

Mr and Mrs Philipps

---

## **74 ALBERT STREET, CAMDEN, LONDON, NW1 7NR**

### Heritage Statement

Project Ref: FL11882

Written By: Virginia Gillece

Date: 16/12/2021



## CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>3</b>
1.1	PROJECT BACKGROUND	3
1.2	SCOPE	3
1.3	AIMS AND OBJECTIVES	3
<b>2</b>	<b>METHODOLOGY AND SOURCES</b>	<b>5</b>
2.2	ASSESSING HERITAGE SIGNIFICANCE	6
2.3	ASSESSING THE CONTRIBUTION OF SETTING	8
2.4	DEFINITION OF HARM	8
<b>3</b>	<b>THE SUBJECT PROPERTY AND SITE</b>	<b>11</b>
3.1	SITE LOCATION AND CONTEXT	11
3.2	CONDITION AND USE	11
3.3	HISTORICAL CONTEXT	11
3.4	MAP PROGRESSION	14
<b>4</b>	<b>STATEMENT OF SIGNIFICANCE</b>	<b>17</b>
4.1	SUMMARY OF HERITAGE ASSETS	17
4.2	ASSET DESCRIPTION	18
<b>5</b>	<b>IMPACT ASSESSMENT</b>	<b>22</b>
5.1	INTRODUCTION	22
5.2	OUTLINE OF THE PROPOSALS RELEVANT TO THE ASSESSMENT	22
5.3	IMPLICATIONS	23
<b>6</b>	<b>ASSESSMENT OF IMPACT AGAINST LEGISLATION &amp; POLICY</b>	<b>25</b>
6.2	STATUTORY PROTECTION	25
6.3	LISTED BUILDINGS AND CONSERVATION AREAS	25
6.4	NATIONAL PLANNING POLICY FRAMEWORK (NPPF)	27
6.5	LOCAL POLICY	29
6.6	PLANNING ASSESSMENT	32
<b>7</b>	<b>CONCLUSIONS</b>	<b>33</b>

## 1 INTRODUCTION

---

### 1.1 PROJECT BACKGROUND

1.1.1. Fuller Long has been commissioned by Mr and Mrs Philipps (the clients) to produce a Heritage Statement in advance of a proposed scheme of works at 74 Albert Street, Camden (Figs. 1 & 2), hereafter referred to as the 'subject property'. The house is listed grade II and is located in The Camden Town Conservation Area.

1.1.2. The proposed scheme involves the following work:

- a small amount of internal remodelling to the house;
- the replacement of French doors and a window at lower ground level with bi-fold doors;
- the removal of the ground floor rear steel balcony;
- the replacement of first floor terrace railings with glazed panels;
- the restoration of the front steps.

### 1.2 SCOPE

1.2.1. This report provides an assessment of the heritage significance of the subject property and above ground heritage assets (buildings, structures and areas of heritage interest) within the area of the proposed scheme. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (2008). The report provides a heritage impact assessment of the proposed scheme. Where relevant, it also considers the contribution of setting to the significance of designated assets both for the subject property and within the study area (e.g. views to and from listed buildings and conservation areas). This Heritage Statement does not address buried heritage assets (archaeological remains).

### 1.3 AIMS AND OBJECTIVES

1.3.1. The aim of this report is to assess the impact of the proposed scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:

- identify the presence of any known or potential heritage asset that may be affected by the proposals;
- describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;

- determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- assess the likely impacts upon the significance of the asset(s) arising from the proposals,
- assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

## 2 METHODOLOGY AND SOURCES

---

2.1.1. This Heritage Statement has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021) and to standards and guidance produced by Historic England (HE) and the Institute of Historic Buildings Conservation (IHBC). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this Heritage Statement.

2.1.2. In addition to the above, the proposed scheme will be assessed in relation to its compliance with the following principal sources:

- The Planning (Listed Building and Conservation Areas) Act 1990
- Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
- Planning Note 1: The Historic Environment in Local Plans
- Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
- Local Planning Policy and Guidance

2.1.3. The table below provides a summary of the key data sources used to inform the production of this Heritage Statement. Occasionally there may be reference to assets beyond the subject property or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

2.1.4. Table 1 - Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Source	Data	Comment
Local Planning Authority	Archaeological priority area	Area of interest identified by the local authority. There is likely to be a requirement for archaeological investigation (initially a desk-based assessment) as part of any planning application.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Local History Societies online published material.
The client	Planning data	Drawings of the existing and proposed.

## 2.2 ASSESSING HERITAGE SIGNIFICANCE

- 2.2.1. The NPPF (Annex 2) defines a heritage asset 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 assets include designated heritage assets and assets identified by the local planning authority (i.e through local listing).”*
- 2.2.2. The framework (NPPF Annex 2) goes onto define 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.”*
- 2.2.3. *Historic Interest:* the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 2.2.4. *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
- 2.2.5. *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.
- 2.2.6. These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. No single criteria is used to define what the overall significance of an asset is; each asset has to be evaluated against the range of criteria listed above on a case by case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.
- 2.2.7. In addition to the above, Historic England's document 'Conservation Principles – Policies and Guidance for the sustainable management of the historic environment' (HE, 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:
- 2.2.8. *"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."
- 2.2.9. Section 4 (HE. 2008): Understanding Heritage Values, presents a framework against which a range of inter-related heritage 'values' can be considered and used to establish what attributes contribute to the significance of a place. It identifies four categories of heritage value, these are: evidential, historical, aesthetic and communal. 'Significance is a collective term for the sum of all the heritage values attached to a place'. The following definitions of heritage value are adopted.
- EVIDENTIAL VALUE**
- 2.2.10. "Evidential value derives from the potential of a place to yield evidence about past human activity... Physical remains or the genetic lines that had been inherited from the past are a primary source of evidence about the substance and evolution of places, and of the people and cultures that made

them. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 35, 36 and 38).

## HISTORICAL VALUE

- 2.2.11. "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." (Conservation Principles Para 39).
- 2.2.12. "The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).

