

MARTIN O'ROURKE

CONSERVATION - REGENERATION

[martin.orourke.consult@gmail.com](mailto:martin.orourke.consult@gmail.com)

tel: 0044(0)7895063839

3 Chesterton Hall  
Chesterton Road  
Cambridge  
CB4 1BH



27 Jeffrey's Street NW1 9PS  
London Borough of Camden

*A Heritage Appraisal of the Building and the Possible Impact on its  
Significance by the Proposed Rear Extension*

February 2021

## 1 Purpose of this Appraisal

1.01 This appraisal seeks to describe the heritage significance of No. 27 Jeffrey's Street both intrinsically and within the context of the wider historic environment. The possible impact of the proposals on the heritage significance will be investigated.

1.02 The impact of the proposals will be judged in the context of local and national policies for managing change in the historic environment.

## 2 Designations

2.01 No. 27 is situated within the designated Jeffrey's Street Conservation Area.

2.02 The house forms part of a terrace, Nos. 11-33 Jeffrey's Street which is listed Grade II as being of special architectural or historic interest. The listing description states;

*14/04/74 Nos. 11-33 (odd) and attached railings*

*GV II*

*Terrace of 12 houses. Early C19. End houses (Nos. 11 & 13) and centre houses (Nos. 21 & 23) stucco with rusticated ground floors; other houses yellow stock brick (upper floors mostly refaced) with stucco ground floors and 1<sup>st</sup> floor band.*

*3 storeys and basements. 2 windows each except end and centre houses with 1 window each. Round-arched ground floor openings except windows of end and centre houses being segmental-arched sashes. Doorways with reeded surrounds. Radial or patterned fanlights and mostly panelled doors. Ground floor sashes mostly with margin lights. End and centre houses upper floors with segmental-arched tripartite sashes; 1<sup>st</sup> floor with cast iron balconies. Other houses with gauged brick flat arches to recessed casements with cast iron balconies on 1<sup>st</sup> floors; 2<sup>nd</sup> floors, segmental-arched recessed sashes. Parapets; centre houses with blocking course.*

*INTERIORS; not inspected. SUBSIDIARY FEATURES; attached cast iron railings with urn finials to areas.*

### 3 Heritage Significance

3.01 No. 27 has a heritage significance as an early 19<sup>th</sup> century neo-classical London terrace house. Both externally and internally it retains most of the original plan form and many original features.

3.02 No. 27 also has a significance as part of a contemporaneous terrace of houses that make a major contribution to the special interest of the Jeffrey's Street Conservation Area.

### 4 The Building

4.01 No. 27 is three story terrace house with a stuccoed ground floor front and stock brick facing to the floors above. The first-floor front elevation has French casement windows behind cast iron window guards. These may be later replacements of the original sash windows. The stock brick front elevation above the first floor has been rebuilt.

4.02 The rear elevation has also been altered. There is a first-floor late 19<sup>th</sup> century/early 20<sup>th</sup> century bathroom extension, built off the garden boundary wall to the right-hand side and supported by an iron post on the left. The Jeffreys Street house would have been built without bathrooms. The first-floor extension here was a common feature when bathrooms and W.Cs were added with the advent of mains drainage after the second half of the 19<sup>th</sup> century. The second floor, although provided with a sheer stock brick front elevation, has a mansard-style slated slope to the rear with asymmetrical dormer windows.

4.03 The ground floor and basement rear elevation is finished in modern render and the rear basement only has an unusual small window for natural lighting into the rear room.

4.04 The internal plan form is the classic London terrace house arrangement of a front and rear room with the rear room being smaller to allow for a dog-leg timber staircase.

## 5 History

5.01 Jeffrey's Street was initially a development planned in the late 18<sup>th</sup> century on the estate of Charles Pratt (1714-1794), 1<sup>st</sup> Earl of Camden, a leading Whig politician and High Court judge. The new street was named after Charles Pratt's wife, Elizabeth Jeffreys.

Planned in 1790s, the street is part of the late Georgian expansion of London. Building started in 1816 and was complete by the 1840s. No. 27, according to the Poor Relief Tax record, was first inhabited in 1816.

## 6 The Proposals

6.01 The main proposal is to provide a rear extension located at ground floor mezzanine level with the access the new extension being via the existing stair half landing. The extension would be designed in a minimalist modern idiom with a flat roof and would extend (4025) no more than the adjacent house extension building line. The garden boundary wall would be raised to visually contain the new extension.

