



32 Cubitt Street, London WC1X 0LR
Heritage Statement
HW Heritage
September 2021

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1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared to support applications for planning permission and listed building consent at no.32 Cubitt Street, London WC1X 0LR within the London Borough of Camden.

1.2 No.32 Cubitt Street is Grade II listed and situated in the Bloomsbury Conservation Area. In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this statement is to define the significance of the listed building and its contribution to the conservation area. It will also describe the proposed works and assess the impact of these on the special architectural and historic interest of the listed building and the character and appearance of the surrounding conservation area.

1.3 This statement has been produced using desk-based research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local

planning policy framework as well as an analysis of the building, its setting and wider context.

1.4 This Heritage Statement has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

2.0 SITE AND SURROUNDINGS

2.1 The following section provides a brief overview of the location and context of no.32 Cubitt Street.

2.2 The application site consists of a former Baptist Chapel dating from 1861 and constructed of yellow stock brick with stucco dressings. The building was Grade II listed on 25 October 1971 and the listing description reads as follows:

CAMDEN CUBITT STREET (East side) No.32

(Formerly listed as No 32, Field Lane Foundation Centre, previously listed as: CUBITT STREET, No.32 Field Lane Community Centre)

25/10/71 GV II Formerly the Arthur Street Baptist Chapel and later the Ampton Chapel. 1861. Yellow stock brick with stucco dressings. Two storey and crypt, rectangular hall. Three windows with slightly projecting central entrance bay and six-window left hand return.

Square-headed, architraved doorway with console bracketed cornice and double panelled doors approached by double ramps (formerly steps) with cast-iron railings. Round-arched, architraved windows with margin glazing; ground floor with stucco keystones and aprons, first floor with stucco surrounds and cornices, centre window with stucco apron. Stucco first floor and first floor sill bands. Simplified C20 stucco cornice and blocking course.

2.3 The application site is located at the northern end of Cubitt Street which forms part of the grid of residential streets between Gray's Inn Road and King's Cross Road. The road curves gently to connect Frederick Street in the north with King's Cross Road to the south, via a pedestrian alleyway. Much of the road is lined with new residential development from the later 20th century. The building is currently in use as a collaborative working and meeting space for small enterprises and charity organisations.

2.4 The area immediately surrounding the application site is rich in terms of its built heritage and there are large number of listed

buildings to the north and west, mostly early to mid-19th century townhouses which line Frederick Street, Ampton Street and Ampton Place.

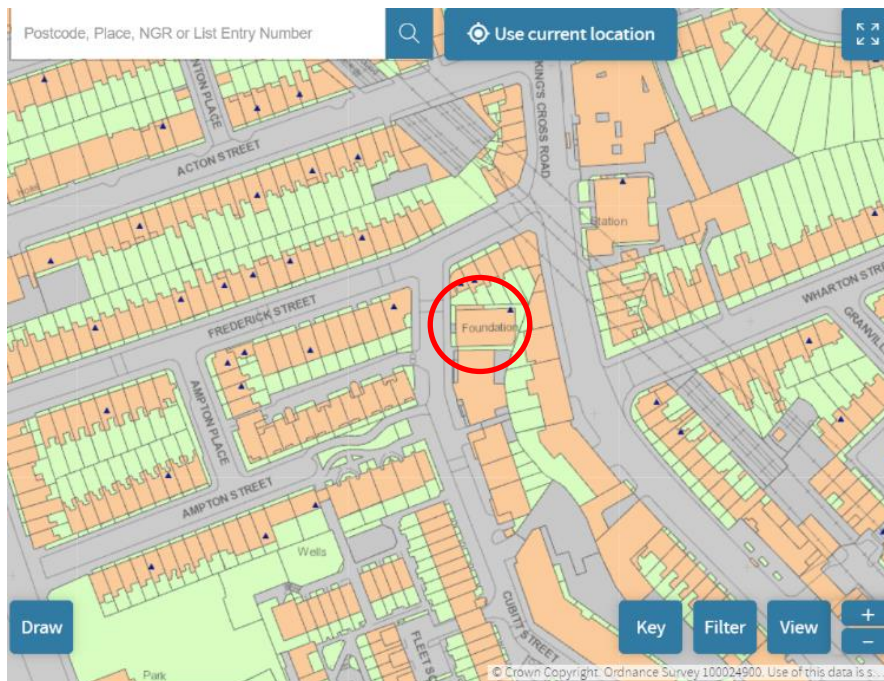


Figure 1: Historic England's map denoting statutorily listed buildings with blue triangles.