## AESTHETIC VALUE

- 2.2.13. "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).
- 2.2.14. "Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).
- 2.2.15. "Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48). ". The value of the artwork is proportionate to the extent that it remains the actual product of the artist's hand." (Conservation Principles Para 50).

## COMMUNAL VALUE

- 2.2.16. "Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

## 2.3 ASSESSING THE CONTRIBUTION OF SETTING

- 2.3.1. In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.
- 2.3.2. The NPPF defines the setting of a heritage asset as *'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.'*

- 2.3.3. Setting is the way in which the asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 2.3.4. Guidance produced by Historic England (HE 2016) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:
- Step 1: asset identification. The NPPF requires an approach that is proportionate to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no historic links and/or views to/from the site.
  - Step 2: assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
  - Step 3: assess change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, designation would rarely be downgraded (e.g. from II\* to 'II due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (i.e. substantial harm, less than substantial harm or no harm).
  - Step 4: mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
  - Step 5: reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.
- 2.3.5. The production of this Heritage Statement has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

## 2.4 DEFINITION OF HARM

- 2.4.1. Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 195 of the NPPF states that:

- 2.4.2. 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'
- 2.4.3. Paragraph 196 of the NPPF states that:
- 2.4.4. 'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'
- 2.4.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.4.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.4.7. 'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383
- 2.4.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.4.9. 'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'
- 2.4.10. In line with the above, this Heritage Statement will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property, and, where relevant, heritage assets beyond the subject property.
- 2.4.11. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

## 3 THE SUBJECT PROPERTY AND SITE

---

### 3.1 SITE LOCATION AND CONTEXT

3.1.1. The subject property is located on Albert Street, which runs north-south between The Parkway and Mornington Place, on the west side of Camden High Street in North London. The dwelling is located on the east side of the road, about halfway down. It forms part of a brick and stucco regular terrace which is listed as grade II as part of a group, and is located in the Camden Town Conservation Area.

### 3.2 CONDITION AND USE

3.2.1. The subject property is made up of a single terraced dwelling house of three storeys with an attic and basement. It was subdivided into two flats in 1980 and then reconverted back to one house in the 1990s. The original conversion included the erection of a two-storey addition to the rear which involved the removal of the closet wing and the introduction of a ground floor balcony and first floor terrace. A small courtyard garden is located to the rear (east) and the house also has a small front garden with a lightwell. The property is in good condition, having been well maintained.

### 3.3 HISTORICAL CONTEXT

3.3.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

#### **BRIEF OVERVIEW**

3.3.2. The subject property is located within the borough of Camden and was originally part of the parish of St. Pancras. Before the 18<sup>th</sup> century, the area was open countryside, used for dairy farming and hay production to provide the metropolis with milk and horse fodder. The only buildings comprised farms and wayside inns which were situated on the roads running to the north. In the 1770s, building began along the east side of the road leading to Tottenhall Manor (later Tottenham Court Road). A little later, a 'new town' was begun by Charles Pratt, the first Earl Camden, in 1791, in a small area east of what was to become Camden High Street.

3.3.3. The growth of London in the early 19<sup>th</sup> century led to speculative developers building rows of terraced houses further north from Tottenham Court along the Hampstead Road as far as Camden Town Crossroads. Streets were constructed to the west and for a while, the area was a middle-class suburb, the proximity to Regents Park adding to the attractiveness of the location. However, the construction of the Regents Canal and the London and Birmingham Railway was to change all this, and the once respectable area became more industrialised and dirty, with the result that the terraced houses that had once been occupied by single families and their servants became houses of multiple occupation,

with several families sharing single houses, their mews stabling and servant's accommodation converted to artists' studios.

- 3.3.4. Albert Street was constructed between 1844-8 by a variety of speculative builders for the middle-class market, but the changing fortunes of the area brought about by the canal and the railways meant that they were soon rented on a room-by-room basis out to a poorer class who shared WC facilities in the closet wings.
- 3.3.5. The 1861 census shows that 74 Albert Street was used as a Lodging House which had a landlady and servant together with a Railway Clerk and his wife. By 1871, the house was occupied by two families and a lodger, amounting to a total of 11 people. However, Booth's poverty map (c.1889) shows that despite being in multiple occupation, the houses of Albert Street were occupied by those who were fairly comfortable, on good ordinary earnings.
- 3.3.6. It would appear that the house continued to be rented out on a room-by-room basis until the town began once again to become a sought-after destination for middle class families in the late 20<sup>th</sup> century. A planning application to convert the house into two flats was approved in 1980, and most of the houses along Albert Street were refurbished and gentrified at this time to cater for a new market of wealthy aspiring homeowners wanting to live in the bohemian character of Camden Town.
- 3.3.7. The works that created the two flats removed large amounts of historical fabric and character from the subject property, including a rear closet wing which was demolished to make way for a new, full width, two-storey extension at lower ground and ground floor level. The house was completely overhauled: reroofed, replastered and redesigned, with the blocking of doors and chimneys, the removal of the internal staircase between ground and lower ground floor levels and the reorganisation of the plan form to the lower ground and ground floors.
- 3.3.8. The house was subsequently restored to a single dwelling following a planning application that was approved in 1995. Further stripping out works, a third storey with a mansard roof and a new rear extension have resulted in a house that has retained its appearance to the principal elevation, but which has lost most of its historic features and plan form to the lower floors.

## 3.3.9. Planning History

Reference	Address	Proposal	Decision Date	Decision
PE9901016 LE9901017	74 Albert Street	The erection of a mansard roof extension as extension of single dwelling house.	29/02/2000	Granted
9570348	As above	Approval of details of staircase pursuant to condition 02 of the listed building consent dated 13th October 1995, for conversion from two flats into one house with associated works of conversion.	08/05/1995	Granted
9570271	As above	Alterations at basement and ground floor levels and erection of new front railings.	13/10/1995	Granted
9501527	As above	Conversion from two flats into one family house and associated works of conversion including rebuilding the front boundary wall.	13/10/1995	Granted
HB2529(R1) 31291(R1)	As above	The change of use to two self-contained dwelling units including works of conversion and the erection of a two-storey addition at the rear.	31/03/1981	Granted

## 3.4 MAP PROGRESSION

3.4.1. The following section will review the subject property and its evolution over time based on available map-based evidence.

