



HERITAGE STATEMENT 48 Mornington Terrace

**THA Ref: 2020/5406
October 2020**

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Cover: Mornington Terrace, looking north (Google)

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Appendices

Appendix 1: List Summary

Introduction

1.0

- 1.1 Mr. Luke Chandresinghe has commissioned the Heritage Advisory Ltd. to undertake this Heritage Statement. The document first considers Grade II listed 26-52 Mornington Terrace (designated 1974, **Appendix 1**) and its associated significance, before going on to consider whether or not works undertaken at component property No. 48 affect (**Figures 1 & 2**) the *special interest* of the designation as per relevant tests set out by the *Planning (Listed Buildings & Conservation Areas) Act 1990*.

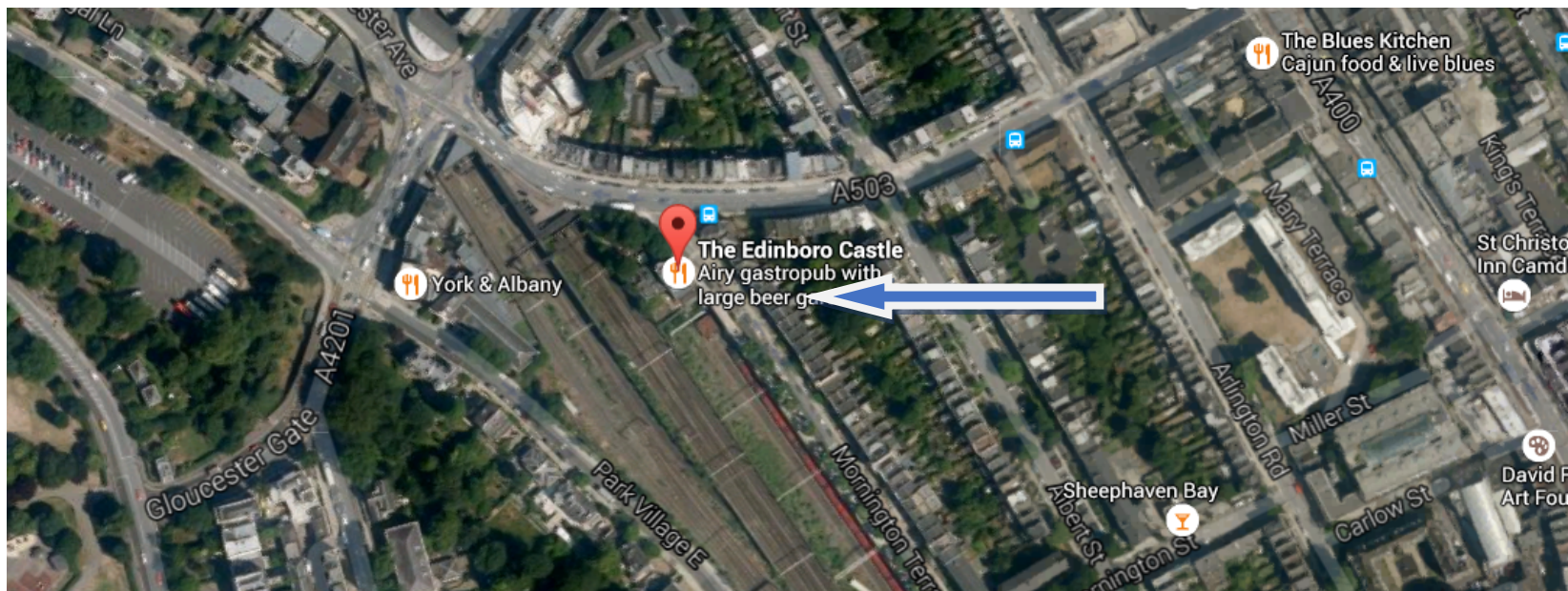


Figure 1: Location

- 1.2 The collective nature of the designation in this instance emphasises the group rather individual value of the listing, and still

less so, interiors, which were not inspected in 1974. The list description for nos. 26-52 Mornington Terrace reads as follows:

'Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos. 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.'

