full refurbishment. In order to allow the building to be brought back into use, a full upgrade and replacement of services is required to meet modern requirements, in addition to some alterations to layout to meet modern standards of living.
- 3.4. The sui generis use will include the provision of meeting rooms on the ground and basement floors with residential accommodation above. The university use will necessitate improvements to inclusivity and accessibility to this building which is currently only accessed via steps and stairs.
- 3.5. The proposals have been developed with the underlying intent to preserve and enhance the architectural significance of the building and to showcase its original features throughout. UCL has sought to balance this objective with providing accommodation that is fit for purpose and more inclusive.
- 3.6. A summary of the works is provided below. However, this planning and heritage statement should be read in conjunction with the full application package.

## Summary of the Proposals

- 3.7. UCL is seeking to fully refurbish the site. This includes repairing and maintaining the external façade, roof and windows; redecorate, re-plumb and re-wire throughout; and install new kitchen and bathroom facilities and fitted furniture to allow for the continued use of first to fourth floors as a residential property.
- 3.8. The refurbishment works include a range of works which seek to repair and reinstate original features throughout, such as repairs to cornicing, stonework, flagstone flooring, windows and doors, and balustrades.
- 3.9. In addition to the refurbishment works, the proposals include minor alterations to the internal layout including the creation of a new en-suite bathroom at third floor, subdivision of existing bathroom at second floor, and removal of a partition wall at ground floor.
- 3.10. Other proposed works to the listed building fabric include:
  - Damp proofing works to basement areas including the vaults.
  - Relevelling of existing basement flagstone floor.
  - Upgrading existing windows to accommodate slimline double glazing where possible.
  - Replacement of non-original doors and doors in poor condition with sympathetic panelled doors and upgrade of remaining original doors in line with fire strategy.
  - Replacement of Juliette balcony to rear.

3.11. Externally the proposals are limited and include:

- Installation of a platform lift within the front basement lightwell of the front of the property.
- Alterations to railings to accommodate a gate opening onto the new lift.
- Replacement of non-original door to basement lightwell.
- Removal of seven existing trees from the rear garden and replacement with 8 new trees off site.
- Installation of a single plant unit at basement level to the rear of the property which will be enclosed within fitted joinery planter.
- Landscaping of the rear garden.

3.12. The proposals include the change of use of the site from residential use (Use Class C3) to sui generis. This will allow the proposed development to function flexibly to provide a dwelling and meeting rooms for the university. The use of the lower floors as meeting spaces necessitates more inclusive access and level access. Thus the proposals include a platform lift and amendments to the level of the flagstone flooring within the basement, to improve accessibility to the ground and basement floors.

3.13. UCL has worked closely with LB Camden throughout the design development of this application. UCL has worked to ensure that interventions such as the lift and new plant unit, are designed so that they can be fully reversible. Should the sui generis use no longer be required, the lawful use would revert to residential (C3), and interventions such as the lift and external plant unit, removed.

3.14. This statement is intended to provide a summary of the proposed works only. For full details of the proposals, please refer to the Schedule of Works, Architectural drawings and Design and Access Statement and other detailed supporting documentation submitted.

### **Pre-Application Discussions**

3.15. The scheme proposed has been subject to a number of discussions with LBC Planning, Tree and Conservation Officers, including a site visit. At the meetings and site visit, the background, need and method of carrying out the proposals were explained and presented.

3.16. The design has evolved in response to feedback received from the Officers and as a result of the design development, Officers were supportive of the proposed works subject to agreeing detail and methodologies where appropriate. The officers understood the need to maintain a residential use within the building and preserve and enhance the building which is currently vacant and falling into disrepair.

# 4 Policy and Guidance

## **The Planning (Listed Building and Conservation Areas) Act 1990**

- 4.1. As the proposals concern a Grade II listed building and is located within vicinity of numerous other listed buildings, Section 66 of the Act is relevant. This requires the Local Planning Authority to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess'* when considering whether to grant planning permission.
- 4.2. As the Site is situated within a Conservation Area, Section 72 of the Act (which requires the Local Planning Authority to pay special attention to the *'desirability of preserving or enhancing the character or appearance of that area'*) is directly relevant to the Proposed Development.

## **National Policy**

### **National Planning Policy Framework (NPPF) (2019)**

- 4.3. The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications and articulates the priorities of The Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental and social progress for existing and future generations.
- 4.4. Section 16 (paragraphs 184 to 202) is titled *'Conserving and enhancing the historic environment'*. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 4.5. Paragraph 189 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 4.6. The NPPF defines significance as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"* (NPPF, Annex 2).
- 4.7. Paragraph 192 states that in determining planning applications, local authorities are required to take account of:
  - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to the sustainable communities including the economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.

- 4.8. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 4.9. The NPPF requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered park and garden to be the exception. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset’s optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 4.10. The NPPF defines setting at Annex 2 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.”***
- 4.11. Paragraph 197 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 4.12. In regards to the setting of heritage assets, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 200 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”*.

## **National Guidance**

### **National Planning Policy Guidance**

- 4.13. Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 4.14. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that *“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”*.
- 4.15. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be *“proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it”*.

- 4.16. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

### Conservation Principles

- 4.17. Historic England's Conservation Principles (2008) laid the bedrock for the principles set out in the NPPF regarding the historic environment, and provides guidance on the policies in the NPPF, particularly on understanding significance, with Paragraph 151 stating that:

*"The greater the significance of a place to society, the greater the weight that should be attached to sustaining its heritage values. This concept of 'proportionality' relies on judgement rather than formulae, but is fundamental to equitable reconciliation of the public interest in heritage with other public and private interests."*

- 4.18. Guidance is also provided on decision making in relation to proportionality with Paragraph 5.4 stating that:

*"If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance."*

- 4.19. Detail is also provided on the four values highlighted in the NPPF's definition of significance:

- Evidential (archaeological) value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic (architectural and artistic) value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 4.20. With regards to 'setting', the document states that the 'definition of the setting of significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance'.

- 4.21. An updated version of Conservation Principles has been published in draft. The most notable change is to the definition of significance, which is narrowed to three areas: historic interest; archaeological interest; and architectural or artistic interest. This proposed change would align the document more closely with the NPPF. The updated draft document is also more concise with less detail, for example on setting.

### Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2<sup>nd</sup> Edition) (2017)

- 4.22. This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

- 4.23. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 4.24. It replaces *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015)* and seeing the *History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)*.
- 4.25. The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- *Step 1:* Identify which heritage assets and their settings are affected.
  - *Step 2:* Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
  - *Step 3:* Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
  - *Step 4:* Explore ways to maximise enhancement and avoid or minimise harm.
  - *Step 5:* Make and document the decision and monitor outcomes.
- 4.26. The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 4.27. Importantly, the Note highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
  - those where town- or village-scape reveals views with unplanned or unintended beauty.
  - those with historical associations, including viewing points and the topography of battlefields.
  - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
  - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.

#### **Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)**

- 4.28. This Historic England advice note covers the National Planning Policy Framework requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 4.29. The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
  2. Understand the significance of the asset(s).
- These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.



3. Understand the impact of the proposal on that significance.  
This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.

## Local Policy

### The London Plan (Draft and Adopted)

4.30. Policy 7.8 'Heritage Assets and Archaeology' of the current London Plan notes that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. This Policy also ensures development identifies values, conserves, restores, re-uses and incorporates heritage assets, where appropriate.

4.31. Draft London Plan Policy HC1 'Heritage Conservation and Growth' states in Part C:

*"Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process."*

### LBC Policies

4.32. The Camden Local Plan (2017) Policy D2 'Heritage' seeks to preserve, where appropriate, and enhance Camden's heritage assets and their settings. It states the Council should 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 resist development that would cause harm to the significance of a listed building through an effect on its setting.

4.33. Camden's Design CPG sets out that the Council will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset affected, taking 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.

4.34. Paragraph 3.27 focuses on the impact of proposals on the historic significance of a listed building, including its features, such as:

- 1 Original and historic materials and architectural features;
- 2 Original layout of the rooms;
- 3 Structural integrity; and,
- 4 Character and appearance.

- 4.35. Camden will expect original or historic features to be retained and repairs to be in matching material and for proposals *"to seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them"* (paragraph 3.28). It states that listed building applications should be fully justified and demonstrate how the proposals would affect the significance of a listed building and why the works or changes are desirable or necessary.
- 4.36. Material weight will be given to the Bloomsbury Conservation Area Appraisal and Management Strategy (2011) as the Site is located within Sub-area 2 of the Bloomsbury Conservation Area.
- 4.37. Paragraph 5.32 states that the appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. The loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area.

# 5 Assessment of Significance

- 5.1. This section describes the significance of the heritage assets identified in Section 2. The assessment also identifies the contribution to the significance of the asset that the setting makes. This assessment is proportionate to both the significance of the relevant heritage assets, the nature of the proposed development and the likely magnitude and form of effect.
- 5.2. The assessment does not include an assessment of evidential value. This is because no excavations are proposed.

## Bloomsbury Conservation Area

- 5.3. As discussed in Section 2, the impact of the proposed development is restricted to Endsleigh Street within the Bloomsbury Conservation Area. This conclusion was drawn based on the very limited scale of the proposals.
- 5.4. The Bloomsbury Conservation Area was designated in 1968, just a year after conservation areas were created with the Civic Amenities Act 1967. It was one of the first conservation areas to be designated in the country and was sought to protect elements of development from the Georgian and earlier eras.
- 5.5. The Conservation Area is often referred to as an “*internationally significant example of town planning*” and is known for its garden squares, Georgian terraces and grand buildings.
- 5.6. Evidence of master planning designing is evident across the Conservation Area with a clear and coherent palate of high quality materials across the conservation area. Many of the Georgian and early Victorian Bloomsbury terraces of Bloomsbury were built as single entities to create new residential areas.
- 5.7. Many of the buildings were listed around the time of the conservation area’s designation. This demonstrates that the significance of the conservation area and that of the listed buildings are co-dependent. This co-dependence is rooted in the master planned form of the area both in terms of layout and architectural design. Therefore, the significance of many of the listed buildings is integrally linked to the significance of the Bloomsbury Conservation Area as opposed to their individual merit.
- 5.8. An assessment of the significance of the Endsleigh street in terms of its historic, architectural and artistic value is set out below using Historic England’s set of values to determine an asset’s significance.