6.02 The ground floor rear elevation sash window would not be obstructed by the proposed extension as a sloping glass panel would rise from under the sash window sill up to the new flat roof. This panel would also throw welcome natural light into the rear of the new extension.

6.03 To gain constructional access to the rear of this mid-terrace house, it is proposed to remove the existing door and a small section of wall. This would be reinstated as a glass door and glazed side panel.

6.04 Other internal works include the welcome restoration of the first-floor partition between the front and rear rooms and the restoration of the front room door from the stair landing.

## 7 Policy Context

7.01 Government guidance on managing change in the historic environment is given in the National Planning Policy Framework (NPPF):

## *Section 16 “Conserving and enhancing the historic environment*

*192 In determining applications, the local planning authority should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

7.02 The question of judging heritage significance in relation to proposed change is discussed in the Historic England policy guidance publication;

### *Managing Significance in Decision-Taking in the Historic Environment*

*Page 2*

*8 Understanding the **nature of the significance** is important to understanding the need for and best means of conservation.....*

*9 Understanding the **extent of that significance** is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be.....*

*10 Understanding the **level of significance** is important as it provides the essential guide to how policies should be applied....*

*11 To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.*

7.03 The London Borough of Camden have a suite of policies aimed at recognising and protecting the historic environment;

### *Camden Local Plan 2017*

#### *7 Design & Heritage*

##### *D1- Design*

##### *D2 - Heritage*

## 8 Assessment

8.01 The NPPF, Historic England and L.B. Camden polices all call for an informed and accurate judgement of the heritage asset and the possible impact of proposals. A listed building will frequently be already altered to some extent, so that an assessment of heritage significance must take account of such alterations. Not every attribute of a listed building is of equal significance and some minor features or altered elements may be of negligible interest. The need to encourage new development in an appropriate context to add to character and distinctiveness must also be considered.



Rear elevation of 27 Jeffreys Street

8.02 The rear elevation of No. 27 displays a considerable amount of alteration. The most evident change is the somewhat awkward first-floor bathroom/W.C. extension. Also, from ground floor level down, the whole elevation has a modern rendered finish. The second-floor roof slope has asymmetrical dormer windows, a non-original feature. Therefore, this is not a complete early 19<sup>th</sup> century composition but a mixed and altered rear elevation. It is therefore possible within good heritage practise, to consider contextual change in this context which would not harm heritage fabric or features.

8.03 It is important to realise that the existing use of the lower ground and ground floors must have an influence on any proposed extension. In this case, the lower ground floor contains a bedroom and bathroom/W.C. The ground floor has the

kitchen and dining room. In order to obtain reasonably convenient access to the proposed living room extension, access would be via the half landing from the ground floor.

8.04 The reticent modern design of the proposal in counterpoint to the neo-classical terraced house introduces an element of visual calm which can be identified as the introduction of a “positive contribution to local character and distinctiveness” (NPPF) in a very altered and irregular elevation.

8.05 Despite the fact that the proposed extension serves the ground floor, it is situated between lower ground and ground floor level and being flat roofed, it visually appears to be a basement extension. The raising of the boundary garden walls would successfully mask any impact on adjacent properties amenity. The proposed extension does not intrude further into the garden than the adjacent property’s existing extension. The extension would be largely contained within the rear garden of No.27 and would not have any impact on the character or appearance of the Jeffreys Street Conservation Area.

8.06 It is necessary for construction access to enlarge the opening from the existing stair half landing. This would be replaced by a glass door and panel. In circumstances where the house retained much of its original features and fabric intact, this proposal would obviously raise concern. But in this case of an already compromised rear elevation, the careful introduction of the glazed feature would be an acceptable modern intervention that throws natural light onto the staircase.

8.07 The restoration of the partition wall between the front and rear first floor rooms together with the restoration of the door from the stair landing are welcome from the heritage standpoint.

## 9 Conclusion

9.01 This proposal is a well-considered and low-level rear extension which does not dominate the host listed building and promises to be a reticent and elegant addition to an altered elevation. No important feature or fabric of heritage significance would be lost.

9.02 This proposal meets the requirements of the primary legislation, the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Historic England advice and the policies of L.B. Camden.