



Heritage Statement

60 Delancey Street,
NW1

October 2020 | Project Ref 5090A

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1.0

1. Introduction

- 1.1** This Heritage Statement has been prepared by Heritage Collective on behalf of the client, David Brooks. It concerns 60 Delancey Street, NW1 7RY (henceforth referred to as 'the Site'). The Site is a grade II listed building (a designated heritage asset) which is a terraced house which is part of a run of similar properties officially known as Numbers 40-60. It falls under the jurisdiction of the London Borough of Camden (LBC) and is within the Camden Town Conservation Area.
- 1.2** The proposed works of alteration are confined to the interior of the property and comprise spot lights with associated concealed wiring. The proposal therefore seeks consent for the principle of installing spot lights into the internal listed fabric.
- 1.3** 60 Delancey Street recently had Planning and Listed Building Consent applications approved for the erection of lower ground floor extension and internal alterations (2018/1825/P and 2018/2386/L) and subsequently for a gambrel type roof extension (2019/4670/P and 2019/5087/L). The work relating to the roof extension is still pending, however the alterations approved under the earlier consents has been fully implemented. The works included the full repair and restoration of the house which has greatly improved its condition and enhanced its heritage significance through the repair of original items, such as the staircase, plasterwork and internal joinery. Some earlier changes have, however, eroded its significance.
- 1.4** As part of the internal refurbishment, the applicant has installed a general scheme of spot lighting throughout the property in conjunction with the retention of room sizes, original plan form and proportions at the request of the conservation officer (see 2018 consented scheme). It should be emphasised that no original light fittings were removed and indeed the light fittings which were removed comprised surface mounted track and directional spotlights that were much more intrusive in terms of their effect on the building's historic character.
- 1.5** LED spot lights are preferable from the perspective of electrical safety within the bathroom, overall energy efficiency and in terms of lowering the potential fire risk associated with halogen lamps or traditional light bulbs. Spot lighting is therefore

the preferred means of illumination within the property. Within the basement level, due to low ceiling heights, anything other than spotlights would be impractical.

1.6 The proposals are summarised and discussed in more detail in Section 5 of this report.

1.7 The proposals are subject to listed building consent and this Statement has been prepared to accompany that application. A visit to the Site was undertaken by the author of this report on 18 September 2020 where observations were made on location of the spot lights and the impact this has on the building's special interest. Along with archival and desk-based research, the observations made have helped to inform the value-based judgements presented herein.



2.0

2. Relevant Planning Policy Framework

- 2.1** Legislation for the historic built environment is contained with the Planning (Listed Building and Conservation Area) Act, 1990 (The Act). Sections 16(2) is relevant.
- 2.2** Section 16(2) places a duty on the decision maker 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 possesses.” There is a strong presumption against the grant of permission for works of alteration, extension or demolition that would harm the listed building though the presumption can be overcome if the harm is mitigated or outweighed by public benefits, as is explained in the National Planning Policy Framework (NPPF).
- 2.3** Section 72 concerns conservation areas and requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of that area. In this case, the works relate wholly to the interior and the character and appearance of the conservation would not be affected.

The National Planning Policy Framework 2019 (NPPF)

- 2.4** The NPPF is the principal document that sets out the Government’s planning policies for England and how these are expected to be applied.
- 2.5** Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are ‘*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*’.¹
- 2.6** For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any

¹ *Significance* is defined in Annex 2 of the NPPF 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.”

heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

2.7 Paragraph 192 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.² The paragraph reiterates the well-established principle that new development can make a positive contribution to local character and distinctiveness.

2.8 Under 'Considering potential impacts' the NPPF emphasises in paragraph 193 that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.³

2.9 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.⁴

2.10 Harm is defined by Historic England as a change which erodes the significance of a heritage asset (*Conservation Principles* paragraph 84). In all cases, it is relevant to remember that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

² *Conservation* (for heritage policy) is defined in Annex 2 of the NPPF as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

³ This is supported in case law, e.g. *Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others* [2014] EWCA Civ.137

⁴ The National Planning Practice Guidance (NPPG) describes public benefits as "anything that delivers economic, social or environmental progress" (<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/>)

2.11 Paragraph 018 of the National Planning Policy Guidance (ref: 18a-018-20190723) confirms that within each category of harm, the extent of harm may vary and should be clearly articulated. In order to assist with this articulation of the exact level of harm, specifically with reference to the 'less than substantial' bracket, the following table has been developed by Heritage Collective and has been applied, when relevant, to the assessment presented herein:

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as noticeable or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

2.12 A neutral effect on significance would equate to no harm and positive changes have the potential to enhance significance, resulting in heritage benefit that would contribute to the overall public benefit of the scheme as a whole.