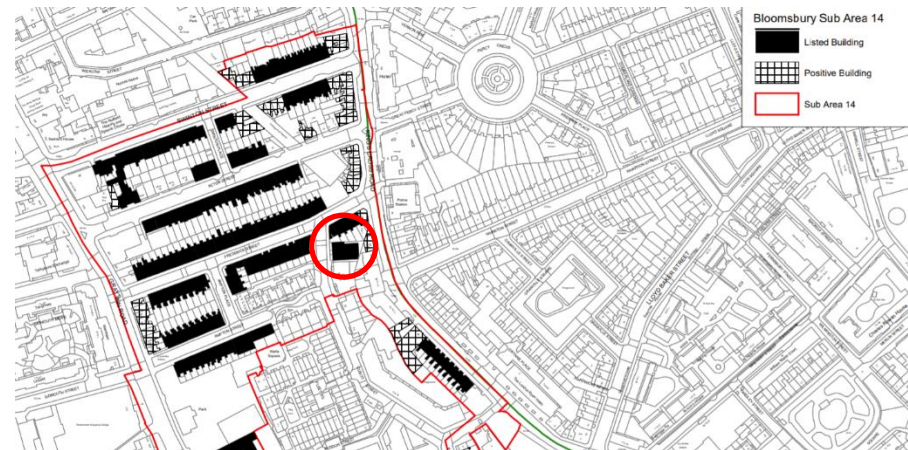


Figure 2: An extract from a map of Sub Area 14 of the Bloomsbury Conservation Area showing Cubitt Street and the surrounding area.

2.5 The application site is located in **Sub Area 14: Calthorpe Street/Frederick Street** of the Bloomsbury Conservation Area. The Council adopted their Bloomsbury Conservation Area Appraisal and Management Strategy on 18 April 2011. This document provides a detailed analysis of the historic development of the area and its character and appearance. Sub Area 14 is described at paragraph 5.245 as follows:

“There is much uniformity in the appearance of the sub area. The streets generally follow an east-west pattern and are of a generous width. Swinton Street and Acton Street are somewhat blighted by traffic as they busy thoroughfares on a westbound gyratory system between King’s Cross Road and Gray’s Inn Road. The majority of terraced properties retain residential uses, and are interspersed with public houses. The use of yellow brick is widespread, together with increasing amounts of stucco from around 1820 which is evident in the rusticated ground floors. The special interest of the architecture of the area is highlighted by the high number of listed buildings.”

2.6 The application building is referred to briefly in the Conservation Area Appraisal at paragraph 5.256 as follows:

“In Cubitt Street, which runs roughly parallel with King’s Cross Road, the Field Lane Foundation Centre, built as the Arthur Street Baptist Chapel in the 19th century, is the only non-residential building and its classical frontage is a feature on Cubitt Street.”

3.0 RELEVANT PLANNING HISTORY

3.1 The following applications relate to the application site at no.32 Cubitt Street.

1999

Planning permission (PS9904789) was granted on 20 December 1999 for ‘Works for the erection of a small single storey rear extension to the rear of the building, new roof to the north side passage at lower ground floor and new external fire escape stairs, as shown by drawing numbers CU.ST./01, /02, /03, 04A, /05A & 06A.’

An approval of details application (LS9804764) was approved on 7 December 1999 for ‘Approval of details of new joinery pursuant to additional 2 (a & b) of listed building consent dated 22nd May 1998 (reg No.S9804167R1.’