## Endsleigh Street

Heritage Value	Assessment of Heritage Value
<b>Historic</b>	<p>The majority of the designated heritage assets on Endsleigh Street were designed and built by one of the leading architects in the early 19<sup>th</sup> century, Thomas Cubitt. Thomas Cubitt is recognised as one of the most important builders of the late Georgian/Regency period, working on high quality speculative developments.</p> <p>Historically, the street was occupied by a number of notable individuals including Asher Asher, a Jewish physician and medical campaigner and Samuel Seaward, a civil engineer. In the 20<sup>th</sup> century, nine of the eleven-</p>

	<p>house terrace were converted into John Adams Hall of Residence for the Institute of Education.</p> <p>Today, Endsleigh Street is home to a number of occupants and also used as a thoroughfare for pedestrians travelling through from the Euston Road down into Bloomsbury.</p>
<p><b>Architectural &amp; Artistic</b></p>	<p>The west side of Endsleigh Street presents a very consistent and symmetrical frontage of Georgian terraces. The terraces are made of brick with stuccoed ground floor and the terrace ends emphasized by pilasters. A cast-iron balcony at first floor runs along its whole length. The Grade II terraces are group listed and admired as a single architectural entity.</p> <p>On the eastern side, the character and quality of the street varies with more modern architecture present, but it has a generally consistent building line defined by the front boundary railings. Building heights on the western and eastern side of the street largely mirror one another providing a pleasant streetscape. Taller buildings occupy the north and south ends of the street.</p> <p>The architectural form of the street is typical of the area and reflects the original planned layout and form intended when it was developed in the Georgian period.</p>

Table 2: Assessment of Heritage Value – Endsleigh Street

5.9. Overall, Endsleigh Street is considered to be a heritage asset of moderate historic and architectural interest.



Figure 5: Endsleigh Street (source: Author's own)

## 1-12 Taviton Street



Figure 6: 1-12 Taviton Street (Source: Historic England, accessed 06 August 2020)

### ***Listing Description (extracted from the National Heritage List for England)***

*Grade II, listed on 28 March 1969*

**CAMDEN**

**TQ2982SE TAVITON STREET 798-1/94/1600 (East side) 28/03/69 Nos.1-12 (Consecutive) and attached railings**

**GV II**

*Terrace of 12 houses. c1824. Built by Thomas Cubitt. Darkened yellow stock brick and stucco ground floors, the projecting bays rusticated. Slated roofs (Nos 5-10 with mansards and dormers). 4 storeys, attics (Nos 5-10) and basements. 3 windows each. Symmetrical facade with projecting end bays (Nos 1, 2 and 11,12) and central bay (Nos 6 & 7). Square-headed, recessed doorways with panelled jambs, cornice-heads, fanlights and panelled doors; No.2 with prostyle Greek Doric portico with balustrade. No.1 door with Art Nouveau stained glass panels. Continuous cast-iron balconies to architraved 1st floor casements, those on the projecting bays with cornices. 2nd floor with square-headed, architraved sashes, 3rd floor, gauged brick flat arches to sashes. Main stucco entablature at 3rd floor level. Cornice and blocking course above the attic storey. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas, No.6 with decorative wrought-iron guard. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 103-4).*

**Significance**

<b>Heritage Value</b>	<b>Assessment of Heritage Value</b>
<b>Historic</b>	<p>The asset is of moderate historic value.</p> <p>1-12 Taviton Street were built by Thomas Cubitt in the early 19<sup>th</sup> century. Today, 5-10 Taviton Street form Campbell House East, providing UCL student accommodation.</p> <p>The group of buildings is a typical example of Georgian Architecture, which is very prominent around Central London and the Bloomsbury Conservation Area. Its significance is derived from its contribution to the wider conservation area and a representation of Cubitt’s legacy around Bloomsbury.</p>
<b>Architectural &amp; Artistic</b>	<p>The asset is of moderate architectural value.</p> <p>The terraces are similar in general elevational architectural treatment to those on Tavistock Square and Endsleigh Street. They are listed as part of a group, and together form a symmetrical façade with projecting end bays on one end. The roof line changes throughout the terrace due to modern interventions, and the rear of the properties have consistent two storey closet wings.</p>

Table 3: Assessment of Heritage Value – 1-12 Taviton Street

**Contribution of Setting to Significance**

- 5.10. The setting of the building has a moderate contribution to the significance of the heritage asset. Similar to Endsleigh Street, the immediate setting of the heritage asset is a quiet street (in terms of vehicular traffic) and frequently used as a thoroughfare for pedestrians and cyclists travelling north-south.
- 5.11. A key factor in the significance of its setting is its location in Bloomsbury, the surrounding area is characterised by Georgian terraces and garden squares. This layout and form contributes to the significance of the asset. Another factor is its connection with Cubitt, whom is recognised as a master builder during the late Georgian/Regency period.

**Contribution of the Site to the Setting**

- 5.12. The site makes a high contribution to the setting of 1-12 Taviton Street by way of its contribution to the character, layout and form of Georgian Bloomsbury. In particular, its architectural form namely, its rear garden, garden walls and rear elevation are original and this form is shared and reflected by both sets of terraces.

**3-6 Endsleigh Street**



Figure 7: 3-6 Endsleigh Street (source: Historic England, accessed 07 August 2020)

**Listing Description (extracted from the National Heritage List for England)**

*Grade II, listed on 11 January 1999*

*Numbers 3-6 and attached railings, 3-6, Endsleigh St4 terraced houses, the remainder of a terrace. c1825. Built by Thomas Cubitt. Multi-coloured stock brick with stucco ground floors. 4 storeys and basements. 3 windows each. No.4 slightly projecting. Round-arched doorways with vertically barred fanlights and panelled and studded doors. 1st floor casements with continuous cast-iron balconies. Gauged brick flat arches to casements and 3rd and 4th floor sashes. Continuous entablature at 3rd floor level. No.4 with tetrastyle pilaster treatment through 1st and 2nd floor. Attic storey with pilaster strips. Cornice and blocking course. INTERIORS: not inspected.*

*SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.*

**Significance**

Heritage Value	Assessment of Heritage Value
<b>Historic</b>	<p>Low historic value. There is limited information online in relation to historic occupants or the history of this site.</p> <p>The group of buildings is a typical example of Georgian Architecture, which is very prominent around Central London and the Bloomsbury Conservation Area. Its significance is derived from its contribution to the wider conservation area and a representation of Cubitt’s legacy around Bloomsbury.</p>

<b>Architectural &amp; Artistic</b>	Moderate architectural value. 3-6 Endsleigh Street reflects a similar visual appearance and architectural treatment as 13-23 Endsleigh Street. <b>Error! Reference source not found.</b> describes the architectural and artistic significance of this heritage asset in further detail.
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Table 4: Assessment of Heritage Value – 3-6 Endsleigh Street

**Contribution of Setting to Significance**

5.13. The setting of the building has a moderate contribution to its significance. A key factor in the significance of its setting is its location in Bloomsbury, the surrounding area is characterised by Georgian terraces and garden squares. This layout and form contributes to the significance of the asset.

**Contribution of the Site to the Setting**

5.14. The site makes a high contribution to the setting of the heritage asset. 3-6 Endsleigh Street is located opposite the site therefore it contributes towards the quality of the streetscape through mirroring a similar physical appearance to the site.

**Passfield Hall, 1-7 Endsleigh Place**



Figure 8: Passfield Hall, 1-7 Endsleigh Place (source: Ise.ac.uk, accessed 21 August 2020)

**Listing Description (extracted from the National Heritage List for England)**

*Grade II, listed on 28 March 1969*

*Terrace of 7 houses, now a hall of residence. c1825. Built by Thomas Cubitt. Darkened brick with stucco ground floor, 3 bays at each end rusticated. 4 storeys and basements. Each former house with 3 windows, Nos 1 & 7 with single window returns to Taviton Street and Endsleigh Street respectively. Symmetrical facade with projecting central (No.4) and end bays (Nos 1 & 7). Round-arched entrances, Nos 2 & 5 with pilaster-jambes carrying cornice-heads; radial patterned fanlights and panelled doors; Nos 3, 4 & 6 doorways converted for use as windows. Nos 1 & 7 with entrance*



*porches on returns. Reddened, gauged brick flat arches to recessed sashes, central bays with architraves and round-arched ground floor windows. Continuous cast-iron balcony at 1st floor level to casement windows. On end bays pilasters rise through 1st and 2nd floors to carry cornice at 3rd floor. Pilaster strips on attic storey. Cornice and blocking course. Returns with pilasters and ornamental panel between 1st and 3rd floor windows. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 103).*

**Significance**

<b>Heritage Value</b>	<b>Assessment of Heritage Value</b>
<b>Historic</b>	<p>Low historic value. 1-7 Endsleigh Place has been a student accommodation hall for London School of Economics for a number of decades. There is limited informational online when the group of terraces were granted planning permission for student accommodation halls.</p> <p>Historically, the site was used for residential use, occupied by a number of inhabitants including Alexander Pulling (1856-1860), a Barrister.</p> <p>The group of buildings is a typical example of Georgian Architecture, which is very prominent around Central London and the Bloomsbury Conservation Area. Its significance is derived from its contribution to the wider conservation area and a representation of Cubitt’s legacy around Bloomsbury.</p>
<b>Architectural &amp; Artistic</b>	<p>Moderate architectural value. The terrace is of brick and stucco construction with architectural detailing, including a projecting central and end terrace, which creates a symmetrical façade and demonstrates that the terrace is designed to be read as a group. To create the student accommodation, a number of the front doors have been converted to windows at ground level, somewhat detracting from the architectural significance.</p>

Table 5: Assessment of Heritage Value – 1-7 Endsleigh Place

**Contribution of Setting to Significance**

- 5.15. The setting makes a high contribution to the significance of the asset. A key factor in the significance of its setting is its location in Bloomsbury, the surrounding area is characterised by Georgian terraces and garden squares. This layout and form contributes to the significance of the asset. The terrace is located at the north end of two garden squares, Gordon Square and Tavistock Square. This relationship with the garden squares contributes considerably to its setting.

