

# Flat 3, 26 Mornington Terrace, London Heritage Statement



**Client:**  
Planning Consent UK Ltd

**Date:**  
January 2021





# Flat 3, 26 Mornington Terrace, London, NW1 7RS

## Heritage Statement

### Project Details

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Client: Planning Consent UK Ltd  
Project Number: F1718  
Address: Wimbledon  
London  
SW20 8HT

### Quality Assurance – Approval Status

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Issue: 2  
Date: 13/01/2021  
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# Contents

<b>Project Details</b>	2
<b>Quality Assurance – Approval Status</b>	2
<b>The Site</b>	5
<b>The Proposals</b>	5
<b>Report Structure</b>	7
<b>Heritage Assets</b>	8
<b>Historical Development of the Site and Surrounding Area</b>	8
<b>Significance Criteria</b>	11
<b>Site Analysis</b>	12
<b>Statement of Significance</b>	12
<b>Bibliography</b>	19
<b>List Descriptions</b>	20
<b>Legislation Policy and Guidance</b>	21
<b>Glossary (National Planning Policy Framework)</b>	22



# 1. Introduction

- 1.1. This Heritage Statement has been prepared by Place Services on behalf of Planning Consent UK Ltd and pertains to the first-floor flat, Flat 3 at 26 Mornington Terrace, London, NW1 7RS (hereafter referred to as “the Site”). The Site forms part of Grade II listed terrace nos. 26 to 52 Mornington Terrace, a mid-nineteenth century structure comprising 27 three-storey plus attic houses with basements. The location and extent of the Site is shown in Figure 1.
- 1.2. This report provides a baseline assessment of the Site and its significance, based on information derived from documentary research and analysis of the building. The understanding of significance is used to assess the potential impact of the proposals on the heritage significance of the Site.
- 1.3. This assessment follows best practice procedures produced by Historic England<sup>1</sup> and the Chartered Institute for Archaeologists<sup>2</sup>, and is intended to meet the information requirements of national heritage planning policy contained in Paragraph 189 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*<sup>3</sup>.

## The Site

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- 1.4. The Site, located in Camden Town, London, is approximately centred on Ordnance Survey Grid Reference TQ 28888 83424.
- 1.5. The Site is located on the east side of Mornington Terrace. The property, originally a single tenement townhouse, is currently in use as five self-contained flats, converted in 1964. Flat 3, on the first floor, is accessed from the main communal stairwell and comprises a front room with two large windows onto a balcony and a rear room. A toilet is provided in the middle of the flat and an open-plan kitchen is located in the south-east corner of the front room. The flat has a modern interior.

## The Proposals

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- 1.6. The retrospective application for Listed Building Consent addresses works entailing internal renovation and the installation of two structural steel beams across the full width of the flat, replacing a remaining section of the former timber studs spinal wall. The justification for the removal of the historic timberwork to facilitate the installation of steel beams is contained in the structural Engineer’s report by ADS Consultancy.
- 1.7. The renovation of the flat includes the removal of modern built-in-cupboards to reinstate an original fireplace in the rear room and replacement of the modern kitchen and toilet. A full list of works, included in this retrospective consent, is included in Section 5 of this report.

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<sup>1</sup> Historic England, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

<sup>2</sup> Chartered Institute for Archaeologists, January 2017. *Standard and Guidance for Historic Environment Desk-Based Assessments*