1998

An approval of details application (LS9804772) was approved on 12 November 1998 for *'Approval of method statement for removal of existing glazing and installation of replacement glazing pursuant to additional condition 3 of listed building consent dated 22nd May 1998 (Reg No.LS9804167R1), as shown by undated letter from CGG Complete Glass Glazing.'*

Listed Building Consent (LS9804167R1) was granted on 22 May 1998 for *'Partial internal demolition, alterations and replacement of window glass, as shown by drawing numbers 20/01, 20/02b, 20/03, 20/04b, 20/06b, 10/01, 10/02, 10/03, 10/04, 10/05, & 10/06.'*

1997

Planning permission (PS9704865) was granted on 24 October 1997 for *'Change of use of the building for a temporary period from a day centre use to use as cold weather shelter for rough sleepers, as shown on drawing numbers 1103/1-1C.'*

Listed Building Consent (LS9704866) was granted on 24 October for *'Internal alterations in connection with its use as a cold weather shelter, as shown on drawing numbers 1103/1-1C.'*

1996

Planning permission (P9603148R1) was granted on 29 November 1996 for *'Change of use for a temporary period of the building from a day centre use to use as cold weather shelter for rough sleepers, as shown on drawing number 1103/1-1B.'*

Listed building Consent (L9603149R1) was granted on 29 November 1996 for *'Internal alterations in connection with its use as a cold weather shelter, as shown on drawing numbers 1103/1-1B.'*

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

4.1 The following section sets out the historic development of no.32 Cubitt Street.

4.2 Rocque's map of 1769 (Figure 3) shows the area where Cubitt Street now stands as open fields and meadow land on the periphery of London. Development had begun on Lord Swinton's land to the north, with the laying out of Britannia Street and the western sections of Swinton Street and Acton Street. The map shows clearly the 'Road to Hampstead and Highgate' (Gray's Inn Road) and a section of what is now King's Cross Road, marked as Black Mary's Hole. Situated in broadly the position of modern day Cubitt Street, Bangigge Wells was a popular pleasure garden which opened in 1759, centred upon a chalybeate spring which was thought to have health giving properties.



Figure 3: An extract from John Rocque's map of 1769.

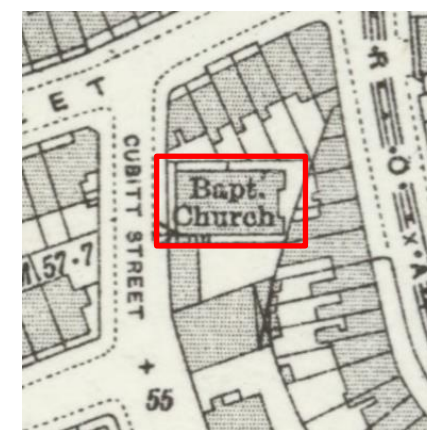
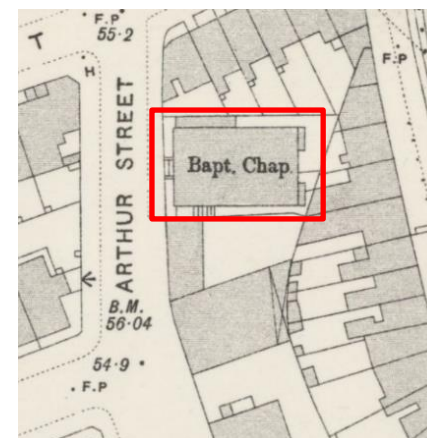
4.3 Cubitt Street formed part of the Calthorpe Estate, which began to be developed from the 1820s onwards. In 1823 Lord Calthorpe leased the northern part of the area to Thomas Cubitt who laid out and built Frederick Street, Ampton Street and Arthur (now Cubitt) Street, the latter named after Lord Calthorpe's brother, Arthur Gough-Calthorpe. Greenwood's map of 1828 (Figure 4)

shows the development progressing westwards from Gray's Inn Road, with large sections of Frederick Street and the western end of Ampton Street in place.



