

The  
Heritage  
Practice

10 Bloomsbury Way, London WC1A 2SL  
+44 (0)20 3871 2951  
www.theheritagepractice.com  
info@theheritagepractice.com

Heritage Appraisal  
64-65 Guilford Street, London WC1N 1DD

July 2022







## 1 Introduction

1.1 The following Heritage Appraisal has been prepared to support planning permission and listed building consent applications for nos.64-65 Guilford Street.

1.2 Nos.64-65 Guilford Street are Grade II listed and situated in the Bloomsbury Conservation Area. In line with paragraph 189 of the National Planning Policy Framework, the purpose of this appraisal is to define the significance of the listed buildings and their contribution to the conservation area. It will also describe the proposed works and assess their impact on the special architectural and historic interest of the listed buildings and the character and appearance of the surrounding conservation area.

1.3 This appraisal has been produced using desk based and archival 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 Appraisal 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 Site location and description

2.1 The application site consists of two connected late 18<sup>th</sup> century townhouses. The buildings are of four storeys set above a full basement and are constructed of yellow London stock brick with incised stucco facing to the ground floor and basement facades.

2.2 Nos.61-66 (consecutive) Guilford Street and attached railings were Grade II listed on 8 June 1990. The description indicates that the buildings were listed for group value and reads as follows:

*“Terrace of 6 houses, now a hotel and houses. c1793-9. Built by James Burton. Flemish bond brick; front of Nos 61 to 63 partly rebuilt after damage in World War II. Welsh slate roof having brick ridge and end stacks. Double-depth plan. Nos 61-65: 4 storeys and basement, symmetrical 15-window range. Doorways; No.61 has C20 panelled door set in mid C19 semicircular arched stucco surround, Nos 62 & 63 have late C18 fielded 6-panelled doors set in similar surrounds with late C18 fluted and reeded architraves, Nos 64 & 65 have flat arches over late C19 panelled doors set in ground floor of channelled stucco. Gauged brick flat arches to tall 1st floor C20 casements and plate-glass sashes. Continuous stucco sill bands beneath 1st and 3rd floor windows. Plain stone coped parapet. Late C18 sashes with glazing bars to rear of Nos 64 & 65. INTERIORS: retain late C18 dog-leg staircases with stick balusters set on open strings with fret-cut brackets and wreathed mahogany handrails. Late C18 enriched and modillioned plaster cornices survive in most rooms; mid C19 marble fireplace in 1st floor room of No.61; Nos 64 & 65 also retain late C18 shutters and panelled doors set in moulded and reeded architraves. Late C18 fireplaces noted to survive in some rooms which could not be inspected. SUBSIDIARY FEATURES: attached wrought-iron railings with urn finials to front. No.66: 4 storeys and basement. 3 windows. Ground floor of channelled stucco. Flat arch to doorway with late C19 panelled door with overlight. Ground floor sashes with flat arches and late C19 plate-glass.*





*Upper floors have gauged brick flat arches to late C19 4-pane plate-glass sashes; 3rd floor stucco sill band. Stone coped parapet. To rear, late C18 sashes. INTERIOR: not inspected but noted as having late C18/early C19 dog-leg staircase with turned balusters."*

2.3 Listing descriptions are written for identification purposes and are not intended to provide an exhaustive list of all the features of interest within the building or to define its architectural or historic significance. A key factor in the listing of buildings of this age and type is their external architectural composition and role in the development and history of an area. It will be demonstrated in this case that the architectural and townscape value of the terrace's front facade and its contribution to the visual coherency of Guilford Street and the surrounding conservation area are its most significant features.

2.4 Guilford Street runs in an east-west alignment, connecting Russell Square with Grays Inn Road. The application site is located at its western end, in the block of development between Herbrand Street and Grenville Street. The north side of Guilford Street is lined with late 18<sup>th</sup> century terraced townhouses, whilst the southern side was developed during the 20<sup>th</sup> century with taller and bulkier buildings, including the President Hotel and the complex of modern buildings associated with Great Ormond Street Hospital.