**Contribution of the Site to the Setting**

- 5.16. The site makes a high contribution to the setting of 1-7 Endsleigh Place by way of its contribution to the character, layout and form of Georgian Bloomsbury. It is located directly south of the site.

**13-23 Endsleigh Street (includes the site)**

- 5.17. The site is part of this listing, as indicated in Figure 3.

**Listing Description (extracted from the National Heritage List for England)**

*Grade II, listed on 28 March 1969*

*"Terrace of 11 houses, partly converted to a hall of residence. c1825. Built by Thomas Cubitt. Multi-coloured stock brick with stucco ground floor, Nos 13, 15, 21 & 23 rusticated. 4 storeys and basements. 3 windows to each former house. No.13 with 2 storey 3 window addition. Symmetrical terrace with Nos 13, 15, 21 & 23 slightly projecting with tetrastyle pilaster treatment through 1st and 2nd floors. Square-headed, recessed doorways with patterned rectangular fanlights and panelled and studded doors. No.22, the main hall of residence entrance, with tetrastyle pilasters to ground floor and C20 glazed doors and overlight. Continuous cast-iron balconies to 1st floor casements, No.14 with cast-iron trellis and tented canopy. 2nd and 3rd floor with gauged brick flat arches to sash windows. Entablature at 3rd floor level. Cornice and blocking course above the attic storey. Addition to No.13 splayed with C20 sashes. Stucco coat of arms above the centre ground floor window and dentil cornice at 1st floor level. Cornice and blocking course above 1st floor.*

*INTERIORS: not inspected.*

*SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas."*



Figure 9: 13-23 Endsleigh Street (source: ucl.ac.uk, accessed 07 August 2020)



Figure 10: 14 Endsleigh Street – the site (source: Author's own)

**Assessment of Significance (Internals)**

5.18. The significance of the interior of the building is assessed below. This has been assessed relative to other parts of the building, rather than the heritage asset as a whole. Photographs are provided to provide visual context.

**Basement**

Location	Features	Significance Rating
General	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Flagstone flooring throughout the basement.</li> <li>• Original plan form intact including pantry with shelving.</li> <li>• Limited original fabric apart from floor remaining in closet wing (extension on rear).</li> <li>• Overall remaining original fabric is in need of repair and redecoration.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Numerous alterations have been made historically including addition of manhole covers, ceilings, radiators, security bars and secondary glazing.</li> </ul>	<p><b>Moderate significance -</b> Utilitarian and plain as per original purpose with modern interventions present.</p>

	<ul style="list-style-type: none"><li>• Evidence of screed floor over flagstones in rear room.</li><li>• Modern fixtures and fittings including services which are unconsolidated throughout.</li><li>• Vaults to front and basement lightwell largely intact, but with modern doors. Modern door from lightwell to basement.</li><li>• Planning history (see Table 1) indicates that a number of these alterations were carried out in the 1970's.</li></ul>	
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Table 6: Assessment of Significance: Basement Level

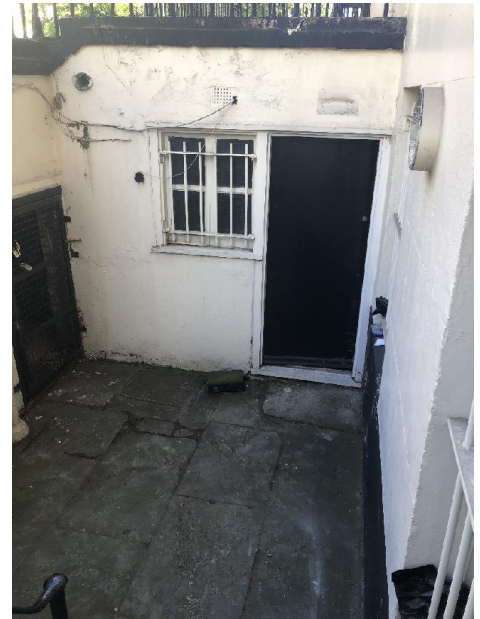


Figure 11: Basement Level. Clockwise starting top left: closet wing, basement lightwell, pantry. (Source: Author's own)

**Ground Floor**

Location	Features	Significance Rating
Front drawing room	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Original doors, cornicing, historic fireplace surround, decorative plasterwork, joinery, shutters.</li> <li>• Windows are likely to be a historic upgrade with two single large panes of glass within the sashes. Potentially a show of wealth from the owner as window and glass technology developed showing larger panes of glass to be installed.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Evidence of changes to original plan form due to modern build-up of partition and addition of hatch.</li> <li>• Non original fire place surround.</li> </ul>	<b>Moderate-high significance</b>
Rear drawing Room	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Limited original features due to historic interventions.</li> <li>• Some original cornicing evident.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Addition of bulkhead and infills to either side of chimney breast. No fireplace evident, but a chimney breast present.</li> <li>• Modern fixtures and fittings for modern use as a kitchen.</li> <li>• Partition between the front and rear room shows evidence of alterations to plan form with modern plasterboard evident. A hatch was installed in the 1970s.</li> </ul>	<b>Low significance</b>
Entrance Hallway	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Original joinery and cornicing.</li> <li>• The entrance hallway leads through to stairs with original balustrading and ironmongery and stonework (in places in need of repair).</li> <li>• Original front door and fanlight.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Change in original plan form evident with no draft lobby and addition of modern glazed partition to under stairs.</li> </ul>	<b>High significance</b>
Closet Wing	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Limited original fabric with some joinery in situ.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Modern door.</li> <li>• No decorative features.</li> </ul>	<b>Low significance</b>

Table 7: Assessment of Significance: Ground Floor



Figure 12: Photographs of ground floor. First row starting left: Hallway Entrance, under stairs partition, staircase balustrading. Bottom row starting left: rear drawing room, front drawing room. (Source: Author’s own)

**First Floor**

Location	Features	Significance Rating
Front Room	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• High levels of architectural detailing and original features evident.</li> <li>• Historic fireplace, corncicing, decorative plasterwork, joinery, shutters to French doors and French doors to balcony.</li> </ul> <p><b>Non-Original / No Significance</b></p>	<b>High significance</b>

	<ul style="list-style-type: none"> <li>Evidence of large opening between front and rear rooms with decorative archway which has been infilled. Demonstrates historical demand for open plan layout.</li> </ul>	
Rear Room	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>Juliette balcony and French doors.</li> <li>Cornicing, joinery, doors and fireplace.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>Secondary glazing added to the door of the Juliette balcony.</li> </ul>	<b>Moderate-high significance</b>
First floor hallway and stairs	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>Hallway retains original layout.</li> <li>Highly decorative architectural features are evident, including elaborate balustrading on the staircase, decorative plasterwork and frieze, joinery and ironmongery.</li> </ul>	<b>High significance</b>

Table 8: Assessment of significance: First Floor

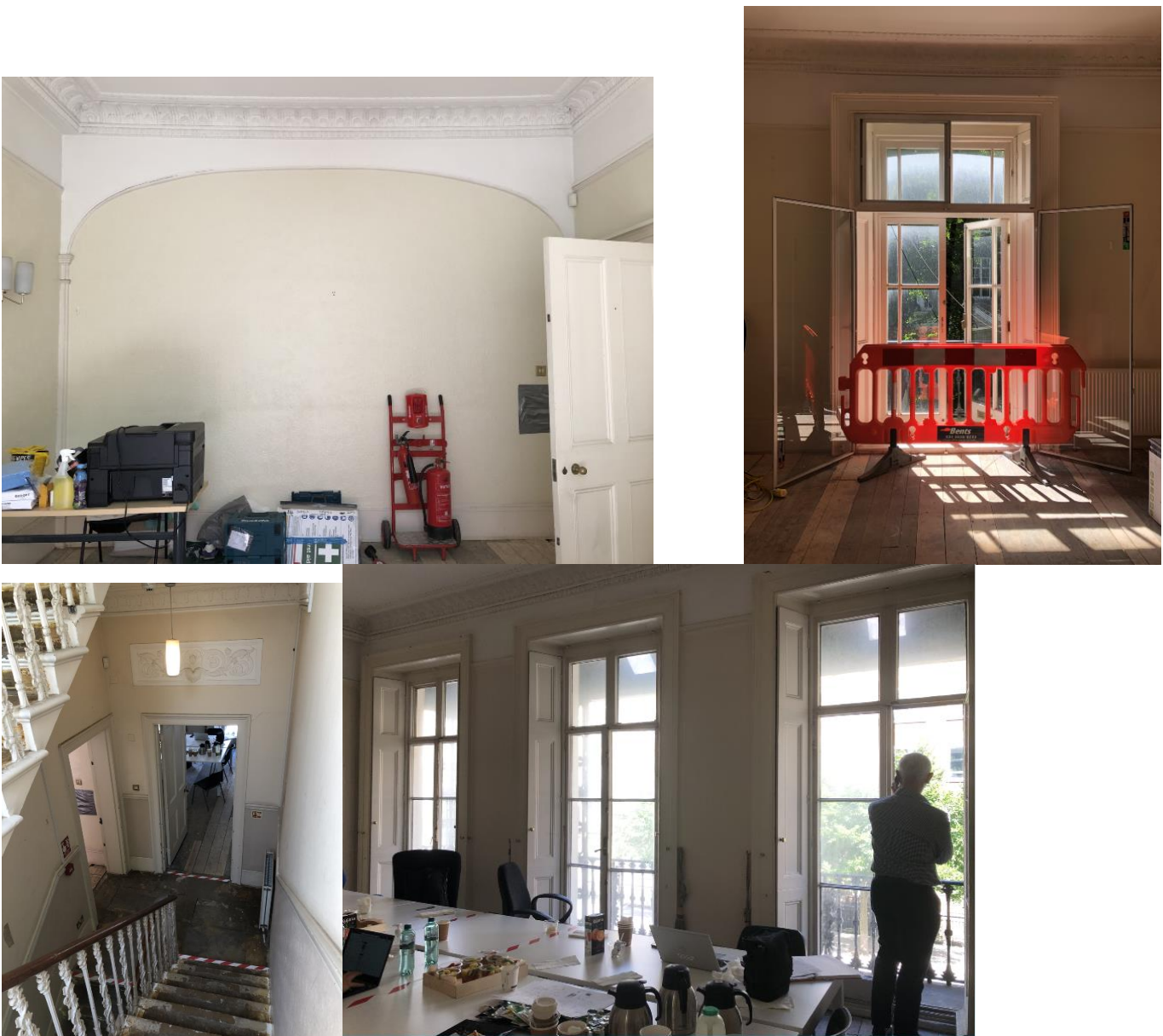


Figure 13: Photographs of first floor. Clockwise starting at top left: Rear drawing room, French doors onto Juliette balcony to rear, front drawing room with French doors onto balcony to front elevation, staircase with decorative plaster work. (Source: Author’s own)

