

## HERITAGE STATEMENT

### 48 Delancey Street

Camden NW1 7RY

January 2021

### Introduction

48 Delancey Street is a 5 storey terrace building in the Delancey Street Conservation Area. The ground and upper floors are one dwelling, and the basement is a separate flat.



### Listing

*TQ2883NE DELANCEY STREET 798-1/76/297 (North side) 14/05/74 Nos.40-60 (Even) and attached railings*

#### *GV II*

*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-jambs 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.*

### Planning History

2019/3460/L

Installation of temporary internal secondary glazing to 7 windows to the front of the building for noise mitigation works during construction of the HS2 railway.  
granted

2015/2523/P

Addition of railings to rear extension to create 1st floor terrace and alterations to adjacent sash window  
granted

2015/0944/P

Changes to roof design involving the change from lead clad roof to glazed roof on approved conservatory extension with associated external alterations to doors and stairs on approved conservatory extension approved under planning permission 2014/7172/P dated 09/02/15.  
Granted

2014/7172/P

Erection of mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations  
Granted

2008/3585/P

Erection of a mansard roof extension with front and rear dormer windows and raising of party wall to the dwellinghouse.  
Granted

### Existing Exteriors



Rear views



Closet wing



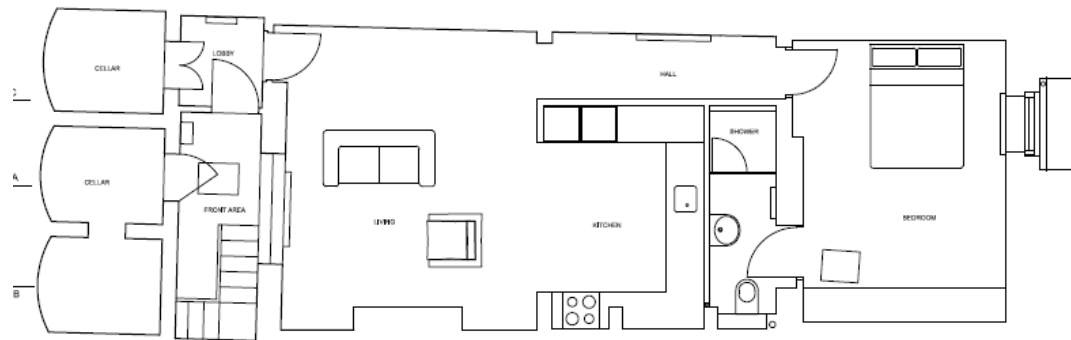
Conservatory door.