<sup>3</sup> Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

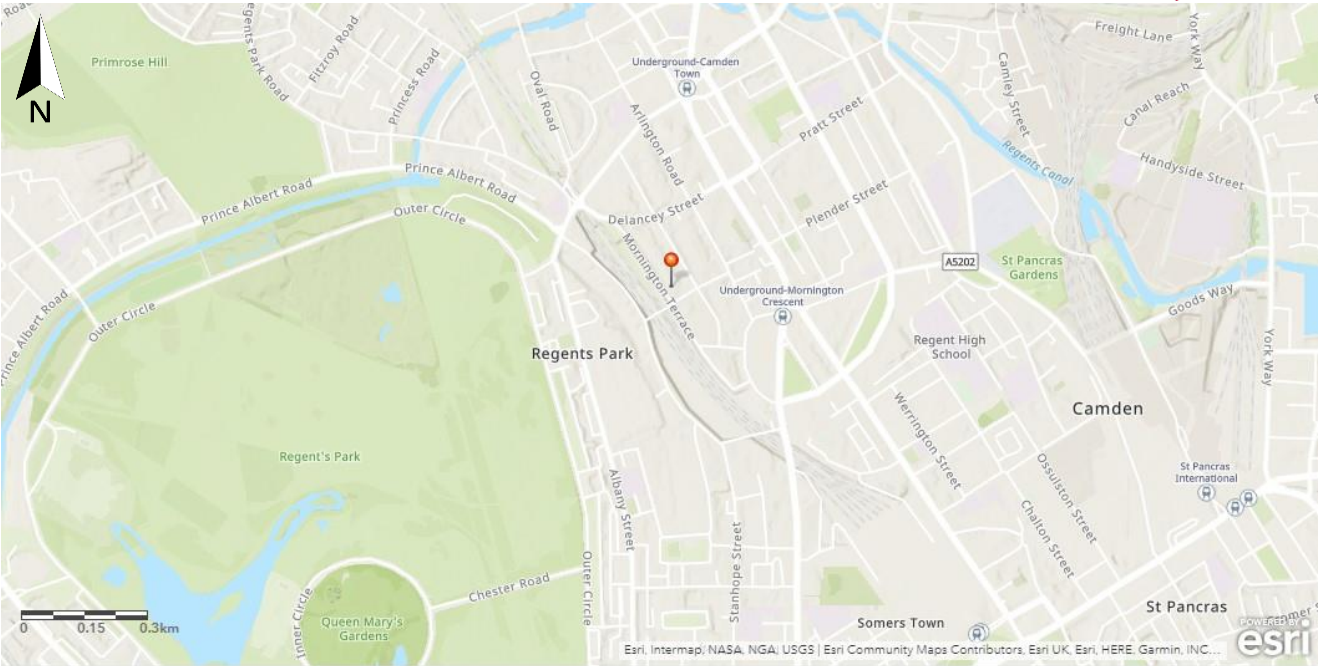


Figure 1: Site Location Plan (ESRI)



## 2. Methodology

2.1. This assessment has included the following:

- Identification of any designated or non-designated heritage assets potentially affected by the proposed development;
- Desk-top research. Online resources were consulted. Historic maps and images are reproduced where appropriate in this report;
- A walk-over survey of the Site;
- Assessment of heritage significance;
- Assessment of the impact that the proposals (as known) will have on the significance of the heritage asset (s); and
- Consultation of local and national planning policy and guidance pertaining to heritage.

2.2. The Site was visited on the 23<sup>rd</sup> December 2020. The aim of the visit was to gain an understanding of the significance of the Site and the impact of the works. Some of the resultant images from this inspection are reproduced in this report.

### Report Structure

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2.3. This report is set out in the following structure:

- Section 3 provides a brief overview of the historical development of the Site and its surroundings.
- Section 4 provides an assessment of the significance of the Site, including a brief Site analysis.
- Section 5 provides an assessment of the impact of the proposals on the significance of identified heritage asset
- Section 6 concludes with a summary of the assessment.

## 3. Heritage Baseline

### Heritage Assets

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- 3.1. The proposal relates to Grade II listed Number 26-52 Mornington Terrace, listed as 'Numbers 26-52 and Attached Railings'. The list description for this building, as published on the National Heritage List for England, can be found in **Appendix A**.
- 3.2. The Site is located within Camden Town Conservation Area, designated in 1986. Within the Conservation Area, Mornington Terrace forms part of the *Sub Area 2: Residential*, together with Albert Street, Arlington Road, Delancey Street and Mornington Street. The character area comprises long residential terraces constructed between 1820 and 1850. Nos. 26-52 Mornington Terrace represents the distinctive architectural character of early to mid-nineteenth century speculatively built residential terrace of townhouses.
- 3.3. The uniform appearance and detailing of the exterior of the terraces in the locale are of special architectural interest, and the majority of these are statutorily listed. It is considered that, due to their nature and extent, the works here being addressed do not affect the significance of the Conservation Area or the settings of the adjacent listed buildings. As such, these heritage assets are not considered further in this report.