**Second Floor**

5.19. It is evident each floor is designed with less architectural detailing further up in the building.

Location	Features	Significance Rating
General	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Features include the fireplaces and surrounds, joinery, doors and architraving.</li> <li>• Original plan form largely intact.</li> <li>• The hallway retains original features.</li> <li>• The windows are original.</li> </ul> <p><b>Non-Original / No Significance</b></p>	<p><b>Moderate significance</b></p>



	<ul style="list-style-type: none"><li>• Risers added.</li><li>• Secondary glazing added to windows.</li><li>• New opening created between the two front rooms.</li><li>• Modern bathroom fixtures and fittings.</li><li>• A bathroom has been added to the half landing including modern window, fixtures and fittings.</li></ul>	
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Table 9: Assessment of significance: Second Floor



Figure 14: Photographs of second floor. Clockwise starting at top left: front room showing modern doorway, existing en-suite which adjoins the front room, second floor landing, and half landing bathroom. (Source: Author's own)

**Third Floor**

Location	Features	Significance Rating
General	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• As originally intended, rooms contain even less architectural detail at this level, which is typical of houses of this period. Original plan form largely remains.</li> <li>• Original joinery in the hallway and windows to front elevation.</li> <li>• Original fabric remaining includes joinery (picture rail and doors) and fireplaces.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Secondary glazing installed to windows to front elevation.</li> <li>• Non original windows to rear elevation.</li> <li>• Modern fixtures and fittings, including bathrooms.</li> <li>• Modern bathroom installed to landing eroding plan form.</li> </ul>	<p><b>Moderate-low significance</b></p>

Table 10: Assessment of significance: Third Floor



Figure 15: Photographs of third floor. Top from left to right: landing, fireplace. Bottom: front room. (Source: Author’s own)

**Fourth Floor**

Location	Features	Significance Rating
Attic Rooms	<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Original plan form maintained.</li> </ul> <p><b>Non-Original / No Significance</b></p>	<b>Low significance</b>

	<ul style="list-style-type: none"><li>• Very limited original fabric remaining, with evidence of previous repairs and overhaul, modern plasterboard and joinery throughout.</li><li>• Windows are modern.</li><li>• Doors are not thought to be original.</li><li>• Hallway has modern additions throughout, including balustrading on stair case, skylight and services.</li></ul>	
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Table 11: Assessment of significance: Fourth Floor



Figure 16: Photographs of fourth floor. Top: front room, landing. Bottom: rear modern window. (Source: Author's own)

**Externals**

**Rear Garden**

Features	Significance Rating
<p><b>Original / Historic</b></p> <ul style="list-style-type: none"> <li>• Original plan form.</li> <li>• There is significance in its contribution to layout and plan form of the terrace.</li> </ul> <p><b>Non-Original / No Significance</b></p> <ul style="list-style-type: none"> <li>• Walls have been re-built at various points in past, including a section with modern brick to the rear.</li> <li>• Modern surface laid, approximately mid-twentieth century, possibly re-using original flagstones in new form.</li> </ul>	<p><b>Low significance</b></p>

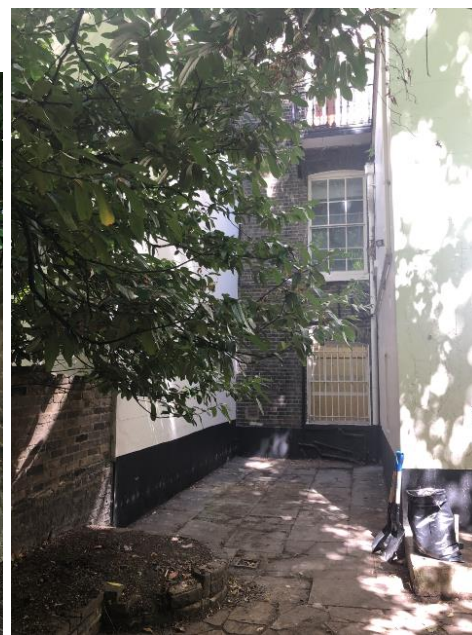


Figure 17: Photographs of Rear Garden (source: Author’s own)

**Elevations**

Heritage Value	Assessment of Heritage Value
<p><b>Historical</b></p>	<ul style="list-style-type: none"> <li>• Designed by one of the leading architects of the period, Thomas Cubitt.</li> <li>• Historically, the street was occupied by a number of notable individuals including Asher Asher, a Jewish physician and medical campaigner and Samuel Seaward, a civil engineer.</li> <li>• Today, the 15-23 Endsleigh Street is a student accommodation block for the Institute of Education (John Adam Hall). It is unclear when nos. 15-23 became under UCL’s occupation, but assumed to be mid-20<sup>th</sup> century.</li> <li>• The windows to the ground floor comprise two large panes of glass within the sashes. This is a historic intervention and may have</li> </ul>

	been a sign of wealth of the owners, as it used advanced glass and window manufacturing techniques of the time.
<b>Architectural and artistic</b>	<ul style="list-style-type: none"> <li>• This asset has high architectural interest. The front elevation retains its original architectural form, and it is constructed with brick with stuccoed ground floor and the end emphasised by pilasters and projected bays.</li> <li>• A cast-iron balcony runs along its whole length and symmetrical frontage of Georgian terraces, although a later canopy was added to no.14, which disrupts this architectural symmetry. It is unclear when this was added but assumed to be a later edition as it does not fit within the symmetry of the building. Cast iron supports decorated with art deco style patterning.</li> <li>• The Grade II terraces were built to form one entity as identified within the Historic England group listing.</li> <li>• The building is slightly recessed between no.13 and no.15 and is designed to be read as a group.</li> <li>• It retains its original roof line and chimneys.</li> <li>• It retains original windows and French doors apart from modern replacements at attic level.</li> <li>• The rear elevation is of less significance and is more utilitarian. The building was designed and intended to be admired from the front.</li> </ul>

Table 12: Assessment of Significance – Elevations

- 5.20. Overall the significance of the elevations of the building are **moderate-high for the front elevation, and low-moderate for the rear elevation.**

**Summary of Significance**

- 5.21. **The site is listed as part of a group. The special interest of the site, and the heritage asset of which it is a part, lies in its group value and architectural significance.** The site, and the terrace of which it forms a part, is one of the many terraces in the local area designed and built by the leading architect of the period, Thomas Cubitt. The significance of the heritage asset (no.13-23) is in its contribution to the character of the local area, which is surrounded by Georgian terraces and garden squares. This layout and form in turn contributes to the significance of the asset.
- 5.22. **The setting of the asset (no.13-23) makes a moderate-high contribution to its significance.** The significance of the setting lies mostly in the layout and form of the area with the grid-like street pattern and garden squares. This layout is largely as per Thomas Cubitt’s original design intent. 13-23 Endsleigh Street forms a semi-complete block of Georgian terraces, with 1-12 Taviton Street to the rear and 1-7 Endsleigh Gardens to the south.
- 5.23. **When considering the site as one part of the wider listed group, the overall significance of its internal areas is moderate.** Specific floors and features, such as the staircase and first floor rooms, hold the highest significance. Other floors, such as the attic, contain limited original fabric and are of low significance.

# 6 Assessment of Impact

## Introduction

- 6.1. The impact on the significance of 14 Endsleigh Street and the other identified heritage assets is appraised using an assessment methodology derived from the relevant policy and guidance. In particular, the following documents have been utilised in this appraisal:
- National Planning Policy Framework (NPPF) (2012)
  - National Planning Practice Guidance
  - Historic Environment Good Practice Advice in Planning: Managing Significant in Decision-Taking in the Historic Environment, Historic England (2015)
- 6.2. This chapter utilises three levels of harm, although **none of the works result in substantial harm to any of the heritage assets assessed**:
- Negligible harm.
  - Less-than-substantial harm.
  - Substantial harm.

## 14 Endsleigh Street

- 6.3. The following table, Table 13, sets out an assessment of the impact of works which involve interaction with original fabric. It also sets out a number of works which will provide heritage benefits to the property. The table should be read in conjunction with the DAS, schedule of works and other supporting technical documentation. The assessment highlights where the proposals are reversible.
- 6.4. It has been agreed with the Local Planning Authority that when the sui generis use of the building is no longer required, the building will revert to use as a dwelling (C3) and these interventions can be reversed. Works which are considered to be reversible are highlighted in Table 13 below.

Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
<b>Proposed works involving intervention to historic fabric</b>			
<b>Basement</b>			
<p><b>Lifting and lowering of basement flagstones; damp-proofing; and laying of a reversible floor.</b></p> <p>The flagstones will be numbered, carefully lifted and temporarily stored (as per a methodology agreed with LB Camden during pre-application discussions) whilst the ground level is lowered and damp-proofing measures carried out. Then the flagstones will be re-laid at a lower level (c.60mm lower than existing level) allowing a floating floor to be installed on top, with no other intervention to historic fabric required.</p>	<p>The flagstones have high significance.</p> <p>The basement level when considered as a whole, is of moderate significance.</p>	<p><b>Negligible harm.</b></p> <p>No loss of original fabric.</p> <p>No impact to the significance of the building.</p> <p>Temporary harm to flagstones when lifted. However, this impact is mitigated when they are reinstated like for like on completion of the works. Change in finished level will not result in harm.</p> <p>A damp proofing solution is proposed to address damp within the basement. This is detailed and justified within a separate damp survey.</p>	<ul style="list-style-type: none"> <li>• <b>Level access achieved</b> which provides an <b>inclusive space</b>, with no intervention required to any other historic fabric (e.g. joinery such as doors and door frames)</li> <li>• The flagstones will be <b>preserved long term</b> and fully reinstated at a lower level.</li> <li>• UCL is willing to accept a condition requiring the reinstatement of the flagstones at their original level should the building no longer be occupied by UCL as a dwelling.</li> <li>• <b>The proposed alteration is reversible.</b></li> <li>• Address damp proof issues to <b>ensure long term maintenance and the building’s longevity.</b></li> </ul>
<p><b>Addition of new plant unit to rear elevation at basement level.</b></p> <p>The new ventilation unit will serve the rear basement room which will be used as a servery. It will be located externally within the rear courtyard at basement level and will</p>	<p>The rear elevation is of low-moderate significance, whilst the garden space is of low significance.</p>	<p><b>Negligible harm.</b></p> <p>The ventilation route will re-use an existing opening in the rear elevation, resulting in no need to remove any original fabric for its installation. The unit is enclosed and will not be visible in views of the wider terraces.</p>	<ul style="list-style-type: none"> <li>• Comply with the <b>minimum standards of air circulation</b> which will <b>provide an acceptable working environment</b> for those working in the servery.</li> <li>• <b>No loss of original fabric</b> and the unit is freestanding.</li> <li>• <b>The proposed alteration is reversible.</b></li> </ul>



Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
<p>be enclosed by a joinery planter.</p>		<p>The fan unit itself will be freestanding and its enclosure will provide biodiversity and decorative benefits to the rear garden. A noise impact assessment has been submitted and demonstrated that it will comply with noise requirements.</p>	
<p><b>Installation of a new glass platform lift serving basement and ground level.</b></p> <p>The platform lift will be secured to the floor of the lightwell and will not be fixed to the elevation.</p> <p>The original railings will be repurposed to provide two gates for the lift, one at pavement level and the other at entrance level. The gates will match the existing gate into the basement lightwell.</p> <p>Within the lightwell, works to improve the user experience of this entrance will include laying a tiled floor, replacing the modern gates to the vaults with solid doors, and replacing the modern door to the basement with a heritage-style door.</p>	<p>The external façade is of moderate to high significance and contributes to the significance of the wider terrace when read as a group.</p>	<p><b>Less than substantial harm.</b></p> <p>Limited intervention to original fabric and no loss of historic fabric.</p> <p>The lift will be constructed of glass to reduce visible impact, albeit it will be an addition to the façade. Its storage position will be at basement level so that it is not visible in wider views of the terrace and the street other than when it is in use.</p> <p>The building is read as a group, and so the alteration is minor when the property is appreciated as part of a terrace.</p> <p>The alterations to the original railings will be carried out by a specialist. The visible change will be limited.</p>	<ul style="list-style-type: none"> <li>• Provision of <b>inclusive access</b> into the listed building.</li> <li>• Allowing <b>all to enjoy architectural and historical significance</b> of lower floors. Allowing greater appreciation of the wider terrace.</li> <li>• <b>Replace modern fabric</b> with more in-keeping alternatives.</li> <li>• When the sui generis use of the building is no longer required, UCL will accept a condition that requires the lift to be removed and railings reinstated.</li> <li>• <b>The installation of the lift is reversible.</b></li> </ul>
<p><b>Ground</b></p>			

Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
<p><b>Opening up of the partition between front and rear rooms at ground floor.</b></p> <p>The new opening will imitate the existing opening at first floor level. The opening at first floor has historically been closed up, but the decorative arch is still visible.</p> <p>The new opening will retain a downstand and nibs, retaining the original corncicing.</p> <p>The works will include the full redecoration and refurbishment of the two rooms. Where corncicing is missing in the rear room, it will be reinstated.</p>	<p>Initial investigative works have indicated that at least part of this partition is of modern construction. It also contains a modern hatch. At ceiling height, there is original corncicing. When considered as an entity in its own right, this partition is of moderate significance.</p> <p>The front room is of moderate-high significance whereas the rear room is of low significance.</p>	<p><b>Negligible harm.</b></p> <p>Limited loss of original fabric due to the partially modern construction of partition.</p> <p>Proposals continue to demonstrate original plan through retention of nibs and downstand.</p> <p>Significant architectural features, e.g. corncicing, retained.</p> <p>Modern interventions, e.g. hatch, removed.</p>	<ul style="list-style-type: none"> <li>• <b>Remove modern interventions.</b></li> <li>• <b>Preserve and enhance significant architectural features.</b></li> </ul>
<b>First Floor</b>			
<p><b>Repair to Juliette balcony and replacement of associated railings to rear at first floor.</b></p> <p>The existing balcony comprises a stone plinth supported by modern corroded steel arms. It is likely that the steel arms were added to seek to stabilise the balcony. A</p>	<p>The Juliette balcony and remaining railings although original, have been modified and are in a poor state of repair. The significance of the balcony is moderate.</p> <p>The first floor is of moderate-high significance, whilst the rear elevation is of low-moderate significance.</p>	<p><b>Negligible harm.</b></p> <p>Removal of the remaining original railings to the balcony. However, the railings are only partially complete, are degraded beyond repair and are unsafe.</p>	<ul style="list-style-type: none"> <li>• <b>Removal of unsympathetic modern fabric to the closet wing roof.</b></li> <li>• <b>Removal of unsafe fabric.</b> The existing balcony is unsound and existing railings are incomplete and hazardous.</li> <li>• Installation of replacement structural supports to balcony which create a <b>safe and usable balcony for future occupiers.</b></li> </ul>

Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
<p>portion of the original railings are missing, and remaining railings are corroded and unstable. Additional modern steps and railings have been added to create an access from the balcony to the closet wing roof. These will be removed.</p> <p>The existing support to the stone balcony will be removed and replaced with new. The railings will be replaced with matching railings which are taller and will comply with building regulations, to reduce fall risk.</p> <p>A structural statement has been submitted in support of this application to describe the proposed works to the balcony in more detail.</p>			<ul style="list-style-type: none"> <li>Replacement railings o infill the section which is currently missing will <b>reinstate the original architectural form</b> of the balcony.</li> </ul>
<b>Second Floor</b>			
<p><b>Sub-division of bathroom at second floor.</b></p> <p>A new partition will sub-divide the room to create an en-suite serving the front room which is accessed via an existing opening, and a separate WC accessed via the</p>	<p>The bathroom itself contains modern fabric and interventions (opening into adjacent room) and has low significance when read individually.</p> <p>The second floor is of moderate significance overall.</p>	<p><b>Negligible Harm.</b></p> <p>No removal of original fabric.</p> <p>There will be a change to original plan form through the addition of a partition. This can be reversed. It does not impact the way the plan form of the second floor is read as a whole.</p>	<ul style="list-style-type: none"> <li>Providing a <b>modern standard of living</b> enabling the property to be brought back into its <b>optimal use</b> as a residence (although the use class will be 'sui generis', it will include use as a dwelling).</li> <li><b>This intervention is reversible.</b></li> </ul>

Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
existing opening onto the landing. Installation of new bathroom fixtures and fittings and redecoration.		The new partition is a minor alteration and will have no impact on the wider significance of the second floor, building and terrace as a group.	
<b>Third Floor</b>			
<p><b>Installation of new ensuite bathroom to rear bedroom at third floor.</b></p> <p>This will involve the installation of new partitions within the rear room. Waste services will exit the building to meet external downpipe using an existing penetration in the rear elevation.</p>	<p>The third floor is of moderate-low significance. The significance of the rear room itself mostly lies in its contribution to the original plan form of the third floor. It contains minimal architectural features.</p>	<p><b>Negligible Harm.</b></p> <p>Minor harm to original plan form through the addition of partitions. However, this will not impact how the third floor is read as a whole.</p> <p>No removal of original fabric.</p> <p>No impact to significant architectural features.</p>	<ul style="list-style-type: none"> <li>• Providing a <b>modern standard of living</b> enabling the property to be brought back into its optimal use as a residence (although the use class will be 'sui generis', it will include use as a dwelling).</li> <li>• <b>This intervention is reversible.</b></li> </ul>
<b>Works that apply to the wider building</b>			
<p><b>Installing new risers.</b></p> <p>The new servicing strategy will include the consolidation of services, which will require risers running vertically through the building.</p>	<p>Original ceilings have varying significance, with those of the highest significance having decorative and architectural features.</p> <p>Floorboards vary in age and condition throughout the property. It has been agreed with the LPA that original floorboards will be retained and laid in the front room at first floor level. Original floorboards where present have moderate significance.</p>	<p><b>Negligible harm.</b></p> <p>Removal of limited original fabric.</p> <p>The location of the risers has been carefully considered to limit interaction with significant fabric, i.e. avoiding cornicing, and to be inconspicuous within rooms.</p>	<ul style="list-style-type: none"> <li>• <b>Consolidate all services</b> within the building, which are currently unconsolidated, numerous and unsympathetically installed.</li> <li>• Provide a <b>modern standard of living</b> and working.</li> </ul>

Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
<p><b>Works to windows and French doors.</b></p> <p>The proposals include the retrofitting of slim-line double glazing to original single-glazed windows in order to improve thermal efficiency and comfort for occupiers. This will involve the removal of existing glass and replacement with new glass panels.</p> <p>An acrylic panel will be fixed internally to the single glazed French doors.</p> <p>Three windows to the rear elevation will be replaced on a like for like basis as they are beyond repair.</p> <p>Original shutters retained and repaired.</p> <p>Please see the Window Schedule prepared by Saunders Boston Architects for further information.</p>	<p>Original windows and French doors have high significance. The windows at attic level have been replaced historically and have low significance.</p> <p>The windows and French doors contribute to the moderate-high significance of the front elevation and low-moderate significance of the rear elevation.</p>	<p><b><i>Less than substantial harm.</i></b></p> <p>Modification to original fabric.</p> <p>Original windows to be removed are beyond repair with replacements to be like for like.</p> <p>No visible changes when viewed in elevation.</p> <p>Minimal visible change when viewed from within the property.</p> <p>The shutters, a significant architectural feature, are retained and refurbished.</p>	<ul style="list-style-type: none"> <li>• <b>Improve thermal efficiency</b> of the building.</li> <li>• <b>Improve sustainability of the historic building.</b></li> <li>• <b>Improve comfort</b> for occupiers.</li> <li>• <b>Provide a modern standard of living.</b></li> <li>• <b>Refurbishment of the original shutters.</b></li> </ul>
<p><b>Works to upgrade doors in line with fire strategy.</b></p> <p>Works will include the replacement of some original doors in the basement and ground</p>	<p>Original doors have moderate significance, whilst modern doors have low significance. The front door is of high significance.</p>	<p><b><i>Negligible harm.</i></b></p> <p>Loss of some historic fabric.</p> <p>Some historic doors within the building, mainly at basement and attic level will be replaced</p>	<ul style="list-style-type: none"> <li>• Improve <b>safety</b> for occupiers.</li> <li>• <b>Reduce fire risk</b> for the building which could mitigate against total loss of the heritage asset should a fire take place.</li> </ul>