2.5 The area immediately surrounding the application site is rich in heritage and there are a significant number of listed buildings, including late 18<sup>th</sup> and early 19<sup>th</sup> century townhouses further east on Guilford Street, the flamboyant Russell Hotel on Russell Square (Grade II\* - 1892-98), the National Hospital for Neurology (Grade II - 1883-85) on Queen's Square to the south and Russell Square Underground Station to the north (Grade II - 1906-07).



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

2.6 The application site is located in Sub Area 11: Queens Square/Red Lion Square 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 11 is described at paragraph 5.192 as follows:

*"This sub-area is split into two physically separate areas as a result of the large scale 20th century interventions along Theobald's Road, which fall outside the Conservation Area. Both areas are characterised by a focal square (Queen Square in the north and Red Lion Square in the south) which is surrounded by a network of streets and minor routes. These secondary thoroughfares are characterised by a mix of commercial or residential uses, since these areas were originally developed speculatively in the late 17th and early 18th centuries for a combination of residential and other uses. The formally planned squares comprise landscaped gardens enclosed by cast-iron railings and are now surrounded by a variety of building types, styles and ages, the earlier townhouses having been largely redeveloped during the 19th and 20th centuries. The character and built form of the streets surrounding the squares largely derives from their use. Of note are two minor routes in sub area: Lambs Conduit Passage reflects the early street pattern, and Colonnade is a 19th century*



*mews which was built to serve the larger houses in Guilford Street to the south. There is a particular concentration of specialist hospital uses. In addition, there are shops, public houses, churches and residential properties.”*

2.7 In relation to Guilford Street the Conservation Area Appraisal describes it at paragraph 5.212 as follows:

*“The part of Guilford Street within the sub area contains a grade II listed terrace of townhouses which adheres to a grander scale than other terraces in the area. These date from 1791-4 and were built by James Burton; the historic fabric of the terrace only partially survives and the properties have been much altered. This terrace when built formed the north side of Queen Square, and its centrepiece is marked by a colonnade on the front façade. The relationship with the square was destroyed when sites on the south side of Guilford Street were developed in the early 20th century. The garden space between No 51 Guilford Street and the Hotel President is all that remains of the 18th century garden which ran across the north side of the square. Further east on the south side, the street scene is harmed by the presence of unsympathetically scaled buildings including the 13-storey concrete tower of the 1978 Institute of Neurology, and the rear elevations of buildings situated at the core of the Great Ormond Street Hospital site (falling outside the Conservation Area). Adjacent to this yard stands the nine-storey mid-20th former Great Ormond Street Hospital Nurses’ Home, which has a long elevation in brown brick dominating the street. The large scale of this building is alleviated by some fine Art Deco stone detailing marking the central entrance.”*

### 3 Relevant planning history

#### 2018

An application for planning permission (2018/3096/P) was submitted to the London Borough of Camden for ‘*Partial demolition and erection of three storey rear extensions and mansard roof extensions with dormer windows to front and rear at both properties in association with change of use from 32-bed hostel (Sui Generis) to 18 x 1 bed self contained flats (Use Class C3)*’ in August 2018. The application was withdrawn.

An application for listed building consent (2018/3670/L) was submitted to the London Borough of Camden for ‘*Partial demolition and erection of three storey rear extensions and mansard roof extensions with dormer windows to front and rear at both properties plus various internal and external alterations in association with conversion of building into self-contained flats*’ in August 2018. The application was withdrawn.

#### 1996

Planning permission was granted on 10 July 1996 for ‘*The erection of a single storey boiler enclosure at rear, reinstatement plus minor elevational alterations including the of an entrance at No.64, in association with the continued use of the properties as a hostel.*’

Listed building consent (9570232R3) was granted on 10 July 1996 for ‘*Alterations, refurbishment and internal partitioning in association with the conversion of the buildings to provide a 32 bedroom hostel.*’



## 4 Historic development of the site and area

4.1 Building first began on the Bloomsbury Estate in 1657 under Lord Southampton, but it was after the estate passed to the Russell family, Earls of Bedford in 1669 that the main phase of development began. Renamed the Bedford Estate, the developer Nicholas Barbon built Red Lion Square, Bedford Row, Queen Square, Great Ormond Street and part of Lambs Conduit Street. To the north, the land that was to become Guilford Street remained unbuilt on for another century as that part of Bloomsbury remained pasture, with views towards the heights of Hampstead and Highgate (Figures 3 & 4).