- 1.4 A number of works have been undertaken to the property without the benefit of listed building consent. For the purposes of seeking agreement with the LPA and subsequently formalising matters concerning these works, the following *Statement* therefore categorises alterations into three categories i.e. i) works not affecting special interest and not requiring consent; ii) works effecting change that is nevertheless of an appropriate and/or enhancing nature and requiring formalisation under procedures relating to the listed building consent process; and iii) works that conform with neither of the former criterion and therefore require reversal.
- 1.5 In brief, this application has been structured based on the schedule of alleged breaches within an Enforcement Letter (13th February 2020) issued by the London Borough of Camden, under reference EN15/0212. Elements within the Enforcement Letter are available in more detail within the accompanying *Planning Letter*.
- 1.6 In accordance with Paragraph 189 of the National Planning Policy Framework (February, 2019), this statement describes the significance of the heritage asset to be affected (the Grade II listed Nos. 26-52 Mornington Terrace) in a manner proportionate to both the asset's importance, and an understanding of the impact of works upon that significance.

Regulatory Framework

2.0

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are sections 16 and 66, summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Guidance

- 2.2 The National Planning Policy Framework (NPPF, February 2019) emphasises a '*presumption in favour*' of sustainable development i.e. defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This '*presumption in favour*' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 Paragraph 192 states that in determining planning applications local authorities should 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 sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.

Local Policy

2.5 The *Camden Local Plan* is the key strategic document in Camden's development plan, setting out policies for guiding planning decisions across the borough. The *Local Plan* was adopted on 3rd July 2017, replacing the *Core Strategy and Camden Development Policies* documents. Policies contained within the *Camden Local Plan*, pertinent to the site from a heritage perspective are set out below.

2.6 **Policy D1 – Design** states that:

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

2.7 Policy D2 – Heritage sets out that:

The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- d. 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.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- a. resist the total or substantial demolition of a listed building;*
- b. 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*
- c. resist development that would cause harm to significance of a listed building through an effect on its setting.*

2.8 The *London Plan* (2016) also contains the following relevant summarised policies:

Policy 7.8 Heritage assets and archaeology:

Policy

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural

landscape character within their area.

2.9 *Policy 7.9 Heritage-led regeneration:*

Policy

Strategic

A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

LDF Preparation

C Boroughs should support the principles of heritage-led regeneration in LDF policies

Other Relevant Guidance

- 2.10 Of equal relevance is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, this states that "The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change".

Historic Background

3.0

The Southampton Estate

- 3.1 The Southampton Estate (**Figure 2**) extended north between Nash's development lining the edge of Regent's Park on the west, and the Bedford and Camden Estates on the east. The centre of Hampstead Road and High Street, Camden Town, represents its eastern boundary. Mornington Crescent was constructed at the south of this and opposite Harrington Square, albeit the latter was located on the Bedford Estate.
- 3.2 Mornington Crescent (and other streets etc.) was named after Richard Colley Wellesley, Earl of Mornington and Governor General of India and older brother to the Duke of Wellington. The Crescent is first recorded in 1821. This was part-occupied by 1823 but its eventual thirty-six houses were only fully occupied by 1832. Mornington Crescent represents one of the last group of buildings characterising this earlier development of the neighbourhood.
- 3.3 Houses on Mornington Crescent comprise blocks of four storeys flanking those streets radiating from the crescent, with intermediate houses of three storeys and attics lit by dormers in mansard roofs. Nos. 1-3, 11-14 (divided by Mornington Terrace) and nos. 35 and 36 are rendered in stucco throughout. The development of Mornington Crescent coincided with the opening of Regent's Canal in 1820 before wider, more intensive growth accelerated.

Mornington Terrace

- 3.4 Among this, was Mornington Terrace, which with Arlington Road, Albert Street and Delancy Street remained undeveloped until the growth of the railways over the 1830s. This would in turn generate increased speculative development laid out on a north-south axis and assume a planned rectilinear grid intersected by shorter terraces. Mornington Terrace (**Figure 3**) was therefore closely aligned with the Euston Railway Line from its construction in 1851 and, along with Mornington Place, was subsequently truncated by the widening of the line in 1906. This also resulted in a new bridge to the terrace, springing from the adjacent Park Village East, much of which was removed in order to accommodate the new railway infrastructure.