### Historical Development of the Site and Surrounding Area

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- 3.4. Until the end of the eighteenth century, Camden was predominantly rural and had an agricultural character. It was first established as a commuter settlement serving for travellers to and from London. In the 1790s, the locale was subject to London's northward expansion when the local landowners started to sell lease for speculative residential development in the area.
- 3.5. Camden High Street was the initial area to be developed as part of a planned grid of streets. Houses were built either side of the High Street and terraces were constructed in Gloucester Place by 1801/1804. However, the western verge of the locale was still undeveloped until the construction of Regents Canal. After the opening of the canal economic activities soared in the area and started to turn it into a suburb of London.
- 3.6. Both Greenwoods and Thompsons map of London represent the early development of Camden Town. Surveyed in the 1920s, Greenwood's Map illustrates the High Street is fully developed and grids of streets to the east (Figure 2). While, to the west, development reached up to Grove and Arlington Street and the Site still formed agricultural land.
- 3.7. The railway had the most significant impact on Camden's development. Following the arrival of railways in the 1830s, landlords wanted the best return for their land by constructing high-quality houses. The residential areas of Camden Town, including Mornington Terrace (originally Mornington Road), were developed as part of a large-scale speculative housebuilding scheme named Camden Town Estate. This turned the area into what described by architectural historian John Summerson as the 'Georgian suburb of London'.
- 3.8. Nevertheless, due to the rapid expansion of London in the early nineteenth century, the area within a short time became favourable to the new working class associated to the economy based on railway and canal activities. The construction of Euston, King's Cross and St. Pancras influenced the growth of population and transformed an inherently open and airy place into a significantly populated locale.





**Figure 2: Extract from Greenwood's Map of London (surveyed in 1824-1826)**



**Figure 3: Extract from the OS Map of 1895, shows the former villas on the west side of the Street**

3.9. Mornington Terrace was originally laid out as Mornington Road as part of the late-Georgian speculative development on the land owned by Lord Southampton. It was named after the Earl of Mornington Richard Colley Wellesley. Mornington Road ran north-south from Delancey Street (originally West Stanhope Street) to Stanhope Place at the southern end and bisected by Mornington Place (originally



Crescent Place). The initial extent of Mornington Road has been reduced to Mornington Terrace to the north and Clarkson Row to the south. It was renamed in 1937.

- 3.10. The terrace of uniform brick and stucco houses, including the application site, on the east side of Mornington Road were constructed in the 1840s and named Friedenstein Terrace. A second terrace on the same side of the street was constructed further to the south, named Ehrenberg Terrace, now 3 to 14 Mornington Terrace. Whilst on the west side of the street were a series of villas, which were demolished in 1902 during the widening of Euston railway lines and replaced with a series of railway carriage sheds. These were again demolished after the second world war and the existing high brick wall was constructed.
- 3.11. The individual houses in the terrace with formal street frontages were intended for middle-class residents. These comprised single-family dwelling, presumably with servants' accommodation at the top (attic) and/or bottom (basement) of the house.
- 3.12. However, by the end of the nineteenth century, the locale became highly populated and turned into a working-class area. Redevelopment took place in several parts of Camden Town comprising smaller houses, while small shops were converted to larger shops. The housing developments of Camden Town attracted mainly people with trade, business, clerical or manual skills.
- 3.13. After World War Two, Camden Town became the centre of a cultural revolution. It was particularly popular with architects and designers. Later in the twentieth century, the northern part of Camden Town became the focus of the town. The earlier division of the middle-class residential areas in the west along Regent's Park and the working class the eastern part of the town also started to diminish. Many of the original speculative townhouses were divided into self-contained flats.
- 3.14. The southern end of the original terrace was damaged beyond repair by World War Two bombing and replaced with a block of low-rise flats. This left No. 26 Mornington Terrace as the southern-end property of the original terrace. Like many other Georgian townhouses in London, it was converted into five self-contained flats in the 1960s under planning permission ref: TP4808/4477. According to the approved plan, the front room on the first floor (Figure 6) accommodated a living room and a bedroom while the rear room provided a kitchen and a toilet.
- 3.15. The internal layout of Flat 3 was again altered in the recent past to have a larger open plan living and kitchen in the front aspect and the rear room became the bedroom with built-in cupboards. Albeit there are no planning records available of the change, it is possible that the changes were carried out in 1990 together with the second-floor flat under the planning application no. PL9003333R1. However, there are no drawings available to ascertain that. The current owner purchased the flat in early 2020 and the sale specifications showed that the existing planform as pre-existing.