4.2 Rocque's map of 1769 shows the area on which Guilford Street now stands remained largely undeveloped at the time and was known as Lamb's Conduit Fields (Figure 3). There the Foundling Hospital for abandoned children was erected from 1742 to 1752 on land acquired from the Earl of Salisbury.<sup>1</sup> It was designed in plain brick by Theodore Jacobsen with two wings – one each for boys and girls – and a chapel. It was the development of the greater Foundling Estate some forty years after, that precipitated the laying out and building upon of Guilford Street.

4.3 By the 1780s the Foundling Hospital Estate was concerned that falling revenues put their charitable work at risk and plans for the development of their surrounding estate were drawn up in 1790 by Samuel Pepys Cockerell (architect and surveyor to the Hospital). Building began almost immediately, with James Burton (the most important developer of his day and later the architect to the adjacent Bedford Estate) taking leases on many parts of the land in 1792 and 1793.<sup>2</sup> Guilford Street was laid out by Cockerell in 1792. James Burton first came

to prominence with the building of nearly 600 houses on the Foundling Estate.

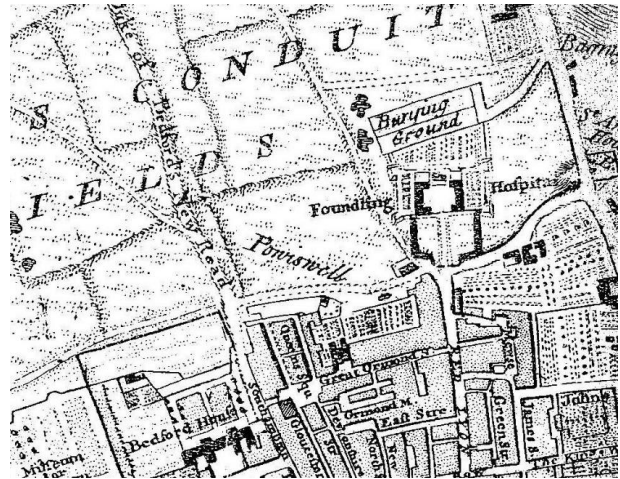


Figure 3: Rocque's map of 1769; Guilford Street was built to the south of the Foundling Hospital.



Figure 4: The Foundling Estate before the building of Guilford Street in c.1753.

4.4 Two grand squares were planned at the heart of the estate flanking the hospital buildings – these were Brunswick Square and Mecklenburg Square.<sup>3</sup> They opened out onto a new east-west thoroughfare called Guilford Street. In 1792-3, James Burton, leased the western end of Guilford Street and proceeded to build houses of the First Rate, which included

<sup>1</sup> The governors of the Foundling Hospital purchased 56 acres of pasture from Lord Salisbury in 1741.

<sup>2</sup> Burton was to become the most important builder on the Foundling Estate, and his later reputation was based on his successful developments there.

<sup>3</sup> Survey of London, vol. 24, (1952) pp. 25-55; Much of Mecklenburg Square was not built until after 1810, when Joseph Kay (who had replaced Cockerell) redesigned the plans including those for the formal garden laid out between 1808 and 1810.





Nos. 64-65.<sup>4</sup> That end of the street was at first called Upper Guilford Street, to give it a higher social status than the other end, where lower rate houses were planned. As the houses fall in grade towards the east their frontages become c.15–20 feet wide and they are only three-storeys high. They have no iron balconies and the entrance halls are narrow passages.<sup>5</sup> Horwood's map of 1792-98 (Figure 5) shows how Guilford Street was realigned before building commenced, as Rocque's map of 1746 (Figure 3) depicts it as a meandering lane skirting the southern boundary of the Foundling Hospital.