London Plan 2016

2.13 Chapter 7 of the London Plan deals with London's '*living spaces and places*'.

2.14 Policy 7.8 deals with 'Heritage Assets and Archaeology' and comprises three parts, Part 3 deals with planning decisions, and states:

- C. *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D. *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- E. *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

Draft London Plan (due to be published in 2020)

2.15 Policy HC1 'Heritage conservation and growth' requires:

- C. *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' 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.*

Local Planning Policy

2.16 Relevant local policy is contained within the following:

- Camden's Local Plan (July 2017) – Policy D2 relating to heritage, which recognises Camden's wider historic environment and sets out to ensure that its heritage, including but not limited to listed buildings, will be conserved; and Policy D1 relating to design, which requires development to preserve or enhance the historic environment and heritage assets.
- Camden Planning Guidance Design (November 2018) – includes Chapter 3 which relates to Heritage.



3.0

3. History and Development

The Area

- 3.1** Located in Camden, this part of London was largely rural in character until the late 18th century. Around this time the expansion of London reached the area and the open fields began to be developed for new housing. Local landowners started selling leases for the construction of new residences, mostly of a fairly high density, and the area around what is now the High Street was quickly developed. By 1801-1804 terraces had been built in Gloucester Place (now Crowndale Road) and houses had been constructed either side of the High Street. By the time of the opening of the Regent's Canal (1820) much of the surrounding land had been built up and was largely urbanised.
- 3.2** Delancey Street was part of an area that did not see development until after the railway arrived in the 1830's, which generated increased speculative development.

Cartographic Evidence

- 3.3** The footprint of 60 Delancey Street has not notably altered since its construction owing the constraints of the Site, with the exception of the recent addition of a lower ground floor extension.
- 3.4** There were very few changes in the area between the OS Maps of 1870 and 1914 (**Figures 1 & 2**). The most notable change within close proximity to the Site was the expansion of the railway line and addition of a new tunnel and sidings to increase the capacity on the LNWR approach to Euston Station during the 1870s and 1880s. This led to the demolition of houses along the south side Mornington Terrace, Park Place West, and a small number of houses along Gloucester Gate.
- 3.5** The terrace sustained some minor blast damage during the Second World War as a result of Nazi bombing.



Fig. 1 1876 OS map (London XXV surv. 1870)

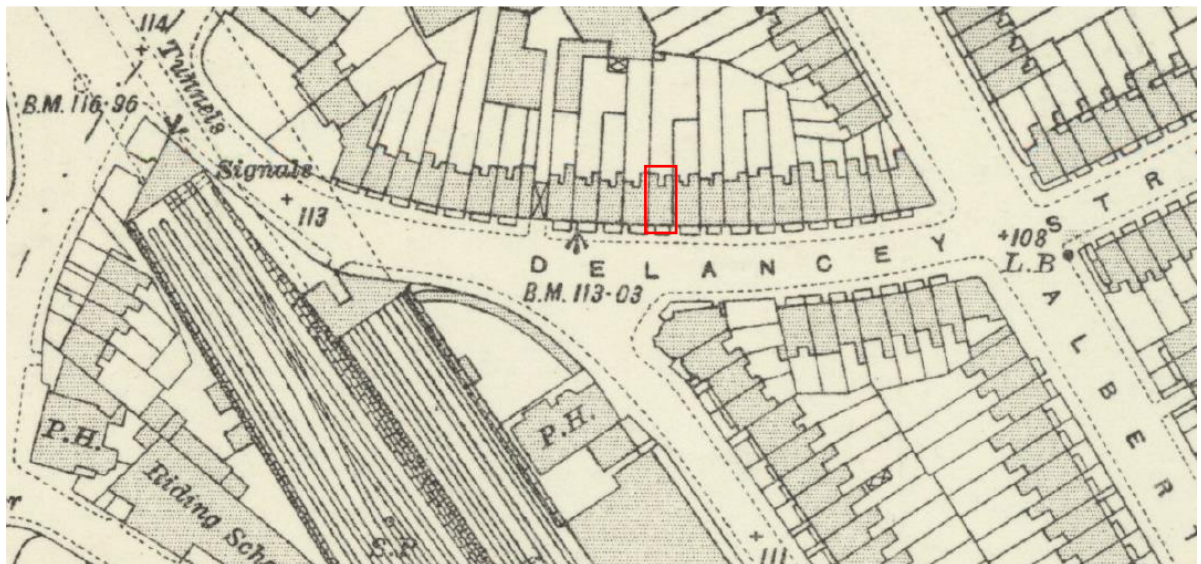


Fig. 2 1916 OS Map (London V.5 surv. 1914)

Archival Evidence

3.6 The photographs included below, at **Figures 3** and **4**, were taken in 1974 and clearly show that few changes have been made to the external appearance of the house since that time.