10 Miles round London, John Roque  
First published 1746, later additions until 1762.

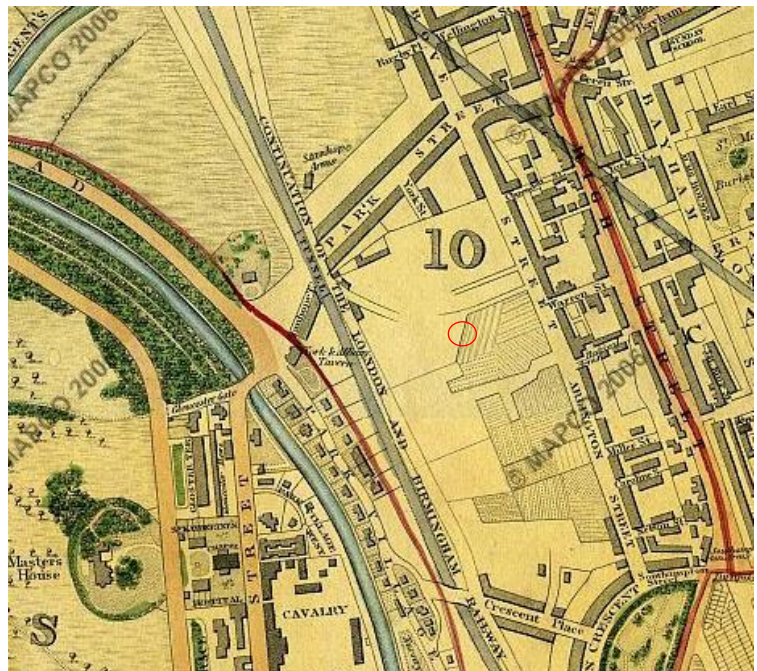
This is the earliest accessible map to provide detail of the area which at this time was entirely rural. Old Mother Red Caps refers to the pub which existed here from the mid-17<sup>th</sup> century and is now approximately the site of Camden Tube Station.



Approximate site of property ringed in red.

1834 – Topographical Survey of The Borough of St. Marylebone, by Davies.

Here we can see that the development on either side of Camden High Street has begun, and Arlington Street has been constructed. Albert Street has yet to be laid out, however and the area is still occupied by cultivated fields.



Approximate site of property ringed in red.

# Fuller Long

OS map surveyed 1870, published 1876.

The Streets to the west of Camden High Street are now fully developed, the wide road of Albert Street is clearly depicted and unlike houses elsewhere in Camden, the terraces have front gardens. No. 74 (shown ringed in red) has a shorter rear garden and smaller closet wing than its neighbours further south, due in part to a large building to the rear.



Charles Booth's poverty map of c.1886

The terraced houses in Albert Street are shown shaded a textured pink colour which indicated that the tenants had good ordinary earnings and were fairly comfortable.



# Fuller Long

OS map revised 1914, published 1916.

This map demonstrates that little has changed save for the increase in size of the building to the rear.

Property outlined in red.



Google Earth Aerial image 2021

Front (west) elevation



Google Earth Aerial image 2021

Rear (east) elevation





## 4 STATEMENT OF SIGNIFICANCE

---

### 4.1 SUMMARY OF HERITAGE ASSETS

- 4.1.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance. It will also set out the principal heritage values that contribute to the significance of the subject property.
- 4.1.2. Each relevant category of heritage value, as set out in section 2 above, will be addressed in turn for the subject property/ site.
- 4.1.3. This Heritage Statement has been informed by an 20m search area beyond the subject property. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.1.4. The subject property, 74 Albert Street, is a Grade II statutory listed building which is listed as part of a group (50-88 Albert Street). The property is also located within the Camden Town Conservation Area. Approximately 8 statutorily designated heritage assets have been identified within the 20m search area surrounding the subject property.
- 4.1.5. Following Step 1 of the Historic England settings guidance, the majority of the identified heritage assets have been scoped out of further assessment as they will not be materially affected by the proposed development, nor will they be appreciably affected by a material change to the contribution of setting to their significance. This is based on a number of factors, including: the nature of the proposed scheme, the distance of the assets from the subject property; the relative location and topographic position between the asset(s) and the subject property; lack of intervisibility; the orientation, nature, extent and scale of intervening built form, vegetation and landscape features; the sensitivity of the asset(s), and their corresponding heritage values, to the proposed change to the subject property; and, the nature and scale of the proposed changes within the subject property having no material effect on the values that contribute to the heritage significance of the asset(s) identified.
- 4.1.6. Of the identified heritage assets within the search area, only two are considered to have any potential to be affected by the proposed scheme as a result of a change to their significance. These are:
- The subject property (74 Albert Street) and
  - The Camden Town Conservation Area

4.1.7. These will be considered in more detail below.

## 4.2 ASSET DESCRIPTIONS

### **The Subject Property, 74 Albert Street (Plates: 1 to 10)**

*Designation: Grade II Listed Building. List Entry Number: 1378632*

This asset was first listed on the 14<sup>th</sup> May 1974. The list description records this asset and the terrace in which it is located as an:

4.2.1. *'Irregular terrace of 20 houses. 1844-45. The following builders are known: Nos 50-60, probably George Bassett Jnr; Nos 62 & 64, J Tickner; Nos 66 & 68, J Burrows; Nos 70 & 72, J James; No.74, R Radbourn; No.76, AR Rogers; No.78, J Toleman; Nos 80-84, R Batterbury; No.86, JW Hudson. Yellow stock brick and rusticated stucco ground floors. EXTERIOR: 3 storeys and basements. Nos 60, 72, 74, 80-84, with penthouse additions. Nos 52, 68, 76, 78 & 86, slate mansard roofs with dormers. 2 windows each. Square-headed doorways, most with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 70 & 72, panelled jambs and enriched console-brackets carrying palmette enriched frieze. Nos 86 & 88, enriched console-brackets carrying frieze. Recessed sashes, Nos 52-64, 68-72, & 78 with margin glazing to ground floors. Nos 80-88, tripartite ground floor sashes. Upper floors with architraved sashes (except Nos 84-88); 1st floors with console-bracketed cornices (except Nos 50 & 52). Cast-iron balconies to all 1st floor sashes. No.84 with slightly projecting window bays and parapet and brick dentil cornice. Nos 50-56, parapets. Nos 58-82 and 86 & 88, stucco cornice and blocking course (No.66, cornice cut back). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas and steps.'*