Figure 4: Greenwood's map of 1829.

4.4 No.32 Cubitt Street sits on a small, constrained site and its footprint has altered little over time besides for the addition of the narrow structure to the north of the building which is first shown on the 1896 Ordnance Survey map.



Figures 5, 6 & 7 (clockwise): The Ordnance Survey maps of 1871, 1896 and 1913.

4.5 Booth's poverty map of 1889 shows the area largely marked in pink denoting *'Fairly comfortable – good ordinary earnings'*. The west side of Gray's Inn Road was more affluent, marked in red denoting *'Middle class. Well-to-do,'* with pockets of poverty marked in blue and black to the north of Pentonville Road.



Figure 8: Booth's poverty map of 1889.

4.6 The eastern end of Ampton Street was badly bomb damaged during World War II, with many of the houses either totally destroyed (black) or damaged beyond repair (purple). These properties were demolished after the war and the site remained empty until the 1970s when a series of new residential blocks were constructed. The Baptist Chapel is marked in Orange which denotes *'General blast damage. Minor in nature'*.

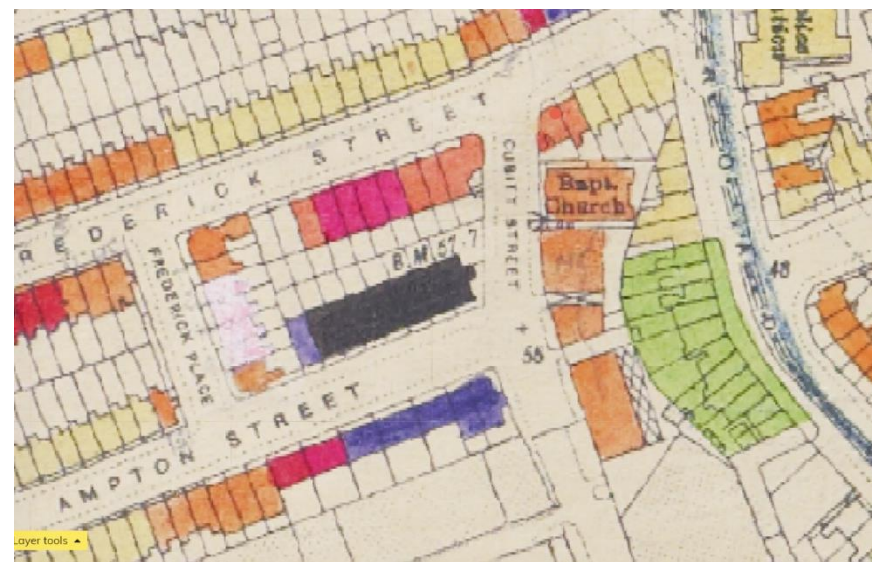


Figure 9: The LCC's bomb damage map of the area.

4.7 The building became known as the Ampton Chapel during the 20th century and ceased religious use around 50 years ago. Since then, it has housed a community centre and most recently a collaborative work and meeting space for small businesses and charities.

5.0 SIGNIFICANCE OF THE BUILDING AND SITE

5.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* A heritage asset is defined as *“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).”* In this case the heritage assets are the statutorily listed no.32 Cubitt Street and the surrounding Bloomsbury Conservation Area.

5.2 Historic England’s document *‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’* (2008) identifies a series of values that can be

attributed to a heritage asset, and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

5.3 In assessing the significance of no.32 Cubitt Street it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the

extent of any alterations and their impact, the contribution of the building to the character of the area and the degree to which the building illustrate aspects of local or national history.