## 4. Assessment of Significance

### Significance Criteria

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- 4.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 4.2. To assess the heritage significance of the Grade II listed 26 Mornington Terrace, this report has drawn guidance from Historic England<sup>4</sup> which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 4.3. These attributes of significance are described as:
- **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
  - **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
  - **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 4.4. The significance of the Site will be assessed using a number of significance ratings:
- **High:** Significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
  - **Medium:** Significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
  - **Low:** local or regional significance.
  - **Neutral:** Has no cultural significance but is also not considered intrusive to heritage value.
  - **Intrusive:** Detracts from heritage significance.
- 4.5. A building is listed to mark and celebrate its special architectural and historic interest, with Grade I listed buildings being of exceptional interest; Grade II\* listed buildings being particularly important buildings of more than special interest; and Grade II listed buildings being of special interest<sup>5</sup>. These are considered to be of national significance.

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<sup>4</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

<sup>5</sup> Historic England. Listed Buildings. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

## Site Analysis

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- 4.6. No. 26 Mornington Terrace forms part of a grade II listed terrace constructed in the 1940s as a three-storey plus attic townhouses raised on basements. The property is listed in a group of 27 houses as 'Nos. 26-52' and located within the Camden Town Conservation Area. The terrace is constructed of yellow stock brick with a rusticated stucco ground floors and slated roofs.
- 4.7. The application site comprises the first floor flat (Flat 3) of No. 26 which is the southern end property of the listed terrace. It is externally articulated with stucco fluted Ionic pilasters rising through first and second floors to carry the entablature at the cornice. The upper floor windows are recessed and architraved. There is a continuous cast-iron balcony at the first-floor level.
- 4.8. As indicated in Section 3, the property was converted into five self-contained flats in the 1960s, significantly altering the planform at all floors to accommodate individual kitchen and toilet. Further alteration to the first-floor planform was carried out in c.1990 when the interior of the flat was thoroughly modernised to its existing layout.

## Statement of Significance

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- 4.9. 26 Mornington Terrace is Grade II listed and a designated heritage asset with regard to the NPPF.
- 4.10. The significance of 26 Mornington Terrace is derived from its architectural and historical interests together with the other properties in the terrace. Therefore, elements of its architectural and aesthetic interests and components that are of illustrative or associative historic value are of particular importance.



**Figure 4: Principal façade of 26 Mornington Terrace**

- 4.11. The wider terrace represents the formal, visually distinct block of architecture adapted in the late eighteenth and early nineteenth century. The most significant aspect of its architectural interests lies in the uniform and symmetric principal façade inspired by the neo-classical theme. However, the rear elevation of the terrace comprises a less homogeneous composition as is typical.
- 4.12. The principal façade is constructed of yellow London Stock brickwork laid in Flemish bond and dressed with rusticated stucco at ground level, the continuous balcony with bulbous cast-iron railings at first floor level, decorative window architraves and pediments, the stucco entablature and cornice, and the ionic pilasters articulating the individual properties provide an attractive facade and contribute to the building's architectural and aesthetic interest.