4.2.2. The main significance of this property is derived from the principal façade, which is the west facing elevation. Internally, the property has been subject to substantial changes and alteration as a result of its conversion into two separate flats in the 1980s and its subsequent reinstatement as a single dwelling in the 1990s. As part of these conversions the east elevation at ground and lower ground floor levels was substantially altered to provide a new two-storey rear extension, and the plan form of the house was changed to provide more open plan living. In addition, much of the plasterwork, joinery and flooring was stripped out.

4.2.3. The setting of the subject property today is largely defined by its location on Albert Street and its inter-relationship with the other properties that make up the terraces on both the east and west sides of the road. The setting to the rear is of lesser importance due to the later extensions to no.74 and other houses within the terrace. The large building that was originally behind the subject building has been demolished which has also changed the setting to the rear. Views to and from the property are important up and down Albert Street and looking across Albert Street from the terraced houses on the

west side of the street. Views towards the rear of the subject property are restricted by the presence of high garden walls, mature vegetation, and trees.

## **Evidential Value**

- 4.2.4. The evidential value of 74 Albert Street lies in its structure and materiality, those physical attributes of the property that best evidence the age, construction and survival of features that inform an understanding of its architectural and historical interest as a period building and the wider terrace as a whole. At a wider scale the evidence presented in the subject building can also feed into an understanding of the architecture relating to the planned development of Camden Town in the first half of the 19th century. Notable physical attributes include the principal façade, the building's structure, scale and location. The nature and use of yellow stock bricks with rusticated stucco also contribute to the building's evidential value.
- 4.2.5. The internal fabric of the property has been subject to notable alteration over the years which has resulted in a loss of historic significance. In addition, the mansard roof and two-storey rear extension has altered the dwellings original appearance. As a result, the overall, evidential value of the subject property is considered to be low-medium and weighted towards its principal elevation.

## **Historical Value**

- 4.2.6. The subject property has both illustrative and associative historical value. The illustrative values are principally derived from its age, form, and materiality, which link it back to its origins as part of the planned development along Albert Street in West Camden Town. The associative value of the subject property is limited. Other than the name of the builder, R. Radbourne, who was responsible for its construction, it is not associated with any events of national interest, nor has it ever been occupied by individuals of historical note, or who have used the property for artistic/ literary inspiration. As a result, the overall, historical value of the subject property is considered to be low to medium.

## **Aesthetic Value**

- 4.2.7. The aesthetic value of the subject property is largely derived from its principal elevation and associated architectural detailing, and its contribution to the wider terrace group. The terrace was built out by a variety of different builders employing a largely uniform style but utilising subtle variations in ornament. The building's scale and proportions are also of significance. The rear elevation contributes to the aesthetic value of the building at the first and second floor level only, as the other floors, including the attic, are 20th century additions. The house also derives an aesthetic value from its wider group setting, as part of Albert Street and Camden Town as a whole.
- 4.2.8. The aesthetic appeal of the subject property is further supported by its setting – most notably its relationship with the other properties on Albert Street, and to a lesser extent with the relationship of the rear elevations and gardens of neighbouring houses.
- 4.2.9. The aesthetic value of the front elevation of the subject property is considered to be moderate – high, whilst the rear elevation is considered to be low.

## **Communal Value**

- 4.2.10. The building has communal value in so far as it has formed a part of the local environment for 150 years and has featured in the day to day lives of those who have lived, worked or passed through the area. Its general location also means that it contributes to the wider quality and interest of 'place' at a local level. The building and its setting provide a visual connection to the past, which can be appreciated. As a result, the overall, communal value of the subject property is considered to be low.

## **Setting**

- 4.2.11. The setting of this asset is principally derived from its interrelationship within the terrace on the east side of Albert Street and with the terrace opposite on the west side of the street. Views up and down Albert Street provide the most notable views towards the principal elevation of the property. They also establish a spatial and visual connection between the planned buildings and terraces of the area. Beyond this, the setting of the house is relatively discrete. The rear garden is small, and its associated garden walls restrict views to and from the rear elevation. As a result, only the upper storeys of the house, and its much-altered roof, are visible from the east.
- 4.2.12. The contribution of setting to the significance of the subject property is considered to be moderate.

## **Summary**

- 4.2.13. In making this assessment, consideration has been given to the intrinsic architectural merit of the subject property, its completeness, the extent of any alterations and their effect on its 'significance'. The contribution made by setting to an understanding and appreciation of this building's significance and the degree to which the building illustrates aspects of local or national history has also been considered.
- 4.2.14. The significance of the subject property is principally derived from the aesthetic and historic value of its principal elevation, its age, notably the survival of the 19th century façade and its remaining plan form and structure. Setting also make a positive contribution to the understanding and appreciation of the building's significance. This is largely a consequence of its visual relationship to Albert Street and to the neighbouring dwellings within the terrace.

## **Camden Town Conservation Area**

- 4.2.15. The Camden Town Conservation Area (CTCA) was first designated in 1986, and extended in 1997, 1988, 2004 and 2018. A Conservation Area Appraisal and Management Strategy (CAA) was published in 2007.
- 4.2.16. The conservation area comprises two distinct areas: The commercial and retail area centred on The High Street, and a quieter, more formal residential area. The CAA describes the residential sub area to the west as comprising early to mid-19<sup>th</sup> century terraces that are consistent in character and which are located on quiet, tree lined streets.
- 4.2.17. The CTCA lies in the centre of the borough of Camden and adjoins the Regent's Canal Conservation Area to the north and the Primrose Hill Conservation Area to the northwest, whilst to the west the

Regent's Park Conservation Area is separated from the Camden Town Conservation Area by the railway lines.