5.4 The application site is located at the northern end of Cubitt Street and is a detached, former Baptist Church. The building is constructed of yellow stock brick with stucco dressings. The main front elevation faces Cubitt Street and is a symmetrical composition of two storeys. The façade is three bays wide with the central bay projecting slightly from the main building line. The main entrance door is located centrally, accessed via a ramp and staircase from street level, and is set within a painted stucco surround with a moulded architrave and shallow hood supported by slender brackets. Flanking this are arched windows, with painted timber sash windows with margin lights set beneath gauged brickwork arches with stucco keystones. At 1st floor level there are three similar arched timber sash windows, here with moulded and hooded painted stucco surrounds. The façade has two flat stucco bands between the ground and 1st floor fenestration and a heavy projecting

moulded cornice providing a strong visual termination to the façade. The building has a slate clad, pitched roof, the ridge of which runs east-west. This is largely concealed in views from Cubitt Street by the tall parapet wall to the western façade, however there are more open views of the northern slope from the junction with Frederick Street.



Figure 10: The front façade facing Cubitt Street.



Figure 11: The northern flank elevation.

5.5 The flank elevations of the building are plainer, with an absence of stucco decoration. However, the series of six slender arched window openings, with margin light windows, are elegantly proportioned and provide rhythm and articulation to the facades, the northern elevation being visible from the Frederick Street and

the northern end of Cubitt Street. The rear façade of the building is not visible from the public realm and is relatively plain, with three small arched windows at high level.

5.6 Overall the front facade of the building is of high significance and retains its original form and character. It is attractive and of demonstrable architectural and aesthetic value. Along with the early to mid 19th century buildings on Frederick Street and Ampton Street the building provides a strong late Georgian/early Victorian character to the townscape, making a positive contribution to the character and appearance of the Bloomsbury Conservation Area.

Interior

5.7 Internally the building consists of a single large, double height space for worship. Around the perimeter of the space is a projecting balcony, supported by timber beams and slender cast iron columns. The balcony has attractive curved cast iron balustrading. The space largely retains its original spatial quality with some areas of new partitioning underneath the balcony. Beneath the main church

there is further accommodation at basement level. This is fairly lacking in architectural features besides for the large timber beams and cast iron columns which support the floor of the main worship space above.

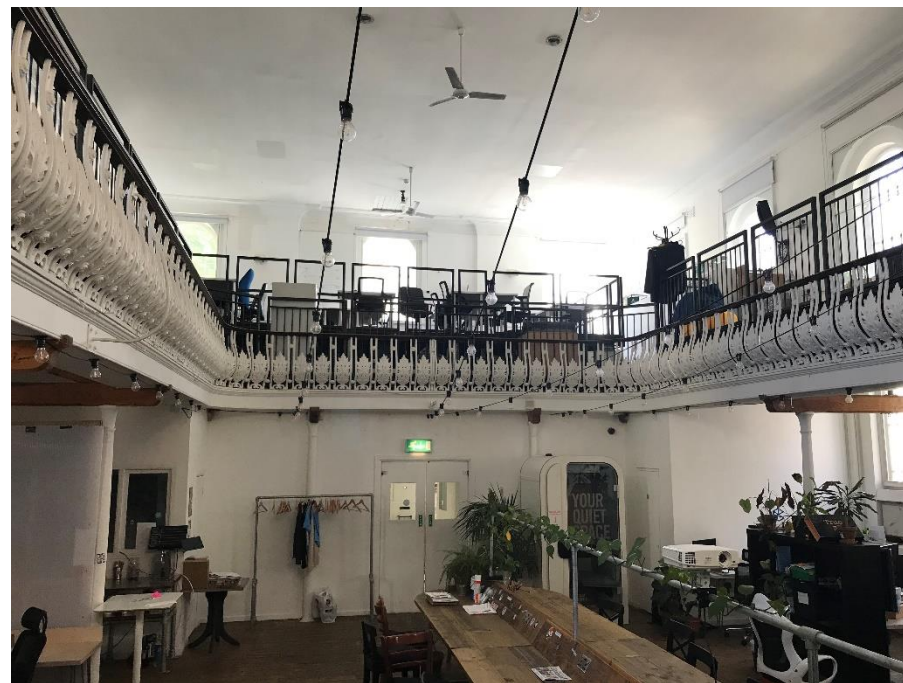


Figure 12: The internal worship space looking west.



Figure 13: The internal worship space looking east.