3.7 The front elevation largely remains unchanged, but it is clear that improvements to the overall condition of this elevation have been made. The rear elevation also remains relatively unchanged, with only obvious alterations being the removal of a lean to on the right hand side (when looking north to south) and an extension on the left hand side, and the recent addition of a new lower ground floor extension.



Fig. 3 Photograph c.1974. LMA 2019



Fig. 4 Photograph c.1974. LMA 2019

3.8

Although not clear, at the time of the photograph it appears that there were wooden planks laid across the roof of the house (**Figure 5**). This may suggest that some work was carried out to the roof at this time. **Figure 6**, in which No. 60 is highlighted, indicates that by the mid 20th century most of the original butterfly roofs remained intact, however, this is no longer the case.



Fig. 5 Photograph. C1974 focused on roof area



Fig. 6 Aerial view of Delancey Street taken in 1946 (Britain from Above EAW000624)

60 Delancey Street – current conditions

- 3.9** 60 Delancey Street has recently undergone work that has greatly improved the condition of the building (LPA Refs: 2018/2386/L and 2018/1825/P). Historic fabric has been repaired and restored both to the exterior of the building and the interior, including work to repair original features such as staircases, balustrades and mouldings. A small lower ground extension was also added as part of the proposals.
- 3.10** The construction of a new gambrel roof to accommodate an additional bedroom with en-suite bathroom (2019/4670/P and 2019/5087/L) has not yet been implemented.



4.0

4. Assessment of Significance

- 4.1** Referring back to paragraphs 2.16-2.18 of this Statement, it is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.
- 4.2** Change is only considered to be harmful where it erodes or negatively affects a heritage asset's significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability of the asset to accommodate change.
- 4.3** This Section considers the significance of 60 Delancey Street with reference to the NPPF and the heritage values identified within it, which are Architectural, Artistic, Historic and Archaeological.
- 4.4** 60 Delancey Street (Figure 6) was listed grade II on 14 May 1974 as part of the terrace officially known as Numbers 40-60 and attached railings. The list description is as follows states:

'Terrace of 11 houses, No.40 with a shop. Mid C19. Yellow stock brick with rusticated stucco ground floors. Continuous stucco cornice and blocking course; Nos 40, 50 and 60 cut back. Some with mansard roofs and dormers. 3 storeys, attics and basements. 2 windows each. Doorways have stucco pilasters carrying entablature: pilaster-jambes carrying cornice-heads, overlights and panelled doors. Architraved sashes, 1st floor with console-bracketed cornices and cast-iron balconies. No.40 has a timber shopfront on a splayed corner with pilasters carrying an entablature with projecting cornice; shop window altered but having a panelled dado below. 2-window return. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with cone finials to areas. HISTORICAL NOTE: poet Dylan Thomas lived at No.54 in 1951-2 (GLC plaque); the garden had a Romany caravan.'



Fig. 7 60 Delancey Street prior to roof works approved under 2019/4670/P

4.5 Architectural Interest: 60 Delancey Street is of architectural value owing to the quality of its external form and appearance as part of an early Victorian townscape in the Regency style. Its primary (south) elevation is of particular importance (**Figure 7**). It is of group value with the other terraced properties on the road, which were completed c.1840, and together form a harmonious group of substantial brick and stucco faced dwellings of common material, form and composition (**Figure 8**). The group includes the separately listed terraced properties at Nos. 62-82 and No. 84 which are contiguous.

4.6 The common composition has somewhat been affected by the addition of mansard roofs (*cf.* **Figure 6**). Most of the houses on the terrace have this addition, with one other (no.50) appearing to retain a butterfly roof, although this cannot be seen from street level due to the parapet. This has led to an inconsistent appearance to

the terrace and has had a slight negative affect on the group value of the properties.