- 4.2.18. The character of the residential sub-area is derived largely from the homogenous terraces that were developed between 1820 and 1850. The western side of the CTCA was laid out in a planned rectilinear grid, with Albert Street running north-south through the middle. Buildings are generally three storeys with a basement and uniform in appearance being constructed from yellow stock brick with rusticated stucco ground and lower ground floors. The terraced houses in Albert Street also have front gardens, and the trees and greenery found here, and glimpsed in the back gardens, all contribute to the nature of this part of the conservation area.
- 4.2.19. Windows are mainly painted timber box sashes and doors are painted timber with moulded panels. First floor window architraves have bracketed cornices, and stuccoed parapets are common at eaves level. Cast iron boundary railings also feature heavily, both at ground and on first floor balconies.
- 4.2.20. The conservation area appraisal states that Albert Street has a high-quality streetscape. It is wider than nearby streets, creating a sense of space, and is lined on both sides almost without interruption by uniform historic terraces. There are a large number of street trees, complemented by planting in the generous front gardens, which can be as much as 5 metres deep.
- 4.2.21. The terrace on the east side which comprises nos. 50-88, was the work of seven different builders. The majority of terraces were erected as three storey buildings raised on basements. A large proportion of the houses in Albert Street survive as single-family dwellings. Although the architectural integrity of the terraces has been retained at the front, glimpses from side streets reveal an array of oversized and out-of-scale rear extensions, many of which were constructed under permitted development rights prior to the statutory listing of properties and the designation of the Conservation Area. Similarly, several properties have inappropriate roof extensions, partially visible above the front eaves parapets, ranging from oversized mansards and dormer windows to flat roofed accommodation set behind front roof terraces.
- 4.2.22. The significance of The Camden Town Conservation Area is considered to be medium.

## 5 IMPACT ASSESSMENT

---

### 5.1 INTRODUCTION

5.1.1. This section assesses the likely impact on the significance of heritage assets.

### 5.2 OUTLINE OF THE PROPOSALS RELEVANT TO THE ASSESSMENT

5.2.1. The proposed scheme is for the remodelling of the of the lower ground floor to provide more open plan living space, the reinstatements of doorways to the ground and first floor, the creation of new bi-fold doors at lower ground to the east elevation, the removal of a galvanised steel balcony to the ground floor of the east elevation and the replacement of iron railings to the first floor terrace with glazed panels. It is also proposed to restore the front steps with more contextually appropriate stone paving.

#### 5.2.2. Lower ground floor

5.2.3. Microfiche plans from the 1980 application to convert the house into two separate residential units show that a large amount of demolition work was undertaken at this time, including the rear closet wing. Almost all of the works proposed are therefore to modern fabric only, including the removal of internal walls and doors, the bathroom, kitchen units and associated fittings and pipework. One central area of brickwork between the current kitchen and bathroom is original to the rear wall of the house. Nibs and a downstand beam will be retained delineating the original location of this wall.

5.2.4. A new WC is proposed between the stairs and the entrance door from the lightwell. This small room will be constructed from stud walls and will partially recreate the wall that subdivided the front room of this floor from the original stairwell.

#### Ground floor

5.2.5. The proposals here involve the removal of joinery and a fireplace from the 1995 conversion. It is intended to reinstate a doorway to the front room in the original position from the entrance corridor. The entire wall between the corridor and the front room was demolished in the 1990s, and so only modern fabric, once again, will be removed. In addition, it is proposed to reinstate the fireplace in the front room of the ground floor.

#### First floor

5.2.6. The doorway from the landing into the bathroom will be closed off. The door and architrave will remain in situ on the landing side but will be covered on the bathroom side. The original doorway between the landing and the bedroom to the front will be reinstated.

## Second floor

- 5.2.7. It is proposed to subdivide the front room of the second floor to provide a bathroom for both bedrooms at this level. The only other works that are proposed to the second floor are the removal of modern wardrobes to the north wall and a modern basin on the south wall.

## Rear elevation

- 5.2.8. New bi-fold doors will be installed at the lower ground floor level. The existing door and wall here was constructed in 1995 and so there will be no resulting loss of historic fabric. The rear steel galvanised balcony at ground floor level will also be removed entirely, whilst at first floor level, the steel galvanised railings will be replaced by glazed panels.

## Front elevation

- 5.2.9. The only change being proposed to the front elevation is the restoration of the front steps, which appear to have been coated in some form of cementitious plastic coating which has melted. The steps will be repaired and re-laid with stone flags which are sympathetic to other front steps on the road.

## 5.3 IMPLICATIONS

### THE SUBJECT PROPERTY: 74 Albert Street

- 5.3.1. 74 Albert Street is a mid-19<sup>th</sup> century terraced house that was substantially renovated and altered in the 1980s and late 1990s. As a result, much of the historic fabric to the interior has already been lost, as has the rear closet wing and much of the plan form. The remaining historic fabric will be retained and carefully repaired and restored where necessary, and some features which were previously removed will be reinstated.
- 5.3.2. As identified and discussed above, the internal alterations have largely been limited to changing previous modern interventions and will, therefore, cause no harm to the significance of the house. The change of plan form to the lower ground floor will cause no harm as the layout was previously altered in the 1980s when the original rear wall and staircase were removed to create a basement flat. Creating one open plan room on this level with a small WC will therefore have a neutral impact upon the significance of the property.
- 5.3.3. The creation of a bathroom on the second floor will provide much needed facilities to the two bedrooms located at this level. The previous conversions of the house mean that pipework will impact modern floorboards and plasterwork only, and the erection of partition walling to create the bathroom and vestibule will be entirely reversible. The change to plan form will be minor and is not considered to affect the overall significance of the building.
- 5.3.4. On the lower ground floor, the removal of a small section of the remaining rear wall from the centre of the room will involve the loss of a small section of historic masonry. However, this remaining 'pillar' of masonry is now relict and as standard brickwork does not add to the significance of the house. It is,

however, proposed to retain two nibs on either side of the room together with the downstand beam to delineate where the original rear wall was located.