Values and significance

5.8 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.



Figure 14: The basement accommodation.

5.9 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a

strong indicator of evidential value. In this case the building provides us with evidence of patterns of religious worship during the mid 19th century and demonstrates the demand for new churches as London expanded and developed.

5.10 Historical value

Paragraph 39 of the Conservation Principles document outlines that *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”*

The building forms part of the historic local scene in this part of Bloomsbury and has been a feature of the townscape for around 260 years. The building has clear historical value in terms of illustrating the transformation of the area from open fields on the periphery of London to a densely covered inner city district by the mid 19th century, being built to cater to the area’s growing population. The building retains a large degree of its original setting along Frederick Street to the north, however to the south and west there has been

extensive new residential development during the last part of the 20th century, altering the building’s original context and character.

5.11 Aesthetic value

Aesthetic value is defined as *“...the ways in which people draw sensory and intellectual stimulation from a place.”*

As described in the paragraphs above, the building is an attractive example of a modest mid 19th century Baptist Church, constructed of typical materials of the period such as brickwork and stucco. The building has demonstrable townscape value and acts as a local landmark at the northern end of Cubitt Street. The building complements the architectural character of the surrounding early to mid 19th century terraced development. Internally the main worship space is impressive in terms of its spatial quality although it is relatively plain and simple architecturally, with the cast iron balcony balustrading the main decorative detail.

5.12 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be ‘social’, defined at paragraph 56 as *“.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.”*

The building has communal value in so far as it has been part of the local scene for around 260 years and has thus featured in the day to day lives of those who live, work and pass through the area. The building would have been well known to those who worshiped in it during its time as a Baptist church, as well as those who have engaged with the building since the religious use ended, including in its time as a publicly accessible community centre. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

Conclusion

5.13 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Bloomsbury and reflects to a small degree the transformation of the area from open fields in the mid 18th century to a densely covered inner London district a century later. The building was constructed as a Baptist Church during the mid 19th century in order to meet the needs of an emerging congregation in this newly developed area. Its architectural language and character reflect its original use albeit with a modest, domestic flavour. Its facades have a relatively high degree of architectural value and reflect the prevailing style, materials and detailing of the period, making a clear aesthetic contribution to the coherent and harmonious character of this part of the Bloomsbury Conservation Area and providing historic, aesthetic and townscape interest. The building has group value with the surrounding terraces, despite its differing original use, due to its scale, architectural language and use of materials.

6.0 PLANNING POLICY CONTEXT

National Planning Policy & Legislation

6.1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or the 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.”

6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

6.3 The revised National Planning Policy Framework 2021 (NPPF)

sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning 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.

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

6.4 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

6.5 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

“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”;*
- e. comprises details and materials that are of high quality and complement the local character;*

6.6 Policy D2 – Heritage has relevant parts and is clear 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

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:

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

h. 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:

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

The London Plan

6.7 The London Plan 2021 is the Spatial Development Strategy for

Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

7.0 ASSESSMENT OF THE PROPOSALS

7.1 This section sets out the proposals and will consider their impact. It will assess this impact in terms of the statutory duties to preserve the special architectural and historic interest of the listed building and to preserve or enhance the character or appearance of the conservation area. The proposals will also be considered against the relevant local and national historic environment policies.

7.2 Over time the building has benefitted from ongoing maintenance and small-scale repairs, as required. However, the condition of the roof is now a cause for concern and it clear that a more thorough overhaul of its fabric is now necessary in order to ensure the ongoing preservation of the listed building. The existing roof is varied in terms of its age and condition. The slate covering to the western slope is of some age and may be original. Elsewhere, numerous patch repairs have been undertaken using modern fibre cement slates. The box gutter behind the western parapet wall has been repaired and re-covered using modern bituminous felt and

waterproofing paint which is showing signs of failure at certain joints and stress points.

7.3 Access to the box gutter poses a particular maintenance issue as debris such as leaves, seeds and branches falling from surrounding trees cause blockages to the gullies at each end of the gutter, resulting in water ingress into the building and long term deterioration of the timber roof structure and plasterwork to the ceilings below.