Figure 2: The Southampton Estate, c.1840

- 3.5 Mornington Terrace was originally known as Mornington Road. When constructed in 1841, Nos. 6-12 were first known as Ehrenburg Terrace, only being known as Mornington Road in 1845. Early census returns evidence occupation by a middle, professional class on the road (for example, solicitors, ministers etc.). The 1850s and 60s saw a high turnover of resident, of a decreasing status generally, and one that potentially resulted from the opening of the Euston Line in 1851 and less desirable environs. Subsequently, by the 1880s a definitive shift toward the lower end of the social scale can be seen with an associated, much-increased occupancy (and from professional middle class to a mixed, lower-end status such as artist, photographer, upholsterer, cheesemonger's assistant etc.). One renowned example would include H.G. Wells, who was to board at No. 12 between 1895-8 with his then mistress, Amy Catherine Robbins. He is understood to have written *The Time Machine* in this period.
- 3.6 Such a scenario is borne out by census returns for No. 48 where in 1851 we see an architect, surveyor and scholar in residence at the property, along with a relatively large family and associated servants. By 1861, the household has reduced slightly, albeit the occupations of residents are already lower on the social scale or in clear transition as such (assistant keeper of records, waiter, scholar etc.). 1871 shows such a trend to progress and residents then include a pianoforte casemaker, bath chair proprietor, waiter and scholar. In 1881, No. 48 hosts a bootmaker, former bootmaker and gentleman's servant, but less residents generally. By 1891 the situation has changed entirely and, under the proprietorship of a Rebecca Wood, No. 48 is now a '*Lodging House*' accommodating a general servant (domestic), valuer/estate agent, foreign correspondent, two students and a civil servant.
- 3.7 This downwardly mobile trend toward a generally lower status and associated physical decline can be seen to continue over the early to mid-twentieth century. Such a history led to increased subdivision and associated decay and/or other impacts upon building fabric, in which – occasionally – the Council could be seen to intervene. One example would include No. 17 Mornington Terrace, purchased by the Council in 1976. A subsequent scheme to subdivide was drawn up in 1977 and conversion of the single dwelling included a five-person maisonette; a one-person bedsitting room flat and a further four-person maisonette. This work was to cost £39,388.00 but is a cost noted by the associated Committee Report to be '*high, because of the very poor condition of the building*'.



- 15

they say. "The council have told us they're not spending any money on the place because its due for demolition". Camden Council's District Housing Officer at that time (a Michael Moriarty) is recorded as responding "We are having difficulty keeping up to date with running repairs, because of a labour shortage". Mornington Buildings (i.e. Mornington Terrace) he said were renovated two years ago for short-life tenancies for between five and seven years."

- 3.9 It can therefore be seen that Mornington Terrace was to suffer a general decline in status along with its associated condition or state of repair from relatively early on in its history. In part this may be attributable to its proximity to the railway and a number of major stations, but it is equally true that properties of this type in the capital often underwent subdivision fairly early in their evolution. This was usually representative of a general decline in status within a locale and one which would result in an associated degree of erosion and loss to fabric. Often, such a change in fortune has been reversed and rectified upon ensuing gentrification later in an area's history, albeit this would not seem to be the case generally at Mornington Terrace until perhaps very recently, and a significant degree of erosion and loss can be seen to remain in evidence across the wider designation representing Nos. 26-52.

The Heritage Asset (s)

4.0

4.1 As noted, the list description for nos. 26-52 on the north side of Mornington Terrace reads as follows:

'Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos. 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.'

4.2 Otherwise, whilst its more renowned counterpart Mornington Crescent is discussed by Pevsner, Mornington Terrace is not. However, considering Mornington Terrace as a component part of the *Camden Town Conservation Area*, the London Borough of Camden's *Camden Town Conservation Area Appraisal and Management Strategy* from 2007 does note that:

'Forming the western boundary of the Conservation Area, Mornington Terrace has a spacious quality and benefits from panoramic views to the south and west. This is due to the Euston railway lines which have run alongside since 1851, the widening of which resulted in the demolition of a series of villas on the west side in 1902. A high brick wall with stone copings constructed at this time screens the railway cutting below. At the entrance to the Mornington Street Railway Bridge, the wall is accentuated by a pair of stone piers with lamp standards, which are listed grade II for their special interest. The east side of the street is lined in most part by uniform terraces of brick and stucco houses erected in the 1840s. The houses tend to be taller and grander than their counterparts in streets to the east. The terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first