Scope of work	Summary of significance of area affected by proposed work	Level of harm	Public and heritage benefits delivered
<p>floors and modifications to doors to upgrade their fire resistance.</p> <p>Please refer to the Door Schedule prepared by Saunders Boston architects for further information.</p>		<p>with a sympathetic but fire-rated alternative.</p>	<ul style="list-style-type: none"> <li>• <b>Original and historic ironmongery will be retained</b> wherever possible.</li> </ul>

### Works that seek to preserve and enhance historic fabric and architectural features

- Sympathetic repair carried out by stone mason to enhance stairs. A methodology for the repair has been submitted in support of the application.
- Reinstating flag stones where they have been historically removed to create drains.
- The bulkhead and infills will be removed to enhance the rear drawing room at ground floor.
- Repair of ironmongery on stairs and replacement of non-original balustrades to attic and third floor.
- Redecoration throughout to showcase original features, such as the cornicing, ceiling rose and joinery, and enhance architectural significance of the building.
- Removal of redundant services and equipment and consolidation of new equipment.
- Repairs to roof and external envelope to ensure the building is properly maintained.
- Replace missing cornicing like for like, for example in the rear drawing room at ground level where this has largely been removed.
- Refurbishment and redecoration of fire places throughout building, where present and previously covered over (apart from at basement level).
- Reinstatement of original floorboards, which will be sanded and polished and laid within the main drawing room on the first floor.
- Removal of modern fabric and replace with sympathetic heritage alternatives throughout, e.g. modern doors to basement lightwell.
- Sympathetic repair to plasterwork throughout the property.
- Clear overgrown vegetation in the garden to bring it back into use.
- Reinstatement of garden walls using appropriate brick type.
- Remove modern handrails and steps to closet wing roof.
- Re-use existing pantry and shelving for its original purpose, as a food store.
- Replace metal grill doors to vaults in lightwell with sympathetic alternative.
- Replace modern tiles to main entrance threshold with heritage suitable alternative.
- Full overhaul of sash windows. A detailed drawing has been provided.

- Remove secondary glazing to bring back into use the original shutters.

**All of the above works result in a negligible impact to the listed building.**

Table 13: Assessment of Impact

- 6.5. Although in some instances, the proposals will have a less-than-substantial impact to the listed building, overall, the impact to the building as an individual entity is negligible.
- 6.6. The proposals offer considerable opportunities to maintain the significance of the building, and particularly its contribution to the significance of the wider group, by carrying out maintenance and repair works that will ensure its longevity and preserve its architectural features.
- 6.7. The works will enable the building to be brought back into use and will provide a modern standard of living and working spaces. The proposals will bring the building into a viable long term use which in part is also its original purpose, as a dwelling.
- 6.8. Throughout the building internally, the special architectural interest of the building will be retained and enhanced, with original features preserved and repaired where necessary.
- 6.9. Overall, on balance, the proposals will have a **negligible impact to the listed building.**

#### Group Listing (13-23 Endsleigh Street)

- 6.10. As discussed in Chapter 5 of this statement, the site is part of a group of terraces built by Thomas Cubitt, which are viewed and admired as one entity (13-23 Endsleigh Street).
- 6.11. Aside from the new lift, the proposals are contained to 14 Endsleigh Street and will not affect the significance of the listed group as a whole.
- 6.12. The new lift has been designed so as to have minimal visual impact. Constructed of glass and stored at basement level when not in use, it will have no visual impact on the terraces when admired as a group. It will be visible when viewed from the pavement directly adjacent to the property. As such it is concluded that it will have a less-than-substantial impact to the group. It is a reversible intervention.

#### Adjacent Listed Buildings (1-7 Endsleigh Gardens, 3-6 Endsleigh Street and 1-12 Taviton Street)

- 6.13. The significance of the setting of the nearby listed buildings derives from the layout and form of the terraced blocks and garden squares of Georgian Bloomsbury, designed and built by Cubitt. The proposals will not alter the layout or massing of the terraces and so will have a negligible impact on the setting of these properties.
- 6.14. As stated within Section 3 of this report, the proposed development includes a full refurbishment of the property, including its external envelope: repair and maintenance of the external façade, roof and windows; and re-building the garden wall. These works will enhance the significance of the terraced facade and thereby its contribution to the streetscape.
- 6.15. The addition of the lift will have a less-than-substantial impact to the group as a new addition to the façade. However it will only be experienced when viewed in close proximity as its design mitigates its impact through limiting its visibility particularly in distanced views. Overall, the proposals are considered to have a negligible impact.
- 6.16. The proposals will result **in negligible harm, and an overall a negligible impact on the setting and therefore significance of the adjacent heritage assets.**

#### Conservation Area

- 6.17. The Bloomsbury Conservation Area, is a heritage asset of high significance. However, the Conservation Area spans over 60 hectares, therefore, this report only assesses the impact on the



Conservation Area on a street-by-street basis, which includes Endsleigh Street. In Chapter 5 'Assessment of Significance', paragraph 5.21, it was concluded that Endsleigh Street had moderate significance.

- 6.18. The site is part of a larger group listing and also adjacent to the group listed terraces assessed. In the context of the Conservation Area, it is admired as part of the terrace, and as part of a nearly complete Georgian terraced block. The site's significance and its contribution to the conservation area is largely derived from this.
- 6.19. The works to preserve and enhance the external envelope of the property will have a positive impact to the character of the conservation area, and particularly Endsleigh Street. The addition of the lift will have a less-than-substantial impact to Endsleigh Street as a new addition to the otherwise original façade. However, the lift will only be experienced in close proximity. Its design mitigates its impact through limiting its visibility particularly in distanced views and thus its impact on views within the conservation area is negligible.
- 6.20. Overall, the proposals are considered to **have a negligible impact on Endsleigh Street, as part of the Bloomsbury Conservation Area.**

## Summary

### ***Impact to the Listed Building***

- 6.21. The proposals will have **a negligible impact to the listed building**. Although it is recognized that there will be very **limited instances of less than substantial harm**, some of which are reversible. The **limited incidences of less than substantial harm will be outweighed by the number of heritage and public benefits**, which are described in full in Chapter 8. All other elements of work will preserve and enhance the significance of the heritage asset.
- 6.22. **Overall, the impact to the listed building is considered to be negligible.**

### ***Impact to the Setting of Neighboring Listed Buildings***

- 6.23. The impact to the setting of neighbouring listed building is **negligible**.

### ***Impact to the Conservation Area***

- 6.24. The impact to the Bloomsbury Conservation Area, and specifically Endsleigh Street (as an assessed street) is **negligible**.

### **Overall Impact**

- 6.25. **On balance, the proposals will have a negligible impact with limited instances of less than substantial harm identified**. Overall, these isolated incidences can be overcome by the delivery of public benefits as identified in paragraph 195 of the NPPF paragraph 195 and listed in Chapter 8.

# 7 Planning Policy Assessment

## Introduction

- 7.1. This section assesses the proposals against the relevant planning policy. Key planning considerations are:
- Land Use (Sui Generis);
  - Heritage and Design;
  - Access and Accessibility;
  - Trees; and,
  - Sustainability.

## Applicant's Response and Policy Assessment

### Land Use (Sui Generis)

- 7.1. Policy 3.18 'Education Facilities' of the adopted London Plan (2016) states that "*development proposals which enhance education and skills provision will be supported*".
- 7.2. Intend to Publish London Plan (2019) draft Policy E8 'Sector growth opportunities and clusters' requires innovation. It states: '*London's role as a location research and development should be supported, and collaboration between businesses, higher education providers and other relevant research and innovation organisations should be encouraged.*' In addition 'London's higher and further education providers and their development across all parts of London should be promoted.
- 7.3. The Intend to Publish London Plan (2019) draft policy H9 'Ensuring the best use of stock' requires Boroughs to promote efficient use of existing housing stock to reduce the number of vacant and under-occupied dwellings.
- 7.4. Policy H3 'Protecting existing homes' of the Camden Local Plan (2017) states that "*the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by: resisting development that would involve a net loss of residential floorspace, including any floorspace provided as an ancillary element of another use, wherever the development involves changing the main use of separating the housing floorspace from the main use*".
- 7.5. The site is located within the Knowledge Quarter, an area centred around Kings Cross, the Euston Road and Bloomsbury in which education, research and medical uses are clustered.

### Applicant's Response

- 7.6. The application seeks a change of use from residential (C3) to sui generis. The sui generis use will be personal to UCL and the building will provide both a dwelling and meeting spaces for the university. Although the proposals are seeking a change of use, the proposals will not result in the loss of a dwelling. The proposals will fulfil a unique requirement for university provided dwellings.
- 7.7. The ground and basement floors will provide meeting rooms for the university. The meeting rooms will be centrally bookable. The building will retain its main entrance via the front door, with an additional entrance which will be fully accessible within the basement lightwell (accessed either via stairs or a platform lift). Whilst meetings are taking place, controlled access to the upper floors will be managed by university staff.