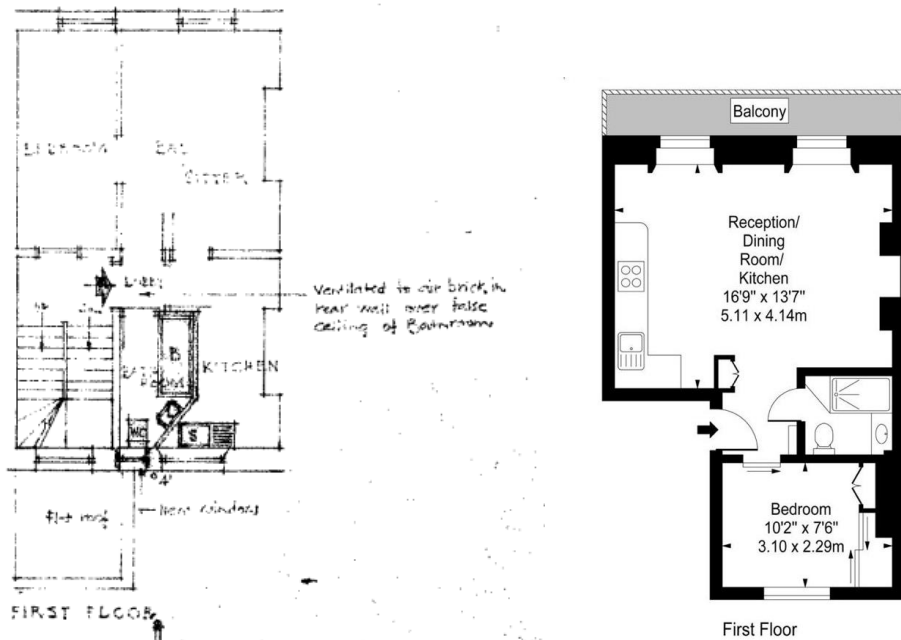
**Figure 5: Rear elevation of 26 Mornington Terrace**

- 4.13. The listed terrace has considerable historic significance, presenting a good example of the late eighteenth and early nineteenth century speculative town-house developments in London. This illustrates the housing demand for a growing population and general migration towards the cities and expansion of Georgian London to attract middle-class citizens with trade/business connections to the capital. The site also forms part of the historic development of Camden Town, which was rapidly transforming from a small historic village to a new late Georgian and Victoria town.
- 4.14. With regards to its contribution to the townscape, it contributes to the group value of the historic late Georgian structures in Camden Town. There are several statutorily listed buildings of the period that were constructed under same historic context. These are generally terraced houses of a uniform appearance and listed for their special interest.
- 4.15. The spatial relationship of the terrace with the street defined by the front garden and railing; the early York stone pavement in front of the terrace; and surviving coal cellars beneath the footpath are also of interest and contribute positively to the streetscape and the Conservation Area. Again, the sense of



open space benefits from panoramic views to the south and west contributes to the setting of the terrace. Mornington Terrace is recognised as a Key View in the Camden Town Conservation Area Appraisal.

- 4.16. The original planform of no.26 Mornington Terrace was altered during its conversion into five flats in the 1960s. This had significantly removed much of the evidential value from the interior. However, the alteration has little impact to its principal significance. While its historical significance as a Georgian town house affected by the conversion, it's continuing contribution of architectural interest and the group value of the terrace or streetscape as a whole – and, in turn, the wider Conservation Area are sustained.



**Figure 6: First floor plan after 1960s conversion (left) and c.1990s conversion (right)**

- 4.17. With regard to the Flat 3, it has contribution to the aforementioned architectural interest of the overall terrace, presenting the unaltered first-floor balcony and original double-hung sash windows within decorative architrave and pediments. The interior of the property, however, sustains little historic interest as being subject to two major phases of alterations and little remains of what would have been the ornate *piano nobile*.
- 4.18. Apart from the surviving historic fabric, including the windows and fireplaces, the modern interior of the flat is not considered of any heritage value. A remaining section of the former stud partition wall with lath marks, that has been removed as part of the current works, was of archaeological interest (evidential value) as historic fabric indicating the original planform. Both fireplaces in the flat, albeit being subject to alterations, are considered of both architectural and archaeological interests.