Figure 4: No. 48 Mornington Terrace (centre) Prior to Works

floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters which run along the first and second floors of the properties. Front gardens are of a generous depth, often with mature planting, although front railings to a sizeable number of properties have been replaced with inappropriate boundary treatments including low brick walls and hedges. The terrace ends splendidly in a different style, with Nos 53-54, a pair of Italianate houses distinguished by heavy eaves brackets and arched windows breaking through a cornice. They are jointed to Nos 55-56 on the corner of Delancey Street, also Italianate, forming a single building with canted sides. Nos 53-56 are similar to the Italianate terraces of 1845-50 found in Gloucester Crescent to the north (in the neighbouring Primrose Hill Conservation Area).

The southernmost stretch of Mornington Terrace, where it turns to join Mornington Crescent, has been renamed in recent years 'Clarkson Row'. It contains one-storey buildings originally of a light industrial nature. A car workshop survives on the south side at No 1, breaking from the predominantly residential feel of the neighbourhood. Opposite, on the north side, No 1A has been sensitively converted to residential use with careful landscaping, demonstrating that high quality design can be achieved through adaptation.'

- 4.3 There is little to contest in either account and each adequately describes Mornington Terrace and/or its designated component buildings, providing some idea of both the inherent significance of these as a listed building, and the contribution made by this to its locale and therefore wider setting or conservation area designation. It is again important to note that the collective nature of the designation in this instance emphasises the group rather individual value of the listing however, and still less so, interiors, which were not inspected in 1974.
- 4.4 Given information set out in the relevant extracts above, the application site was designated Grade II due to its contribution to the architectural set-piece of Mornington Terrace when this is considered in totality. Therefore, inherent interest lies in the 'terrace of 27 houses' and 'yellow stock brick with rusticated stucco ground floors, slate mansard roofs and dormers...2 windows each', as set out within the list description. That significance resides primarily across the frontage of the terrace as a whole is reinforced within an Inspector's Report relating to separate works to the rear of the application site (ref Appeal Decision pertaining to Appeals A,B & C Ref: App/x5210/c/17/3191981, 3191982 & 3191983 Land at Mornington terrae, London, NW1 7RT). Within the Appeal Decision it is stated that '*the significance of this heritage asset, both the listed building and wider terrace, derives from the public face of these properties*'.

Assessment of Works

5.0

- 5.1 This section is to be considered in close conjunction with notated and illustrated drawings referred to in detail within the accompanying planning letter prepared by ECE Planning. As noted, a number of works have been undertaken to the property without the benefit of listed building consent.
- 5.2 In brief, this application has been structured based on the schedule of alleged breaches within the Enforcement Letter dated 13 February 2020, issued by the London Borough of Camden under reference EN15/0212 as referred to in more detail within the aforementioned accompanying Planning Letter and table below.
- 5.3 For the purposes of seeking agreement with the LPA and subsequently formalising matters concerning these works, the following discussion therefore categorises works as requiring one of three responses, as follows:
- i) works not affecting special interest and not requiring listed building consent (where these comprise like-for-like refurbishment and/or repair etc. for instance);
 - ii) works effecting change that is nevertheless of an appropriate and/or enhancing nature, requiring formalisation under procedures relating to the listed building consent process; and
 - iii) works that conform with neither of the former criterion (i & ii) and therefore requiring reversal.

Each floor is considered in turn, as follows.

Lower Ground Floor (see DWG 200_D)

5.4

<i>Item</i>	<i>Works</i>	<i>Discussion</i>	<i>Recommendation</i>
1	Removal of front sash window and installation of an enlarged sash window	Removal of front sash window and installation of an enlarged sash window	Works have effected change. Recommendation: That listed building consent is granted.
2	Removal of original spine wall	Non-original fabric was altered which has resulted in improved functioning, in turn encouraging long-term committed ownership and therefore ongoing upkeep and conservation.	Works have effected change. Recommendation: That listed building consent is granted.
3	Removal of original rear wall	Removal of this wall occurred in connection with the construction of a full width rear extension at lower and ground floors. The removal of this wall inherently better facilitated the practical functioning and thus long-term conservation of the property as a whole. These works did not affect the frontage of the property, which is where the special interest / significance principally resides.	Works have effected change. Recommendation: That listed building consent is granted. Here it is pertinent to note that this aspect of works is lawful under the provision of Section 171B of the Town and Country Planning Act 1990 (as amended).