- 7.8. The sui generis use will support the wider function of the university, providing both important meeting space and residential accommodation for staff. The work of the university and the education function that it provides is of significant public benefit. The proposals will contribute significantly to the delivery of that public benefit.
- 7.9. The use is in-keeping with the character of the local area, which comprises a mix of D1 uses and student accommodation, B1 and to a lesser extent C3. The site is on the east side of the Bloomsbury Campus with many buildings in close proximity already in university use. The proposed use will support the function of the Central Activities Zone and the knowledge quarter. The proposed use will contribute positively to the activity and character of Bloomsbury, the borough and more widely London.
- 7.10. Additionally, the site is very well connected and close to public transport with Euston Station only a short walk to the north and several bus stops available on Tavistock Square.
- 7.11. UCL proposed that the change of use of the building to sui generis is personal to the university and will remain lawful for so long as the property is occupied by UCL in this manner. When this use comes to an end, the property will revert to its existing use as a dwelling (C3).
- 7.12. Overall, the proposed change of use meets the requirements of policy. The proposals will continue to provide a dwelling whilst providing additional space for university use. This supports the function of the CAZ and the knowledge quarter and provides significant public benefit.

## Heritage and Design

- 7.13. Section 4 of this report lists the relevant NPPF policies, particularly the ‘test’ where harm should be weighed against the public benefits of the proposals (paragraph 196).
- 7.14. Policy 7.8 ‘Heritage Assets and Archaeology’ of the current London Plan notes that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. This policy also ensures development identifies values, conserves, restores, re-uses and incorporates heritage assets, where appropriate.
- 7.15. The Camden Local Plan (2017) Policy D2 ‘Heritage’ seeks to preserve, where appropriate, and enhance Camden’s heritage assets and their settings. It states the Council should 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 resist development that would cause harm to the significance of a listed building through an effect on its setting.
- 7.16. Camden’s Design CPG sets out that the Council will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset affected, taking 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.
- 7.17. Camden will expect original or historic features to be retained and repairs to be in matching material and for proposals “to seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them” (paragraph 3.28). It states that listed building applications should be fully justified and demonstrate how the proposals would affect the significance of a listed building and why the works or changes are desirable or necessary.

- 7.18. Material weight will be given to the Bloomsbury Conservation Area Appraisal and Management Strategy as the site is located within Sub-area 2 of the Bloomsbury Conservation Area. The management plan states in paragraphs 5.28 – 5.34 sets out that development proposals must preserve or enhance the character or appearance of the conservation area. The appraisal sets out the expectation that original architectural features and detailing will be “*retained, repaired, protected, or refurbished in the appropriate manner and only replaced where it can be demonstrated that they are beyond repair*” (paragraph 5.33).

### **Applicant’s Response**

- 7.19. As discussed and concluded within the impact assessment chapter, the proposals will result in **limited incidences of less than substantial harm** to the significance of 14 Endsleigh Street, **of which most are reversible**. When considered holistically, **the proposals will result in a negligible impact to the listed building**.
- 7.20. They will have a **negligible impact on the Conservation Area and on the setting of neighbouring listed buildings**.
- 7.21. The underlying principle for the works is to preserve and enhance architectural and historic features wherever possible. The refurbishment works will include repairs to original fabric in order to enhance significance, for example repairs to stonework, corncicing, windows, flagstones. The proposals will seek to showcase artistic and original features such as the ornate plaster work and ironmongery to stairs. The proposals will also showcase the original floorboards within the property, by exposing these in the front drawing room at first floor. The proposed finishes and redecoration throughout will seek to enhance the significance of the building.
- 7.22. The works will include repairs and maintenance to the external envelope to ensure the longevity of the building and to prevent further damage to historic fabric. For example, repairs will be made to the rooves and windows where there is evidence of water ingress and damage to building fabric. These works are essential and will ensure that the building continues to contribute to the character of the Conservation Area, and can continue to be enjoyed by many generations to come.
- 7.23. The proposals will seek to remove unsympathetic modern fabric wherever possible and consolidate services within the building. For example, the proposals will include the removal of ad hoc servicing installations within the grand entrance hallway, closet wings, basement and attic landing, and will include the removal of bulkheads and infills to the chimney breast in the rear room at ground floor. The proposals include a new servicing strategy for the building and all new services will be consolidated and located so as to have minimal visual impact, and minimal interaction with historic fabric. The new servicing strategy will both enhance the significance of the building, and enhance the standards of living for future occupants and users. The new services are necessary to enable the building to be occupied once more.
- 7.24. After spending a number of years vacant, the proposals will bring the building back into use. The described use class is ‘sui generis’. The use of the building will be as a dwelling with centrally bookable meeting rooms at ground and basement floor for the university. Very few of the terraces in the surrounding area remain in residential use, and if they do, they are often sub-divided into multiple dwellings. Partly this is due to the expansion of the universities in Bloomsbury throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries, and it could also relate to trends for residential living and the cost of upkeep of listed buildings. The proposals seek to bring the asset back into its optimal viable use (primarily as a dwelling) with the addition of meeting rooms for university staff. The proposed use will reflect that for which it was originally intended and this is a significant public and heritage benefit.

- 7.25. The proposals have been developed carefully with respect to original plan form and wherever possible seek to retain and enhance the original plan form. However, the proposals will include minor alterations to plan form in order to meet the requirements of modern standards of living and the use of the basement and ground floors as meeting rooms. To accommodate this use, larger accessible bathrooms are to be provided in the closet wing at ground and basement level. This will involve the addition of partition walls in these spaces, which in their current state of disrepair, lack original features and have low significance.
- 7.26. Other minor alterations to plan form include the addition of an en-suite bathroom to the rear room at third floor, and reconfiguration of the existing bathroom at second floor to create both an en-suite and a WC. The third floor bathroom will be located so as to have minimal interaction with original fabric and will re-use existing penetrations to meet the external down pipe. This room contains no architectural features other than the skirting and fire place and surround. The new partitions will be inserted carefully into the room to avoid harm to remaining original fabric. The new second floor bathroom will result in the addition of a partition sub-dividing the existing room.
- 7.27. The final alteration to plan form is the opening up of the front and rear drawing rooms at ground floor through the creation of an archway. The downstand (and therefore corncicing) and nibs will be retained so as to demonstrate the original plan form. The introduction of the archway reflects a historical opening made in the same partition wall at first floor level and subsequently blocked up. This alteration was a common intervention within Georgian Townhouses and although it will result in the loss of some original fabric, the sense of plan form is retained whilst artistic details are retained in situ (cornicing). This partition has already been modified previously with evidence of modern plasterboard in some areas and a hatch.
- 7.28. Overall, the minor alterations to plan form in these limited areas will result in negligible harm where new partitions are proposed to be inserted, and a minor instance of less-than-substantial harm where original fabric will be removed at ground floor. This is outweighed by the multiple heritage benefits delivered throughout the rest of the building.
- 7.29. To support the use of the ground and basement floors as meeting spaces, two other interventions are proposed that will enable *inclusive access* to these floors.

These are discussed in turn below:

- i) insertion of a new platform lift serving ground and basement level in the front lightwell; and,
  - ii) re-levelling the flagstone flooring within the basement to accommodate damp proofing measures and level access.
- 7.30. Firstly, the platform lift. This element of work has been very carefully developed so as to minimise interaction with original fabric and to minimise visual impact. The lift will be entirely reversible meaning that the installation will not cause long term harm to the listed building fabric. The lift will also have minimal visual impact being constructed of glass and always returning to its lowest position whilst not being used. Alterations will be made to the existing railings by an ironmongery expert to create two gates so that users can access the lift at pavement level. The railings will be retained in situ and can be re-instated, without the gate access, should the lift be removed. The design of the lift and associated works is intended to preserve the significance of the listed building and views within the conservation area, and is reversible. It is recognised that the lift is a modern addition to the main façade, and consequently, when considered in isolation will result in less-than-substantial harm to the heritage asset. However, this is overcome through the provision of numerous public and heritage benefits of the wider works. The lift itself will deliver considerable public benefits, namely the provision of inclusive access to two floors within the terrace, where it is currently only accessible via stepped access.

- 7.31. Secondly, the re-levelling of the flagstones. This element of the work is essential to create level access within the basement which has not been used for decades. Again, the proposals have been carefully developed to ensure that the original flagstones are retained and enhanced in situ. Although the flagstones will be lifted and re-laid, care will be taken to ensure they are re-laid exactly as per their original installation. The flagstones will be laid at a slightly lower level than previously (c.60mm). This will allow a floating timber floor to be installed over the top of the stones at the correct level to provide level access throughout, without causing any harm to any other original fabric, such as doors, door thresholds, architraves and skirting. A damp proof solution will be installed beneath the re-laid flagstones to resolve the damp present and to enable the space to be re-inhabited. A damp proof survey has been submitted in support of the application accordingly. Overall the proposals will preserve and enhance the original flagstones, and will allow the basement to be brought back into use.
- 7.32. The proposals have also given consideration to their impact on the Bloomsbury Conservation area and the setting of neighbouring heritage assets. The site's contribution to the character of the Conservation Area is primarily through its role as part of a group of terraces, and its contribution to the function and vitality of this area of Bloomsbury. Overall the proposals will enhance the site's contribution to the character of the Bloomsbury Conservation Area, and the setting of the neighbouring listed buildings, through the refurbishment of the external envelope and through bringing the site back into a quasi-residential use (*sui generis*). The introduction of the lift at basement level will have a negligible impact on views within the Conservation Area, as it will rarely be in use and will be stored at basement level so as to remain out of sight.
- 7.33. The applicant has sought to consult with LB Camden throughout the design development process. The proposals have been subject to a number of pre-application meetings with planning and conservation officers at LB Camden, and developed in accordance with feedback.
- 7.34. Overall, the proposals will result in limited and minor instances of less than substantial harm, some of which are reversible, to 14 Endsleigh Street. All other elements of work seek to preserve and enhance the significance of the heritage asset, the setting of nearby listed buildings and the character of the conservation area. The minor instance of less than substantial harm are outweighed by the considerable heritage and public benefits as demonstrated in Table 13. Public benefits are outlined in full in Chapter 8.