**Figure 7: Modern interior of the front room (pre-existing)**



**Figure 8: Modern interior of the rear room and bathroom (pre-existing)**

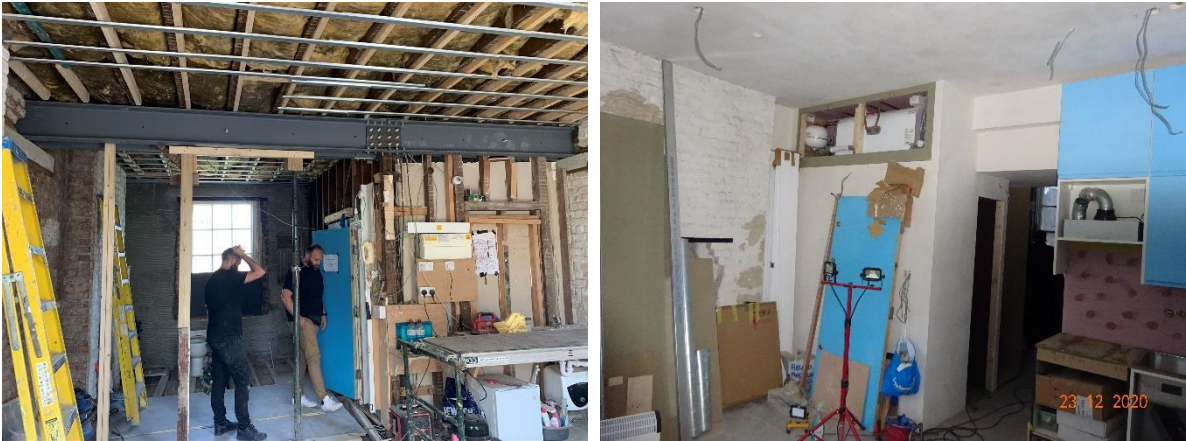
## 5. Impact of Proposals (retrospective)

- 5.1. This section assesses the impacts of the works carried out upon the heritage significance of the first-floor flat (Flat 3) at no. 26 Mornington Terrace. These are considered in relation to the direct impact on the significance of the Grade II listed building.
- 5.2. Due to the nature of the works, which are limited to the interior of the property, there is no impact on the character and/or appearance of Camden Town Conservation Area or to the setting of the relevant heritage assets within the locale.
- 5.3. The works comprise installation of two structural steel beams across the full width of the flat, replacing a remaining section of a former spinal wall of timber studs. Proposals also include the following internal renovation and general maintenance works:
  - Removal of modern built-in-cupboards to reinstate original fireplace in the rear room;
  - Removal of non-historic render and plaster skim;
  - Cleaning up of historic brickwork and rebuilding of rear fireplace;
  - Repointing and lime washing of historic brickwork;
  - Application of NEW lime washed lime-based render in places;
  - Application of NEW dot and dab plasterboard to rear wall;
  - Removal of non-historic bathroom stud walls; and
  - Rebuilding of bathroom partitions and pocket door.
- 5.4. As identified in Section 4 of this report, the remaining section of the former stud partition wall with a post and A-frame containing lath marks were of archaeological interest. However, according to the structural engineer's survey report (included in the application), the frame was inadequate in providing support for the ceiling and that the installation of the beams was necessary to provide structural stability.
- 5.5. Installation of the beams entailed the insertion of padstones into the brickwork of the party walls, which also had minor impacts on the historic fabric of the building.
- 5.6. Removal of the modern built-in cupboard from the rear room to reveal the fireplace and restoration of the brickwork in the fireplace is considered enhancement to the architectural interest and evidential value of the site.
- 5.7. General cleaning and repointing of the historic brickwork, application of lime wash and, lime-based render in places are also considered restorative and not considered to affect any aspect of the significance of the site.
- 5.8. Proposed works to the rear room were limited to the modern interior are not considered to have any impact on the heritage significance of the site. The removal and rebuilding of the modern bathroom walls as well as the renewal of the kitchen are also not considered to have any heritage implications.
- 5.9. The removal of the historic timber stud frame is considered to have caused harm to the archaeological and architectural interest of the site. Nevertheless, it is understood that this has been carried out in response to the need of providing structural stability which was required to keep the building in its optimum viable. The images below have been provided by the applicant and show the building during the course of works.