4	Chimney breast removed	Chimney breast has not been removed.	That listed building consent is not required.
5	Staircase removed. New design appears temporary.	The former staircase was non-original and of a poor design and quality. Whilst not of a traditional approach, the need for a replacement staircase arose from the degraded original and that put in place is considered an attractive, authentically contemporary intervention. This improves upon the status quo by virtue of its plain, clean design that in turn maintains authentic legibility of phasing. It is a clear enhancement that does not affect special interest.	Works have effected change. Recommendation: That listed building consent is granted.

6	Floor depth lowered throughout	This work contributes toward the stability and integrity of the structure and therefore its long term, future preservation where former - i.e. more traditional - approaches had proved patently inadequate. This does not affect special interest but secures this more generally.	Works have effected change. Recommendation: That listed building consent is granted.
7	Introduction of a fully glazed full width rear extension	This aspect of work clearly assists the practical, long-term functioning of the property and thereby its long term committed ownership - as per best conservation practice - and in turn, its future preservation. Additionally, its contemporary finish ensures a clear and therefore authentic legibility of phasing has been achieved.	Works have effected change. Recommendation: That listed building consent is granted.

8	Rendering of vault to create bathroom	This space previously comprised a disused and therefore under-maintained storage area. Conversion to a shower room has resulted in no harm to the overarching special interest residing with the heritage asset, and again, its implementation results in improved functioning, long term committed ownership and ongoing preservation.	Works have effected change. Recommendation: That listed building consent is granted.
9	Reordering of front garden basement steps	The former staircase was non-original and of a poor design and quality, and therefore an alternative was installed. This now meets current building regulations, particularly where they are slip resistant. Given their lower level location, visual impacts are limited and do not negatively impinge upon either the structure's inherent special interest or the contribution this makes toward the wider character and appearance of the conservation area.	Works have effected change. Recommendation: That listed building consent is granted.

10	Change of use of the basement from residential to offices	This space is used as an architectural and design studio.	Works have not effected change. Recommendation: That listed building consent is not required.
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Ground Floor (DWG 210_D)

5.5

<i>Item</i>	<i>Works</i>	<i>Discussion</i>	<i>Recommendation</i>
11	Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing	Existing windows were severely degraded due to rot. Such a condition compromised not only the security of the host structure but its energy efficiency and special interest. Existing windows were therefore replaced with aesthetically appropriate alternatives that reflected the design, materiality and scale of historic predecessors/existing examples. This work regularises fenestration to achieve a uniformity with other windows evident across the wider designated façade. Works do not affect special interest but are appropriate and therefore enhancing with respect to the status quo.	Works have effected change. Recommendation: That listed building consent is granted.

12	Removal and replacement of marble chimney pieces and hearths	Works are solely restorative, particularly where former marble fire surrounds were not an original feature of the property. In lieu of evidence these have been replaced with features comprising period appropriate alternatives, reflective of the buildings origins.	Works have effected change. Recommendation: That listed building consent is granted.
13	Removal of double doors between principal rooms and the installation of metal frame	Preceding doors and frames were not original and whilst replaced with contemporary frames, this ensures a clear legibility of phasing. Whilst improving functionality they are a clear enhancement upon their non-original predecessors.	Works have effected change. Recommendation: That listed building consent is granted.

14	Modification of shutters	There were only single leaf non original fixed shutters at Ground Floor level previously in the house. Louvered shutters have been installed. They have been installed on a demountable frame and are wholly removeable. They are therefore appropriate and enhancing to both the functioning and appearance of the property whilst proving of a limited impact upon relevant heritage assets.	Works have not effected change. Recommendation: That listed building consent is not required.
15	Replacement flooring	Works are wholly reversible and being unattached do not materially affect <i>special interest</i> .	Works have effected change. Recommendation: That listed building consent is granted.