Fig. 8 Delancey Street terrace looking east to west with the Site identified

4.7

The interior of No.60 is altered but does retain original features such as the staircase, balustrade, mouldings and two fireplaces. The principal elements of its original internal arrangement remain and so it is still possible to 'read' the original plan form and circulation of the building. The butterfly roof structure was recently repaired although consent has been granted for this to be replaced by a gambrel roof. During the repair of the existing roof the lath and plaster ceiling at second floor level was replaced with plasterboard (**Figures 9 & 11**) but it is intended to reinstate this with lath and plaster when the new roof is constructed. The reinstated ceiling will retain the authentic Regency character of the original construction.



Fig. 9 Photo of rafters taken by client prior to the consented removal of the butterfly roof.

- 4.8 Artistic Interest:** 60 Delancey Street is of no particular artistic value, but quality craftsmanship is apparent in its primary construction, notably the street frontage.
- 4.9 Historical Interest:** It is of historical value as part of a mid-19th century planned development for the urban expansion of London during the early Victorian period. It has no known historic associations of note, but Dylan Thomas did reside at no.54 between 1950-51.
- 4.10 Archaeological Interest:** The Site is of no particular archaeological interest. It is of evidential value as part of a consistent and formally developed 19th century estate.

The Camden Town Conservation Area

- 4.11** The introduction of internal spotlights to No. 60 Delancey Street have had no effect on the character and appearance of the conservation area. A summary of the character and appearance of Camden Town Conservation Area has been set out

below with reference to Camden Town Conservation Area Appraisal and Management Plan.

4.12 The conservation area was first designated in 1986 and a detailed Appraisal was prepared in 2007. Delancey Street is located towards the north-western side of the conservation area, in Residential Sub Area 2, with Mornington Terrace to the south and Camden High Street to the east. The area is bounded to the west by the railway line and Regent's Park.

4.13 The Appraisal describes the prevailing character of Sub Area 2 as:

"largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest."

4.14 Delancey Street is one of the roads that intersects the north-south rectilinear grid. The road is flanked by stuccoed and brick Victorian terraces either side of the road, although there are no terraces on the south-west part due to the railway, and the far eastern part of the road is largely commercial. The terraces have a consistency and repetition in the design and material palette, which gives Delancey Street, and the area generally, a formal feel. The repetition is somewhat affected by the variation in roofs, with most having mansard roofs but others retain the original butterfly arrangement.

4.15 Narrow gardens are typically to the rear of the terraced houses within this conservation area and the properties remain largely in domestic use.



5.0

5. The Proposals

5.1 This section provides a summary of the proposed internal alterations along with commentary on the appropriateness of the changes proposed in light of the assessment undertaken thus far and set out within the previously sections of the Statement.

5.2 The proposal is for the insertion of spot lights within the ceilings to all parts of the property and relate to the complete modernisation of the power and lighting provisions within the house. As part of the approved internal refurbishment works all electrical wiring was replaced to meet current regulations following years of neglect and disrepair which put the property at risk of potential fire damage. The works have been implemented and therefore this application seeks consent to regularise the installation of the spot-lights.

5.3 The following provides a summary of the proposed lighting scheme with comment on potential impact on heritage significance.

Effect on No. 60 Delancey Street, grade II

5.4 The proposed spotlights affect original and replacement lath and plaster ceilings within the second floor bedroom / bathroom and a small proportion of the main staircase only. The number of spot lights is considered the minimum number to achieve a good level of illumination for the proper enjoyment of the property and therefore involves the loss of a negligible quantity of historic fabric. The number of spot lights is also discreet in terms of any noticeable impact on the historic character of the interior and special interest of the building as a whole. Its significance would continue to be appreciated and understood very much as it would have been without the installation of the spotlights. The implemented lighting scheme is illustrated in **Figures 10 – 13** below.

5.5 The spot lights do not affect any of the important elements of the interior which contribute to significance, notably the plan-form, internal joinery (staircase,

skirtings, architraves etc.), wall finishes or decorative cornicing or other plasterwork. The loss of historic lath and plaster has been minimised.

5.6

Accordingly, the impact of the proposed spotlights on the significance of the listed building would be neutral. There would be no harm and paragraphs 195-196 of the NPPF would not be engaged. There is preservation for the purposes of the decision maker's duty under Section 16(2) of the Act.