- 5.3.5. The replacement of the lower ground floor rear elevation wall, door and window with bi-fold doors will have no impact upon the significance of the property as these are modern and so no loss of character or historic material will be caused. The removal of the detracting steel galvanised balcony and railings to the ground floor and the steel galvanised railings to the first floor will enhance the property as these features clash with the historic nature of the house. The replacement of the railings at first floor level with a light weight glazed panels will improve the appearance of the property at first floor level.
- 5.3.6. The remaining alterations all provide a positive heritage benefit. The reinstatement of doors to the front rooms at ground and first floor levels will enhance the significance of the property and the understanding of its original plan form. In addition, the restoration of the front steps will provide a positive heritage benefit.
- 5.3.7. **CONSERVATION AREA: The Camden Town Conservation Area**
- 5.3.8. The internal alterations to the subject property will have no impact upon the CTCA.
- 5.3.9. The installation of new bifold doors to the rear, at lower ground floor level, will cause no harm to the setting of the neighbouring properties or to the CTCA. This backland area, which has been substantially changed in recent years, is less sensitive to change and is not visible from the public realm. The property already has full glazing across the ground floor and partial roof area and the adjacent house at no.76 Albert Street has a large glazed rear extension. It is considered, therefore, that the proposed new doors will not result in a harmful change to the character of the house or its setting or the ability to understand and appreciate the character and appearance of the conservation area.
- 5.3.10. The removal of the railings to the first-floor terrace and the removal of the ground floor balcony will improve the appearance of the property and its contribution to this immediate portion of the conservation area. The restoration of the front steps to the principal façade (which carries the most significance) will also enhance the contribution of the house within the adjacent section of the Camden Town Conservation Area.



## 6 ASSESSMENT OF IMPACT AGAINST LEGISLATION & POLICY

---

6.1.1. The following section will present the relevant legislative and policy framework against which the proposed scheme will be assessed.

### 6.2 STATUTORY PROTECTION

6.2.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).

6.2.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.

6.2.3. The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990, and
- Planning Act 2008.

### 6.3 LISTED BUILDINGS AND CONSERVATION AREAS

6.3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect listed buildings and conservation areas.

6.3.2. Any decisions relating to Listed Buildings and their settings and conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:

6.3.3. Section 66 places a responsibility upon the decision maker in determining applications for planning permission for a Scheme that affects a listed building or its setting to 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; and Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

6.3.4. As far as Section 72 is concerned, it has been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

6.3.5. Section 1 of the 1990 Act also imposes a duty on the Secretary of State to compile or approve a list or lists of buildings of special architectural or historic interest as a guide to the planning authorities when

carrying out their planning functions. Alongside the 1990 Act the government has also produced guidance on the Principles of Selection for Listing Buildings (DCMS 2010). The statutory criteria for listing are the special architectural or historic interest of a building. Many buildings are interesting architecturally or historically, but in order to be listed, a building must have “special” interest.

6.3.6. Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:

- Grade I buildings are of exceptional interest;
- Grade II\* buildings are particularly important buildings of more than special interest;
- Grade II buildings are of special interest, warranting every effort to preserve them.

6.3.7. In addition to the statutory criteria for listing – architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest.

6.3.8. **Age and rarity.** The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

6.3.9. **Aesthetic merits.** The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

6.3.10. **Selectivity.** Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a

similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

- 6.3.11. **National interest.** The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.
- 6.3.12. **State of repair.** The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.

## 6.4 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 6.4.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- 6.4.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 6.4.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- 6.4.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.4.5. Paragraph 11 of the framework states that '*plans and decisions should apply a presumption in favour of sustainable development*'.
- 6.4.6. Section 16, paragraphs 189 to 208, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.

- 6.4.7. Paragraph 189 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 6.4.8. Paragraph 194 places a duty on local planning authorities to 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.
- 6.4.9. Paragraphs 199 to 208 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 6.4.10. Paragraph 199 of the framework states that, *'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.'*
- 6.4.11. Paragraph 200 of the framework states that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 6.4.12. Paragraph 201 of the framework states that, *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total 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; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, 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.'*
- 6.4.13. Paragraph 202 of the framework states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 6.4.14. Paragraph 203 of the framework states that, *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement*

*will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

- 6.4.15. Paragraph 204 of the framework states that, '*Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
- 6.4.16. Paragraph 206 of the framework states that, '*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*'
- 6.4.17. Paragraph 206 of the framework states that, '*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*'
- 6.4.18. The web-based National Planning Policy Guidance (<http://planningguidance.communities.gov.uk/>) provides supporting information in respect of planning at the historic environment but no additional policy for archaeology to that set out in the NPPF.

## 6.5 LOCAL POLICY

- 6.5.1. Following the Planning and Compulsory Purchase Act 2004, local Planning Authorities were required to replace county level structure plans and district level local plans, and unitary development plans (UDPs), with a new system of Local Development Frameworks (LDFs). These are a portfolio of local development documents, now more commonly referred to as the 'Local Plan' or 'Local Development Plan'. In some cases, UDP policies may be either 'saved' or 'deleted'.
- 6.5.2. The following plans relevant to this application are:
- The London Plan 2021
  - The Camden Local Plan 2017
- 6.5.3. In addition, the Camden Planning Guidance document on Design is also relevant to this document.
- 6.5.4. Only the relevant policies and parts thereof are highlighted below.

## **The London Plan 2021**

### **6.5.5. Policy HC1 Heritage conservation and growth**

This policy states that “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.”

### **6.5.6. Policy HC3 – Strategic and Local Views**

This policy outlines how development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view. Strategic views include riverscapes that help to define London at a strategic level.