Garden

## Existing Interiors

### Basement



Existing basement plan



Front room towards street



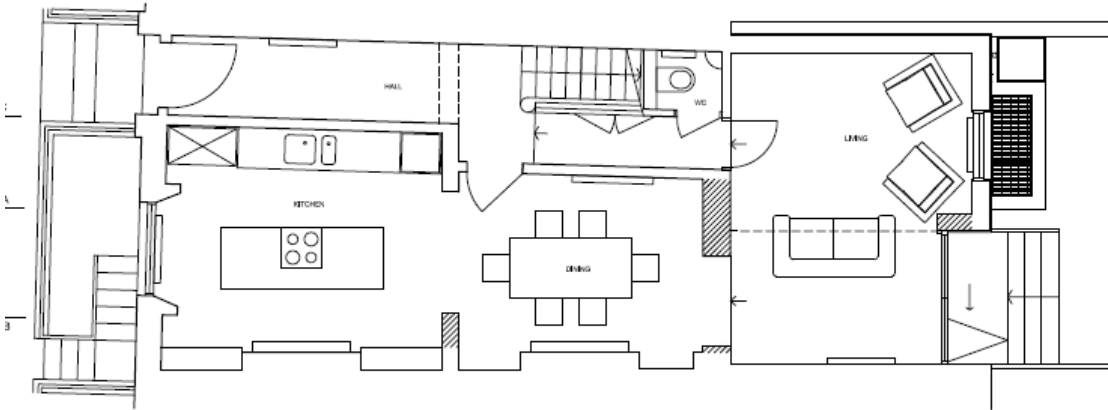
Front room towards kitchen





Rear bedroom

### Ground floor

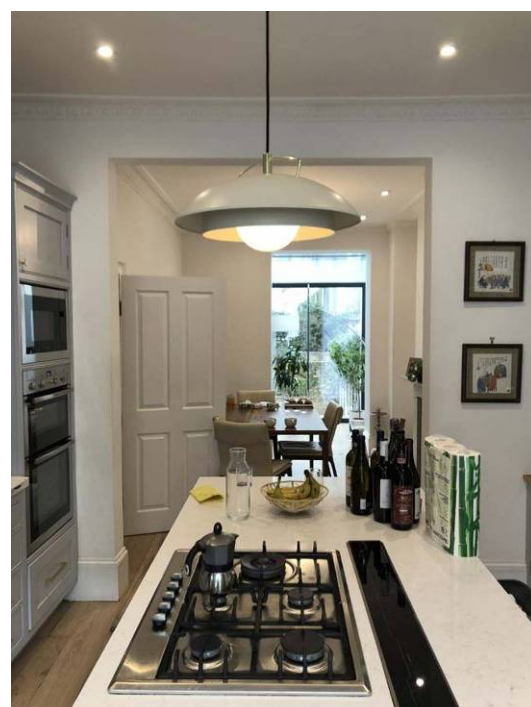


Ground Floor Plan (showing proposed demolitions shaded)

The demolitions proposed are minimised to allow widening of existing openings to improve the use of the dining and living rooms.



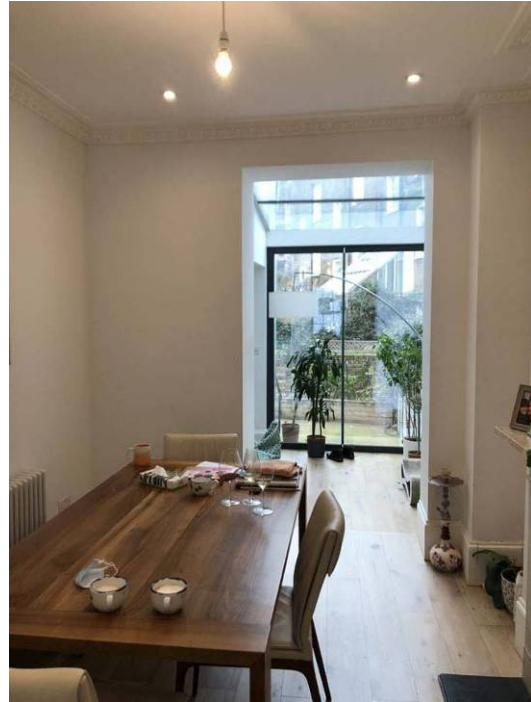
Kitchen towards street



kitchen towards garden



Dining towards



kitchen dining towards living room



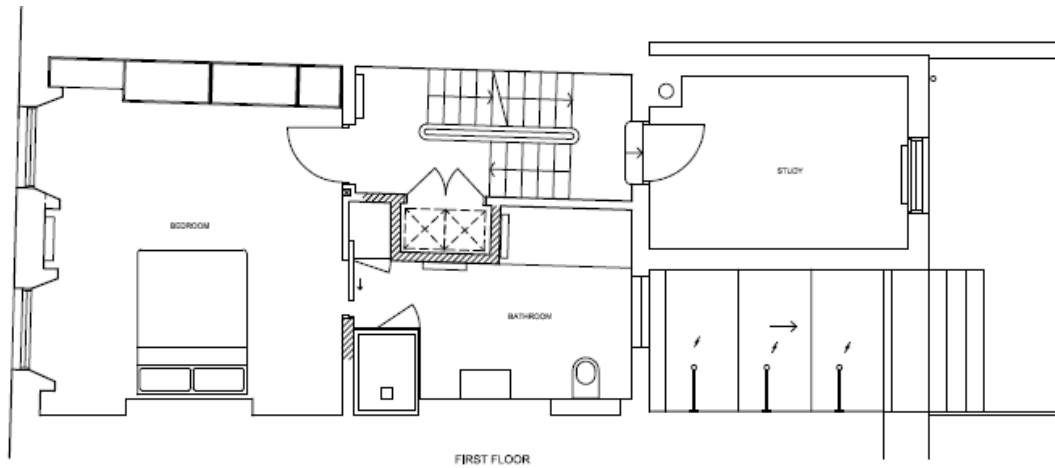
Living room towards garden



Living towards dining



First floor



First Floor Plan

The demolitions proposed remove the existing bathroom and utility cupboard, to return the room to the original floor plan.