16	Glass roof to rear return	This feature assists the practical functioning of the structure and in turn, long term committed ownership and ongoing conservation. It is pertinent to note that the statutory designation of this heritage asset is focused upon the frontage of the terrace and that its special interest/significance principally resides with this element; not the rear. Neither can the addition of what is a rear, low level feature be understood to negatively impinge upon the identified character and appearance of the wider conservation area.	Works have effected change. Recommendation: That listed building consent is granted.
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First Floor (DWG 220_D)

5.6

<i>Item</i>	<i>Works</i>	<i>Discussion</i>	<i>Recommendation</i>
17	Removal of chimney pieces and hearths	As per Ground Floor.	Works have effected change. Recommendation: That listed building consent is granted.

18	Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing	Non functioning six-over-six pane sash replaced to reflect predecessor. This maintains uniformity with other windows across the wider designated façade. Given its slim section this double glazed window does not impinge upon the form and/or dimensions of the overarching frame. This approach sought to combine sustainability objectives, with the retention of original framing's form and dimensions. Works do not therefore affect special interest but are appropriately designed and enhancing with respect to their predecessors.	Works have effected change. Recommendation: That listed building consent is granted.
19	Installation of louvred shutters	Works are of a solely restorative/repair emphasis across the front and rear elevation. The full height shutters on this floor were original and, as such, have been appropriately restored and reinstated.	Works have not effected change. Recommendation: That listed building consent is not required.

20	Replacement flooring	Works are wholly reversible and, not being attached, do not materially affect historic fabric and/or its special interest. The original floor boards are still present with the new floating timber floor laid over.	Works have effected change. Recommendation: That listed building consent is granted.
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Second Floor (DWG 230_D)

5.7

<i>Item</i>	<i>Works</i>	<i>Discussion</i>	<i>Recommendation</i>
21	Works on the second floor include the introduction of glazed screens and the installation of a bathroom, timber cladding, bathroom drainage. Here it is pertinent to note that – for the purposes of full transparency – stud partitions were also removed. This element of works was not identified by the Council however has been highlighted as part of this submission.	There are no glazed screens at the building - only a small bathroom. This feature inevitably improves the practical functioning of this structure as a residence. It does not demonstrably alter or negatively impact upon features of special interest. Additionally, the removal of stud partitions has not demonstrably altered the special interest of the property, no negative impingement upon significance has resulted following these specific works.	Works have effected change. Recommendation: That listed building consent is granted.

22	Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing	Non original two-over-two pane sash replaced for six-over-six pane sash to reflect the original configuration and more general uniformity evidenced by neighbours in this respect. The slimline double glazing (unit dimension 8mm) seeks to accord with sustainability objectives; but nevertheless retaining original frame form, dimensions and materiality etc. Works do not therefore affect special interest but are appropriate and enhancing in this regard, particularly where non-original predecessors exhibited severe rot and an ongoing trend toward further decay.	Works have effected change. Recommendation: That listed building consent is granted.
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23	Installation of louvred shutters	There were no shutters on the second floor. Louvered shutters have been installed to all windows on the second floor. With respect to similar works at other levels, these features ensure aesthetic cohesion across all floors whilst having limited perceptibility more generally. They have been installed on a demountable frame and are wholly removeable. They are therefore appropriate and enhancing to both the functioning and appearance of the property whilst proving of a limited impact upon relevant heritage assets.	Works have not effected change. Recommendation: That listed building consent is not required.
24	Replacement flooring	Works are wholly reversible and being unattached do not materially affect special interest. The original floor boards are still present with the new floating timber floor laid over.	Works have effected change. Recommendation: That listed building consent is granted.

Third Floor (DWG 240_D)

5.8

<i>Item</i>	<i>Works</i>	<i>Discussion</i>	<i>Recommendation</i>
25	The removal of the plaster ceilings and wall plaster and exposed brick	These works were implemented as a direct result of severe decay – owing to copper tanks in roof leaking etc. Whilst stabilising the property, original brick work has been revealed; inherently <i>better revealing</i> the significance of the host structure.	Works have effected change. Recommendation: That listed building consent is granted.
26	Replacement flooring and floor boarded ceilings	Works are wholly reversible and being unattached do not materially affect special interest. The original floor boards are still present with the new floating timber floor laid over.	Works have effected change. Recommendation: That listed building consent is granted.
27	Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing	As above.	Works have effected change. Recommendation: That listed building consent is granted.