**Figure 9: The timber stud frame (pre-existing) and during removal**



**Figure 10: Installation of the structural beams and after completion**



**Figure 11: Pre-existing built-in cupboard in rear room and restored fireplace after removal of the cupboard**



## 6. Conclusions

- 6.1. This Heritage Statement has been prepared by Place Services on behalf of Planning Consent UK Ltd and pertains to Flat 3, 26 Mornington Terrace, London NW1 7RS (“the Site”).
- 6.2. This report provides a baseline assessment of the Site and its significance. The understanding of significance is used to assess the potential impact of the proposals (retrospective) on the heritage significance of the Site.
- 6.3. An assessment of No. 26 Mornington Terrace has found it overall to be of **Medium-High** heritage significance.
- 6.4. It has been evaluated that the works carried out are internal to the site and therefore have no impact on the principal significance of the site deriving from its architectural interests vested in the external façade and contribution to the Camden Town Conservation Area.
- 6.5. Removal of the historic timber stud frame and the installation of the structural beams caused harm to the significance of the host by affecting its evidential value.
- 6.6. With regards to paragraph 196 of the NPPF, such harm is considered within the lower end of ‘less than substantial’ and should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.<sup>6</sup>
- 6.7. In this regard, preservation of the building and its sustainable use for ensuring long-term conservation have considerable benefit. The Local Planning Authority should weigh the overall impact of the works upon the significance of the heritage asset against the benefit of its preservation through providing required structural support to keep the building in its optimum viable use as a residence. The need for this structural support is outlined in the separate structural engineers document.
- 6.8. All statements and recommendations made in this report are subject to consultation and approval with the Local Planning Authority.

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<sup>6</sup> Department for Communities and Local Government, February 2019. *National Planning Policy Framework*



## 7. References and Sources

### Bibliography

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Chartered Institute for Archaeologists, January 2017. Standard and Guidance for Historic Environment Desk-Based Assessments

Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

Historic England, 2019. Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.

Historic England, April 2008. Conservation Principles, Policies and Guidance for the sustainable management of the historic environment

Historic England. *Listed Buildings*. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

McCarthy, Mark, 2018, *A Georgian suburb: revealing place and person in London's Camden Town*. Master's thesis, University of London, School of Advanced Study.

Ads Consultancy, 2020, *1st Floor at 26 Mornington Terrace London NW1 7RS*: Structural Engineer's Report



# Appendix A

## List Descriptions<sup>7</sup>

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### NUMBERS 26-52 AND ATTACHED RAILINGS

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113144

Date first listed: 14-May-1974

Statutory Address: NUMBERS 26-52 AND ATTACHED RAILINGS, 26-52, MORNINGTON TERRACE

#### Location

Statutory Address: NUMBERS 26-52 AND ATTACHED RAILINGS, 26-52, MORNINGTON TERRACE

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 28811 83531

#### 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

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<sup>7</sup> Historic England. List Description. *NUMBERS 26-52 AND ATTACHED RAILINGS* access via <https://historicengland.org.uk/listing/the-list/list-entry/1113144>



## Appendix B

### Legislation Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
<b>Primary Legislation</b>	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72. General duty as respects conservation areas in exercise of planning functions.
<b>Local Development Plan</b>	Adopted Local Plan (2017)	Policy D2
<b>Regional Policy</b>	The London Plan (2016) Draft New London Plan (2017)	Policy 7.8 Policy HC1
<b>National Planning Policy</b>	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
<b>Guidance</b>	National Planning Practice Guidance (2019) DCLG	ID: 18a
<b>Guidance</b>	Historic England, 2019. Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.	



## Appendix C

### Glossary (National Planning Policy Framework) <sup>8</sup>

<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	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.
<b>Significance (for heritage policy)</b>	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.

<sup>8</sup> Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

**Place Services**

Essex County Council  
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