Fig. 10 Spotlights to the entrance hall and main stair area



Fig. 11 Spot-lights to the soffit of the main staircase

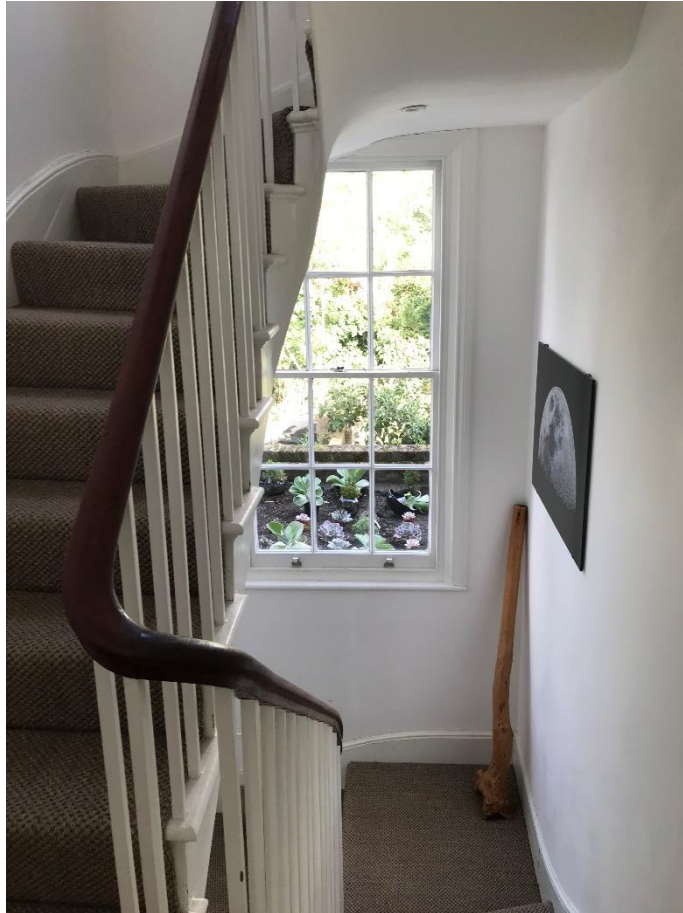


Fig. 12 spot light to soffit of stair, first floor landing

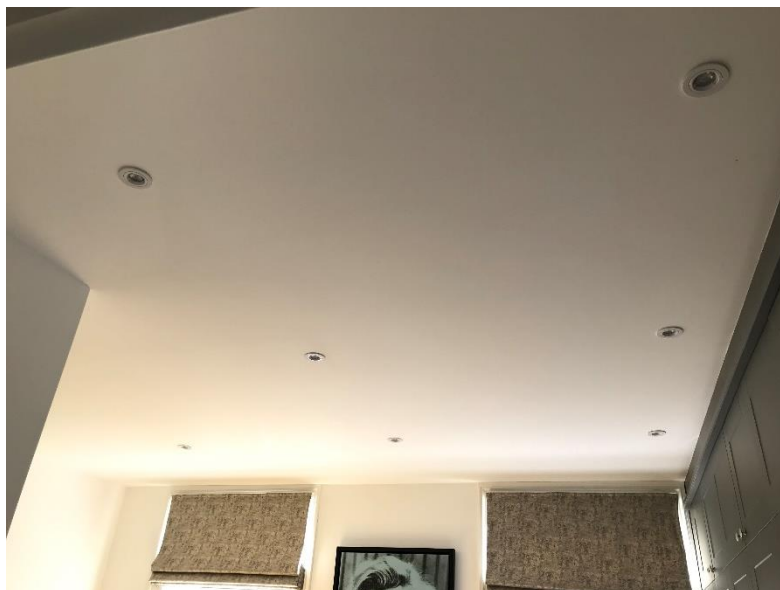


Fig. 13 Typical arrangement of spot lighting to front bedrooms



6.0

6. Summary and Conclusion

- 6.1** This Statement describes the significance of the Site at No.60 Delancey Street and the potential impact of the proposals thereon.
- 6.2** The proposed installation of spotlights into historic and replacement lath and plaster ceilings would have a minimal effect on the historic fabric of the building and its special historic character and architectural interest. The proposed changes are reversible in nature and the important elements of the interior which contribute to its significance would be preserved. The overall impact on the building's significance would be neutral, The significance of the building would be sustained in compliance with paragraph 192 of the NPPF.
- 6.3** The proposed alterations would not result in any harm. Paragraphs 195 and 196 of the NPPF would not be engaged and the scale of harm table presented in paragraph 2.11 of this report does not apply. There is preservation for the purposes of the decision maker's duty under section 16(2) of the Act.
- 6.4** There are no heritage reasons why the implemented works of alteration should not be supported and the application is commended for approval.