## **The Camden Local Plan 2018**

### **6.5.7. The following objectives and policies are considered to be of particular relevance to this Heritage Statement:**

#### **Policy D1 Design**

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

- a. respects local context and character; and
- b. preserves or enhances the historic environment and heritage assets in

accordance with Policy D2 Heritage

#### **Policy D2 Heritage**

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**

Designated 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. 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. 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:

- Require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

## Listed Buildings

Listed buildings are designated heritage assets. To preserve or enhance the borough's listed buildings, the Council will:

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

## Camden Planning Guidance: Design (2021)

6.5.8. This document provides guidance relating development affecting heritage assets in accordance with the Local Plan and the NPPF. The Key messages are:

- Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.
- The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.
- Our conservation area statements, appraisals and management plans contain further information and guidance on all the conservation areas.
- Most works to alter a listed building are likely to require listed building consent.
- The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.
- Historic buildings can and should address sustainability and accessibility.
- Heritage assets play an important role in the health and wellbeing of communities.

## 6.6 PLANNING ASSESSMENT

6.6.1. This Heritage Statement has undertaken a proportionate assessment of the significance of the grade II listed subject property, the contribution made to it by its setting and the impact of the proposed scheme on its significance. It has also done the same for the Camden Town Conservation Area. It has been undertaken based on a full assessment of legislation and policies context pertinent to the proposed scheme.

### **74 Albert Street**

6.6.2. It has determined that the heritage values that contribute to the significance of the subject property, 74 Albert Street, are principally derived from its age, the attributes embedded in its physical form, and their illustrative historical interest. Setting also makes a positive contribution to the understanding and appreciation of the buildings' significance, although the setting to the front of the property is more historically significant than the setting to the rear which has been undermined by alterations to the rear elevations of the terrace and the loss of historic buildings to the east, beyond the garden.

6.6.3. The proposed works will have a minor direct impact on both historic fabric and non-historic fabric. Where historic fabric is affected, the fabric is considered to make a minor/limited contribution to the understanding and appreciation of the significance of the heritage asset. Any perceived or negligible harm will be offset by the public / heritage benefits afforded by the scheme. These include the reinstatement of two doorways to the ground and first floor, the reinstatement of the fireplace to the front room of the ground floor and the restoration of the front steps.

6.6.4. The proposed development will have no impact upon any views to and from the subject property.

6.6.5. As a result, the proposed scheme is believed to be in accordance with relevant legislation and national and local planning policy.

### **Camden Town Conservation Area**

6.6.6. The subject property is located within the Camden Town Conservation Area. As a conservation area the LPA have a duty to preserve or enhance its character and appearance. The proposed alterations will not change the existing plan form of development within the conservation area, nor will it impact on any core attribute that contributes to an understanding and appreciation of the character and appearance of the conservation area.

6.6.7. The proposed works are of small scale and are mainly internal or restricted to the rear of the site which is not visible from the wider conservation area. In addition, the removal and replacement of galvanised steel railings and a balcony will enhance the area along with the refurbished front steps discussed above. The proposed development will have no impact upon views within the CTCA or to and from the conservation area. As a result, the proposed scheme is believed to be in accordance with relevant legislation and national and local planning policy.



## 7 CONCLUSIONS

---

- 7.1.1. The NPPF states that 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. This Heritage Statement has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 7.1.2. The heritage assets considered to be sensitive to development include the subject property (74 Albert Street) and the Camden Town Conservation Area.
- 7.1.3. The applicant is seeking to remodel and refurbish their home to provide more usable and useful space suitable for 21<sup>st</sup> century living whilst respecting and preserving the significance of the house and the conservation area. The proposals have been carefully considered and will complement and harmonise with the historic property and the immediate setting of Albert Street.
- 7.1.4. In conclusion, it is considered that the proposals produce a coherent and informed response to context without undermining any of the heritage values that contribute to the significance of the subject property or the setting, character or appearance of the conservation area. Where historic fabric is to be lost this is limited to fabric that does not contribute to an understanding and appreciation of the assets significance and any perceived harm will be offset by the public and heritage benefits that are proposed as part of this scheme. The scheme is, therefore, believed to both conform with paragraph 202 of the NPPF and be in accordance with all other relevant national and local planning policy.

# Fuller Long

Figure 1. Location map 1:25,000

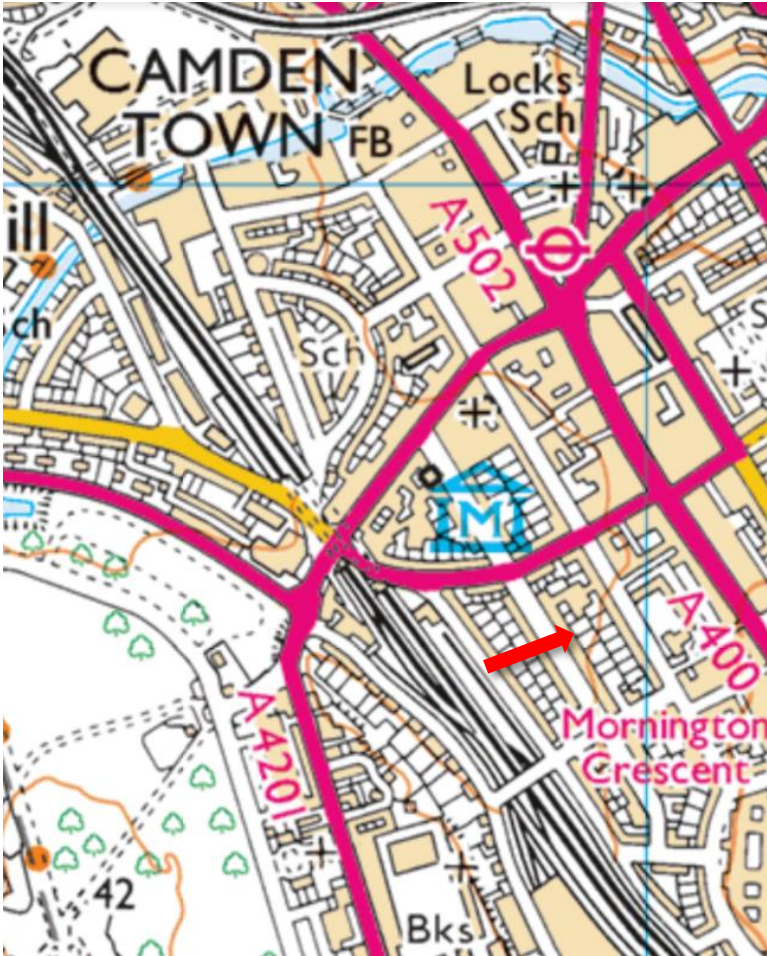


Figure 2: Location plan.