Installation of a rooflight/access hatch

7.4 The proposals are for the installation of a top hung conservation grade rooflight into the western roof slope which would provide access onto the roof. At present access to the roof is only possible via a cherry picker or through the introduction of scaffolding, both of which have implications in terms of cost, time and convenience.

7.5 The proposed rooflight is very modest in size and will be positioned centrally on the western slope. Its low-profile design is appropriate for use on historic buildings and ensures that it sits as close to the plane of the roof covering as possible. A single rafter will need to be cut and trimmed in order to install the rooflight, with a very minimal impact upon historic fabric.

7.6 Due to its size, position and the height of the front parapet the proposed rooflight will be fully concealed in views from the street, thus having no impact upon the external appearance or character of the listed building. Overall, the proposed rooflight will be beneficial, providing easy access onto the roof and allowing the box gutter to be regularly cleared, avoiding the build-up of debris and potential water ingress.

Essential repairs to the roof covering and box gutter

7.7 It is proposed to replace the slate roof covering to the western slope on a like for like basis. This will include the installation

of new felt and battens, and the replacement of any sarking boards beneath the slates which are not salvageable.

7.8 Essential repair work will take place to the box gutter, with existing layers of lead, felt and waterproofing paint removed. The condition of the timber gutter itself will be assessed and any necessary repairs undertaken. A new aluminium liner will then be installed to the gutter.

7.9 The proposed works will preserve the character of the listed building and will repair or replace fabric which is damaged or no longer fit for purpose. This will ensure that the building remains watertight, thus avoiding any further damage to structural or internal decorative fabric.

Policy Compliance

7.10 The main issues for consideration in relation to this application are the effect of the proposals on no.32 Cubitt Street as a statutorily listed building and the impact of the works on the character and appearance of the Bloomsbury Conservation Area.

7.11 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This statement has shown that the proposals will have a minimal visual impact upon the listed building in an area which is well concealed in views from the public realm. The proposed repair works are beneficial and necessary as part of the sympathetic custodianship of the listed building, ensuring that it remains weather tight and in good condition for the long term. Consequently, the provisions of s.16 and s.72 will be complied with.

7.12 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

7.13 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement local character. **Policy D2 – Heritage** is clear that the Council will preserve and where possible Camden's heritage assets, including conservation areas and listed buildings.

7.14 The proposed rooflight is a flush fitting, conservation grade design which will be a discreet addition to the roof slope of the listed building. The repairs to the roof covering and box gutter will be undertaken in a traditional and appropriate manner, preserving the historic character of the listed building and remedying the ongoing problems of water penetration and damage to internal fabric. The proposed rooflight is concealed behind the tall front parapet of the listed building and will avoid any harmful impact upon its character, or that of Cubitt Street and the wider Bloomsbury Conservation Area.

7.15 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the

desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be. This Heritage Statement has provided an analysis of the significance of the listed building and its contribution to its setting. The proposals will not cause harm to this defined significance or value, consisting of minor alterations to the roofscape, essential repairs and the renewal of damaged fabric. Consequently the proposals are considered to comply with the requirements of the NPPF.

7.16 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of its form, scale, materials and architectural detail. The

proposals are sympathetic to the original character and significance of the listed building and will cause no harm to its special interest.

8 CONCLUSION

8.1 The proposals are for the installation of a rooflight to the western roof slope of the building and associated works of repair and replacement to the roof covering and box gutter.

8.2 The proposed rooflight will be sited in a concealed position, with no harmful impact upon the external appearance of the listed building or the wider streetscene on Cubitt Street. It will allow for greater ease of access onto the roof, thus avoiding potential maintenance and water ingress problems. The proposed repairs will use high quality and traditional materials to preserve the overall character of the listed building.

8.3 The proposed works are considered to fully comply with the requirements of Camden's Local Plan 2017 and will preserve the special architectural and historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area. The proposals also accord with the provisions of the National

Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.