### **Accessibility and Inclusivity**

- 7.35. Paragraph 127 of the NPPF (2019) states that planning decisions should ensure that development creates a place that is inclusive and accessible and promotes health and well-being with a high standard of amenity for existing and future users.
- 7.36. The London Plan Policy 3.1 'Ensuring equal life chances for all' seeks to protect and enhance facilities and services that meet the needs of particular groups and communities.
- 7.37. London Plan (2016) Policy 3.5 'Quality and Design of Housing Developments' states that the design of all new dwellings should take into account factors relating to 'arrival' at the building and the 'home as a place of retreat'.
- 7.38. Camden Local Plan Policy C6 'Access for all' seeks to promote fair access and remove barriers that prevent everyone from accessing facilities and opportunities. The Council therefore expect "*all buildings and places to meet the highest practicable standard of accessible and inclusive design so they can be used safely, easily and with dignity by all.*"
- 7.39. Draft London Plan Policy GG1 'Building strong and inclusive communities' states that planning and development must:

***“Support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.”***

- 7.40. Draft London Plan Policy D5 ‘Inclusive Design’ seeks to ensure proposals achieve the highest standards of accessible and inclusive design by being *“convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment”*.

### **Applicant’s Response**

- 7.41. The proposals include the addition of a platform lift within the front lightwell serving ground and basement floors. This will provide level access to two floors within the 6 storey building. Currently, access to the ground and basement floor is via two steps up to the main entrance door or stairs leading from the pavement to the lightwell.
- 7.42. Care has been given to the design of the lift to ensure that it respects historic fabric, whilst providing access for those who are unable to use stairs. Consideration has been given to providing sufficient space for turning circles within the lightwell and ensuring the width of the basement door is sufficient.
- 7.43. The provision of inclusive access will provide considerable public benefit. It enables those who cannot usually access Georgian terraces such as these within Bloomsbury, access to a Grade II listed building. The addition of the platform lift will ensure that all users can access the building and appreciate its heritage and architectural features.
- 7.44. Consideration has also been given to providing a level floor within the basement through the addition of a floating timber floor, and the provision of inclusive WC’s at both ground and basement level.
- 7.45. Overall, the proposed lift is both national and local policy compliant as it improves accessibility and inclusivity for users of the building. The design has been carefully considered to ensure it will not impact on the historic fabric of the building. The improved accessibility of the building will deliver significant public benefit.

### **Trees**

- 7.46. Policy 7.21 ‘Trees and Woodlands’ of the London Plan (2016) states that trees should be protected, maintained and enhanced. Existing trees of value should be retained.
- 7.47. Policy A3 ‘Biodiversity’ of the Camden Local Plan (2017) states that the Council will protect, and seek to secure additional, trees and vegetation.
- 7.48. Policy D2 ‘Heritage’ of the Camden Local Plan (2017) states that in Conservation Areas the Council will preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.
- 7.49. Intend to Publish London Plan (2019) Draft Policy G7 ‘Trees and woodlands’ states that *“development proposals should ensure that, wherever possible, existing trees of value are retained”* and if it is necessary for trees to be removed *“there should be adequate replacement based on the existing value of the benefits of the trees removed”*.

### ***Applicant's Response***

- 7.50. The application is supported by an Arboricultural Survey which has been prepared by AECOM. The survey sets out the direct and indirect impacts of the proposed development on the trees on or immediately adjacent to the site. The report includes suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate.
- 7.51. As identified within the report, it is proposed to remove one 'Category B' (moderate quality), five 'Category C' (low quality) and one 'Category U' (unsuitable for retention) trees from the site to facilitate the proposed works to the rear garden including the repair and reinstatement of the garden wall where this has been undermined structurally by the trees. Five of the trees to be removed are within the garden wall of 14 Endsleigh Street, with the exception of two trees, which are located immediately outside the site boundary.
- 7.52. In compliance with local planning policy, tree removals will be mitigated with a high quality scheme of new tree planting and associated landscaping works on land within UCL's ownership (outside of the site boundary). As agreed with LBC, this will be secured through a S106 agreement. The locations of the new trees are included in the DAS.

### **Sustainability**

- 7.53. At the heart of the NPPF is the presumption in favour of sustainable development.
- 7.54. Camden Local Plan Policy CC1 'Climate Change Mitigation' requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 7.55. Camden Local Plan Policy CC2 'Adapting to Climate Change' requires all development to be resilient to climate change. The Council will promote and measure sustainable design and construction by ensuring non-domestic developments achieve a BREEAM rating of 'excellent'. The Policy also encourages expecting non-domestic developments of 500 sqm of floorspace or above to achieve 'excellent' in BREEAM assessments and encouraging zero carbon in new development from 2019.
- 7.56. Camden's Sustainability CPG recognizes that energy efficiency measures for existing buildings will be bespoke to the building and that sensitive improvements can be made to historic buildings.

### ***Applicant's Response***

- 7.57. The existing building is in need of full refurbishment. The traditional construction of the building means there is currently no wall, floor or roof insulation and single glazed windows. The overall energy demand is high. The proposals will increase the buildings energy efficiency by improving the buildings airtightness and insulating levels and include retrofitting double glazing to existing windows. The energy saving measures are not considered to put the visual appearance or significance of the historic building fabric at risk or harm.
- 7.58. UCL acknowledges that in order to improve its Energy Performance Certificate (EPC) rating and thermal performance across campus, it will need to intervene with its existing estate rather than merely focusing on new buildings. Therefore, the proposed works will improve the resilience of the building, enhance the thermal performance of the building and improve the future maintenance of the building.



- 7.59. The new retro-fitted slim-line double glazed units and draft proofing measures will reduce heat loss whilst retaining the original windows. As a result, the double glazing being provided will deliver significant benefits relating to comfort and energy efficiency for the Site’s occupants whilst ensuring the significance of the building and positive contribution to the Conservation Area is maintained.
- 7.60. The importance of improving the thermal performance of existing buildings is recognised on a national, regional and local scale. The benefits to the thermal performance and energy efficiency of the building are also a considerable public benefit.

# 8 Summary of Public Benefits

## Summary of Public Benefits

- 8.1. The proposed works will result in isolated elements of less than substantial harm to the special interest of 14 Endsleigh Street. Overall, the proposals will result in a negligible impact to the building, neighbouring listed buildings and the Bloomsbury Conservation Area. This is further discussed in Table 13 and Chapter 6 of this Statement.
- 8.2. The isolated elements of less than substantial harm are outweighed by the public and heritage benefits this scheme would deliver, therefore adhering to the test under the NPPF paragraph 196. These benefits are summarised below.
  - The proposals provide the opportunity to better **reveal the special interest** of the building.
  - **Historic and original features will be retained and restored** where possible.
  - Modern additions to the building which are **not in keeping with the character of the building are being removed**.
  - **Preserve and enhance the character** of the building by emphasizing its **historic connection to residential use**.
  - Work being undertaken is **reversible and can be reinstated if required**. This includes additional partitions.
  - **Increase investment into this importance heritage asset** to ensure its viability for its original purpose into the twenty first century.
  - Repairing degraded historic fabric to **minimise any loss of historic fabric in the future**.
  - The proposals will contribute to the **maintenance of the heritage asset**, ensuring its longevity and enhancing its contribution to the Conservation Area.
  - The proposals will **improve the sustainability and energy efficiency through the introduction of double glazing and improved roof insulation**, therefore contributing towards UCL's vision to be zero carbon by 2030.
  - Setting a **precedent for retrofitting historic buildings** within the UCL estate with modern day sustainability standards.
  - Aligns the building with **modern health and safety, and fire safety standards**.
  - **Responsibly investing and acting as the care-taker** of the building by ensuring it is maintained and the original fabric is being preserved.
  - The refurbishment will act as an **important contribution to the Bloomsbury Conservation Area** and the setting of the neighbouring listed buildings.
  - The proposals will **showcase and preserve architectural features** through the sensitive repair and sympathetic redecoration which is being undertaken.

- The residential use alongside the sui generis use at ground floor and basement level means the building will **support the wider role and function of the University and thus bringing benefits to the wider area of Camden and London.**

## 9 Summary and Conclusions

- 9.1. The site comprises a Grade II listed Georgian terrace which is listed as part of a group. It has been vacant in recent years and is in a poor state of repair. UCL has recently acquired the property and seeks to undertake a full refurbishment in order to responsibly care for the heritage asset. Full planning and listed building consent is sought for:

*"Change of use of 14 Endsleigh Street from residential (use class C3) to sui generis and the full refurbishment of the building comprising: maintenance and repair works to the external envelope including the roof, façade and windows; redecoration, re-plumbing and re-wiring throughout; installation of new kitchen and bathroom fittings and fitted furniture; minor alterations to the internal layout including the removal of a ground floor partition, installation of new partitions at third floor to create an en-suite bathroom; the installation of a platform lift to front lightwell to serve ground and basement floors; installation of one plant unit to rear at basement level; re-building the garden wall to the rear; and removal of 7no. trees in the rear garden and associated works".*

- 9.2. The proposals seek to provide a combination of uses for the university comprising a dwelling on the upper floors, and meeting rooms on the ground and basement floors. It is proposed that the sui generis use will be personal to UCL, and on the use ceasing to be required, the building will revert to its former lawful use as a dwelling (Use Class C3). Although the proposals are seeking a change of use from C3 to sui generis, the proposals will not result in the loss of a dwelling and will fulfil a unique requirement for university accommodation.
- 9.3. The proposals include the removal of seven trees, of which one is of some value. UCL are seeking to replace these trees with eight new trees of equivalent value (over time), off site. The location of these is to be agreed via a S106 and is indicated within the DAS.
- 9.4. The design has been developed by working closely with LB Camden and the proposals have been adapted accordingly throughout the pre-application process.
- 9.5. Overall, the proposals will have a **negligible impact on the listed building, the neighbouring listed buildings and the Bloomsbury Conservation Area**. This statement has identified **limited instances of 'less than substantial harm' to specific fabric within 14 Endsleigh Street. Some of which are reversible** as identified in Table 13. As set out in NPPF paragraph 196, **this harm should be weighed against the public benefits of the proposal**. The public benefits have been set out in Section 8 of this Statement alongside additional heritage benefits. It is concluded that they outweigh the temporary and isolated instances of 'less than substantial harm' identified.
- 9.6. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals, as well as the site itself, have been described within this Heritage Statement. This includes an assessment of the contribution the setting and the site makes to this significance. The impact on this significance has been assessed in Chapter 6.
- 9.7. For these reasons, it is considered that planning and listed building consent should be granted for these proposals.

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## Real Estate

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