Living room towards street



Living room towards bathroom

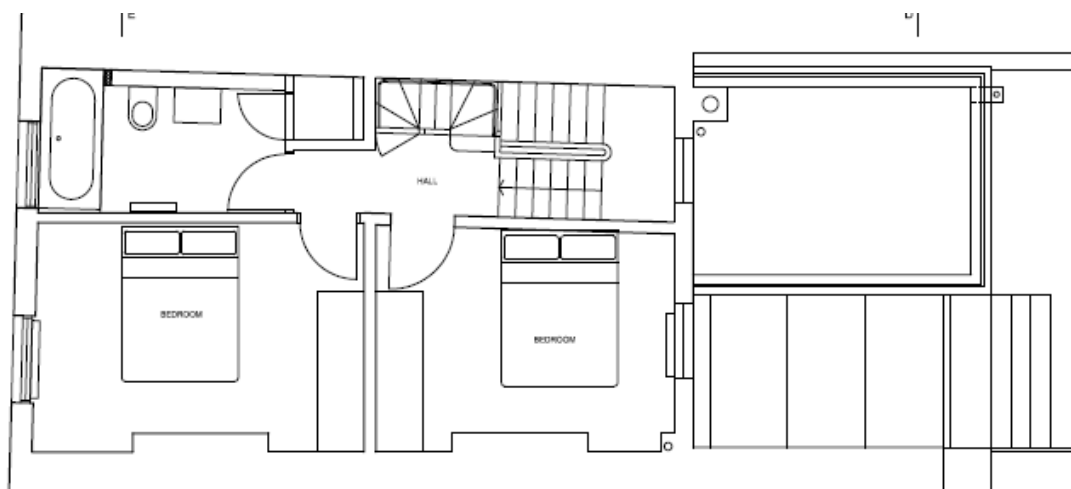


Bathroom



hall towards utility cupboard

### Second floor

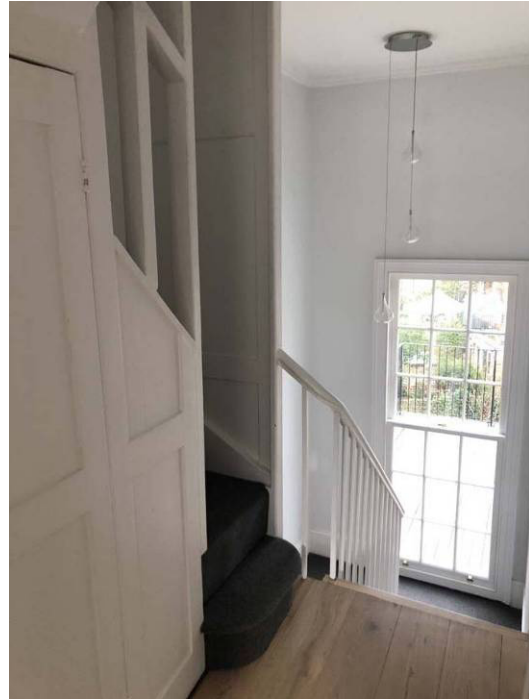


Second floor plan (no works proposed)





Bathroom



hall



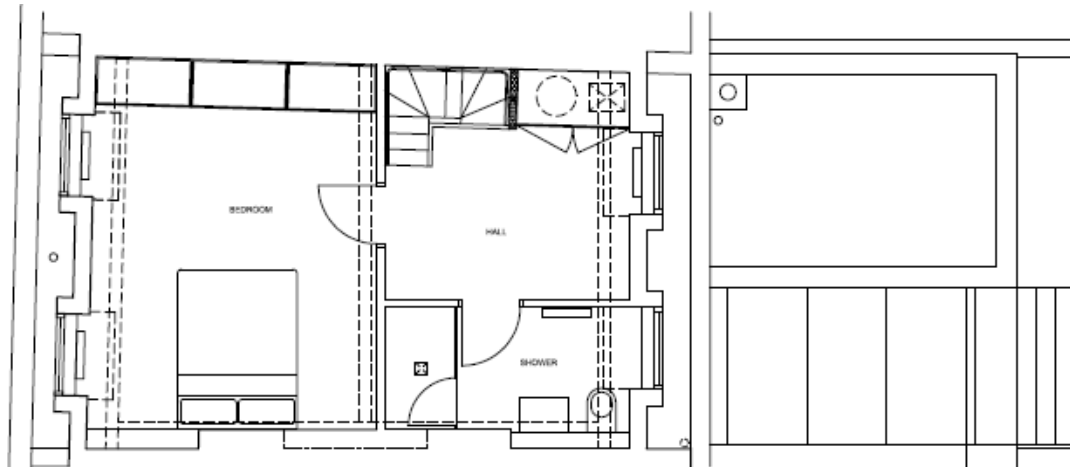
Front bedroom



Rear bedroom



### Third Floor



Third Floor Plan (no works proposed)



shower room



landing



Front bedroom