Plate 1: Principal façade. West elevation.



Plate 2: Rear (east) elevation. This photograph clearly shows the 1990s rear extension; balcony and railings to ground and railings to first floor



Plate 3: Ground floor rear steel balcony  
(to be removed)



Plate 4: Front steps  
(to be restored)

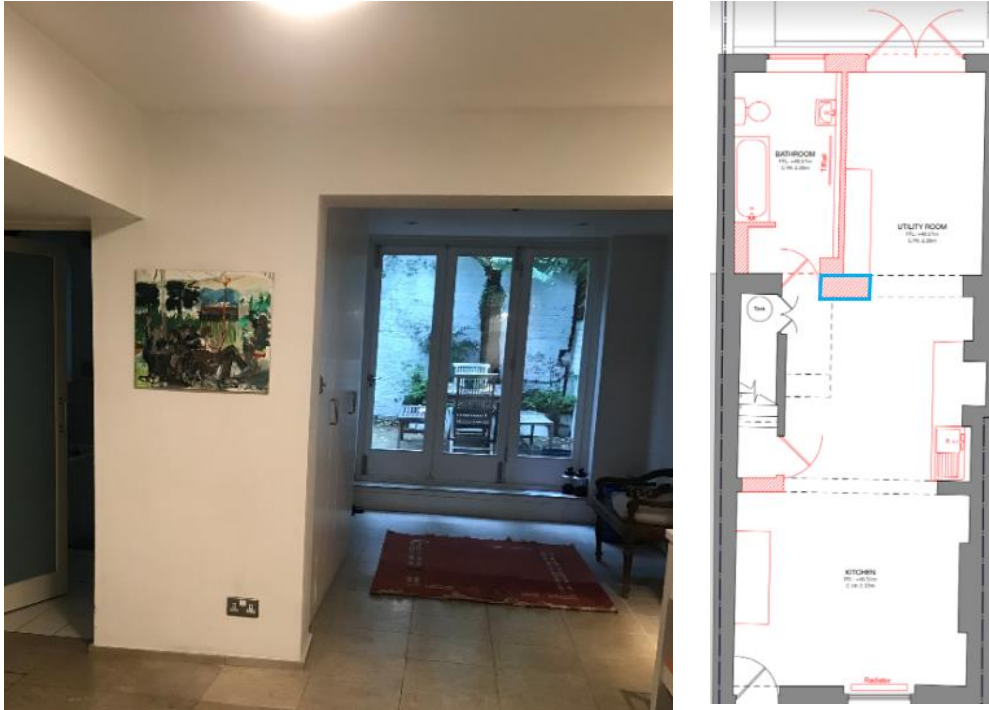


Plate 4: First floor railings (to be removed and replaced with glazed panels)

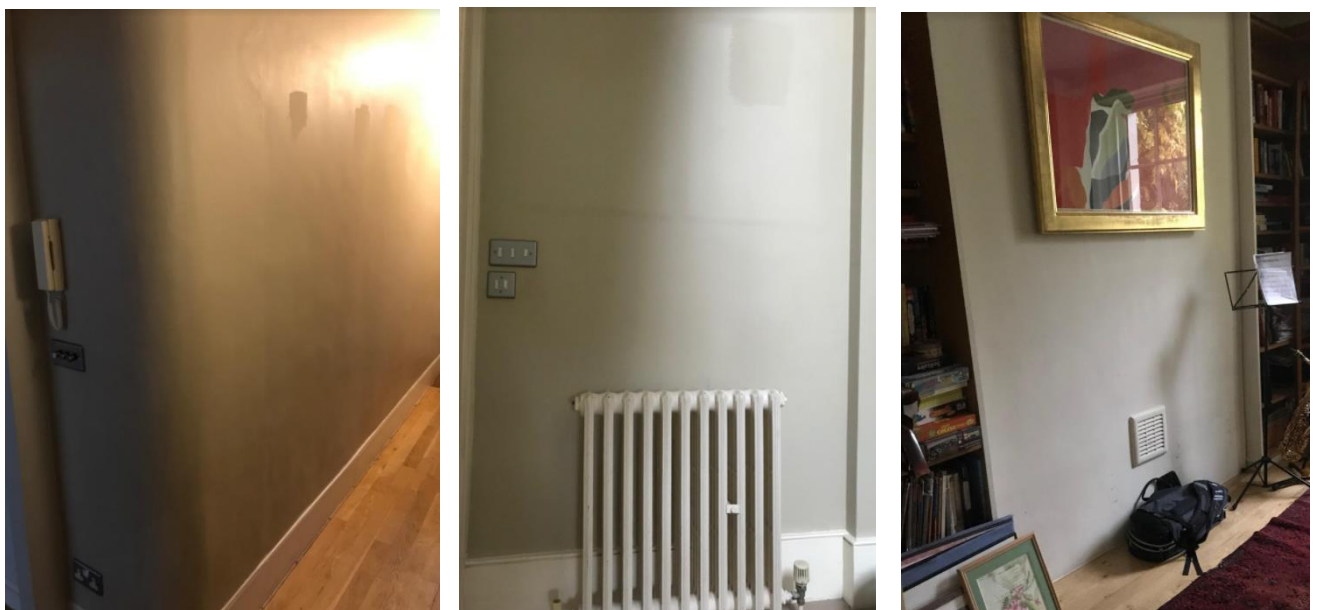


# Fuller Long

Plates 5 and 6: Photograph of internal section of wall to be demolished (on left) and plan illustration of same wall, shown outlined in blue.



Plates 7, 8 and 9, from left: Location of door to be reinstated between entrance hall and ground floor front room; location of door to be reinstated between first floor landing and front room, ground floor fireplace in front room which will be reinstated.





# Fuller Long

---

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact  
[hello@fullerlong.com](mailto:hello@fullerlong.com)