Front Elevation

5.9

Item	Works	Discussion	Recommendation
28	Drainage pipe from second floor bathroom	These works were wholly necessary in nature, facilitating the safe and practical functioning of the upstairs bathroom, particularly where the previous system of drainage resulted in serious defects throughout the property. The overall scale of these items ensures that limited change accrues from their installation in order that a detracting feature does not prevail/result in greater impacts across this elevation or elsewhere. The overarching special interest of the property and the contribution this makes to the wider locale is not materially affected following the installation of this pipe.	Works have effected change. Recommendation: That listed building consent is granted.

Further Discussion

5.10 It can therefore be seen from discussion that no works accord with criterion iii) - this requiring reversal - and that, in view of

the status and condition of the property formerly, other works are either strictly restorative or plainly enhancing with the former not requiring consent and, in cases where the latter is applicable, consent may be reasonably granted.

- 5.11 Given such a scenario, if works are considered in light of the NPPF, it is understood that as regards *paragraph 185*, the objectives of *sustaining and enhancing the significance of the heritage assets* (listed building and conservation area), and maintaining a viable use *consistent with their conservation* (i.e. long term committed ownership) has been clearly implemented.
- 5.12 Further to this, *the positive contribution that conservation of heritage assets can make to sustainable communities* has also been taken into account by works, as has the *desirability of new development making a positive contribution to local character and distinctiveness*. In short, works have been clearly restorative or enhancing and the improvement of the heritage assets an overriding objective, and as such, their *conservation* as per *paragraph 192*.
- 5.13 Given the account set out above, whilst it is in no way acknowledged that *harm* has occurred, should the LPA be of a mind to interpret matters as such, as per *paragraph 196* it is considered that any such harm is *less than substantial* and that it is demonstrably outweighed by *public benefits* in the form of works of either a restorative or enhancing nature.
- 5.14 Fundamentally – in contrast to the subdividing and degrading approaches applied to Mornington Terrace in the past (see **Section 3** above) – it is understood that the *optimum viable use* of No. 48 has been secured, thus establishing long term future survival of the property in a manner consistent with its significance and/or special interest.

Summary

6.0

- 6.1 Historically, Mornington Terrace was to suffer a general decline in status along with its associated condition or state of repair from relatively early on in its history. In part this may be attributable to its subsequent proximity to the railway and a number of major stations, albeit properties of this type in the capital often underwent subdivision fairly early in their evolution.
- 6.2 Such a scenario was usually representative of a general decline in status and one which would result in an associated degree of erosion and loss to fabric. Often, such a change in fortune has been reversed and rectified upon ensuing gentrification much later in an area's history, albeit this would not seem to be the case generally at Mornington Terrace until perhaps very recently. An associated degree of erosion and loss can be seen to have been demonstrable at No. 48.
- 6.3 This is regrettable given the inherent significance of this as a listed building, and the contribution this makes to its locale and therefore wider conservation area setting. However, it is important to stress the collective nature of the designation in this instance and the group - rather than individual - value identified there. As such, whilst limited change has been affected across the frontage (as regards overall scale when necessarily considered in conjunction with the terrace as a whole) works can be seen to be either restorative or enhancing. This is in conjunction with internal works and works to the rear that inherently ensure the long-term conservation, preservation and continued contribution this property makes to the wider designation.
- 6.4 In any case, when exercised against relevant guidance (the *Act* and *NPPF*), works are found to comply and it is respectfully requested that works are therefore formalised by the retrospective granting of listed building consent, where this is necessary.

Sources

7.0

BACKE-HANSON, I., 2011, *House Histories*, Photo-House History, Gloucestershire

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GODFREY, W., H., MARCHAM, W., McB., 1952, *The Southampton Estate: Mornington Crescent*, *Survey of London: Vol. 24*, SoL, London

LONDON BOROUGH OF CAMDEN, 2007, *Camden Town Conservation Area Appraisal and Management Strategy*, London

APPENDICES

Appendix 1: List Summary, 26-52 Mornington Terrace

List Entry Summary

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

Name: NUMBERS 26-52 AND ATTACHED RAILINGS

List Entry Number: 1113144

Location

NUMBERS 26-52 AND ATTACHED RAILINGS, 26-52, MORNINGTON TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry

Legacy System Information

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

Legacy System: LBS

UID: 477545 Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2883NE MORNINGTON TERRACE 798-1/76/1157 (East side) 14/05/74 Nos.26-52 (Consecutive) and attached railings

GV II

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

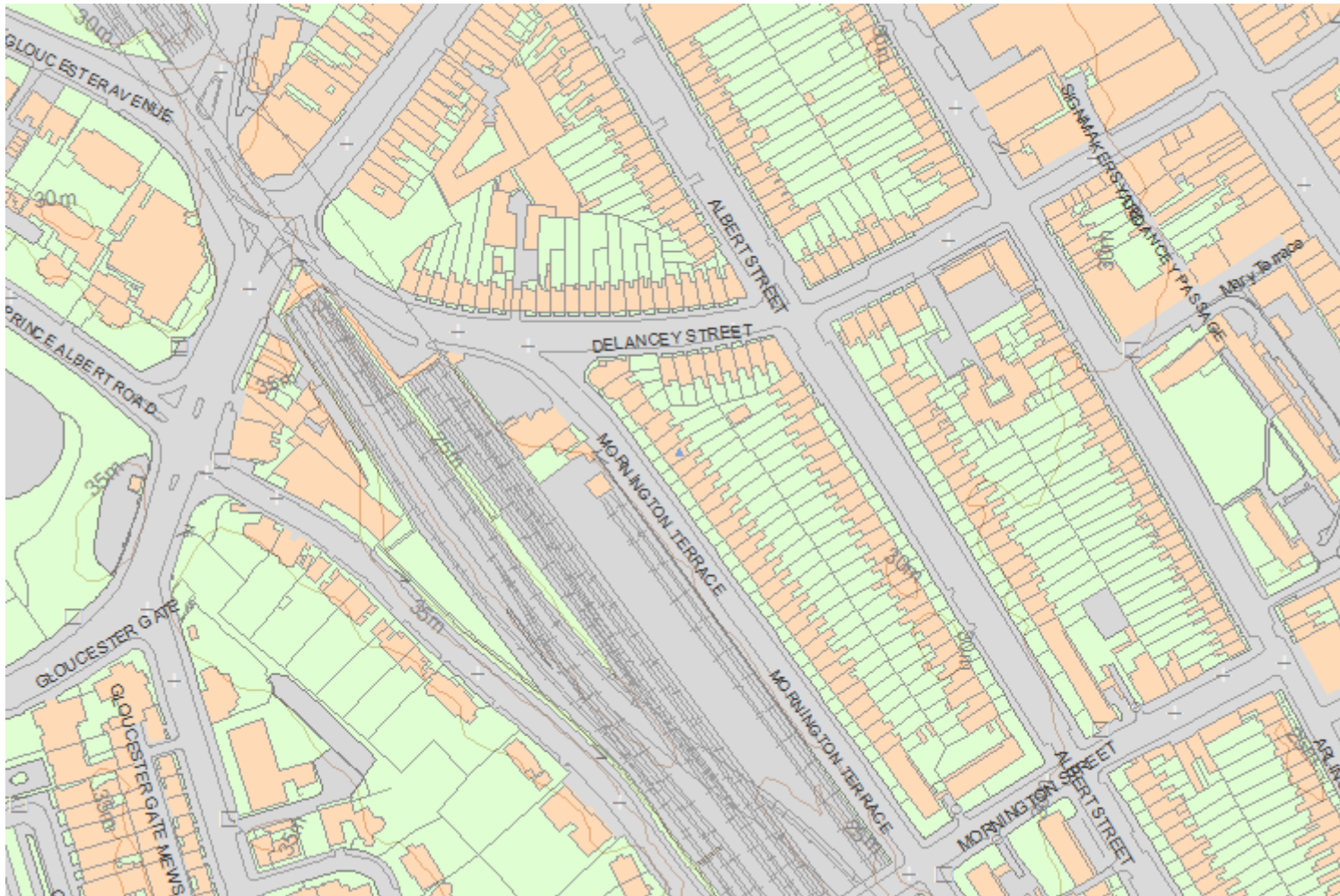
Listing NGR: TQ2881183531

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map National Grid Reference: TQ 28811 83531

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1113144.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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