4.5 The houses built by Burton<sup>6</sup> at the western end of Guilford Street were intended for wealthy professionals from the start, and those built in Mecklenburg Square were even grander than the plain houses erected by Burton in Brunswick Square and the eastern end of Guilford Street. Greenwood's Map of 1830 (Figure 6) shows the completed squares at the centre of the Foundling Estate, and Upper Guilford Street. To the rear of the houses at the western end was a mews known as the Colonnade, later Colonnade Mews.<sup>7</sup> The mews contained the stables for the occupants of the large town houses on Guilford Street and housing for the coachmen. It had stable buildings on each side of an archway entrance between Nos. 2 & 3 Bernard Street, and as shown on Horwood's Map an entrance just to the west of Nos. 64 & 65 Upper Guilford Street (Figure 5).<sup>8</sup> The *Hansom*

Carriage public house was established at the corner of Colonnades in the 1790s.<sup>9</sup>



Figure 5: Horwood's Map of 1792-98 showing the newly built Upper Guilford Street including Nos. 64-65.

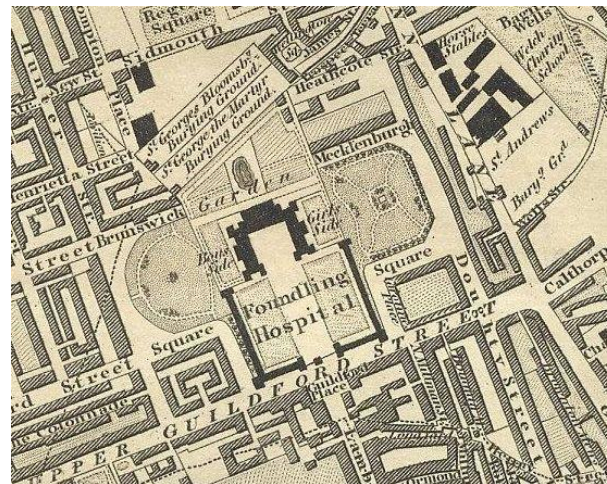


Figure 6: Greenwood's Map of London showing the completed development including Guilford Street (surveyed 1824 to 1826, with additions to 1830).

<sup>4</sup> Andrew Byrne, *London's Georgian Houses*, (1986), p.89.

<sup>5</sup> 'The Foundling Hospital and Doughty Estates', in *Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H Godfrey and W McB. Marcham (London, 1952), pp. 25-55.

<sup>6</sup> James Burton was one of the most significant builders of Georgian London, responsible for large areas of Bloomsbury, as well as St. Johns Wood and Clapham Common.

<sup>7</sup> It became part of the new thoroughfare of Herbrand Street in 1901.

<sup>8</sup> UCL Bloomsbury Project online.

<sup>9</sup> KM Heritage Ltd., *64-65 Guilford Street, Heritage Statement* (2017).



4.6 By the 19<sup>th</sup> century the houses in Guilford Street were occupied by lawyers, doctors, artists, engineers and authors. The residents of No. 64 included in the early 1830s a solicitor and in the 1860s, George Augustus Sala (1828–96), an artist and journalist, who was a special correspondent at the Crimea and the American Civil War.<sup>10</sup> In 1844 a terrible fire destroyed No. 67 Guilford Street, killing a number of people. The houses there were described as 'large and capacious brick erections peculiar to their locality', they contained a basement, five stories and sixteen rooms. They were said to have 'extensive offices and stabling in the rear'.<sup>11</sup> Great Ormond Street Hospital for Children opened in 1852 with 10 beds housed in two formerly residential buildings. Over the years the campus of the hospital came to dominate the southern side of the street, and in the later 20<sup>th</sup> century many of the large houses in Guilford Street including Nos. 64 & 65, were used for nurse's accommodation.

4.7 As the 19<sup>th</sup> century came to an end, the social and economic status of Guilford Street declined as a desirable place to live for the upper and middle-classes. The social scientist Charles Booth's Poverty Survey looked at the area and the map drawn up indicated that much of the north side of Guilford Street was coloured red and pink indicating a mix of the middle-class and well-to-do and those who were fairly comfortable with good ordinary earnings.<sup>12</sup> But behind in the Colonnade the slums were full of the lowest classes, some semi-criminal with casual earnings and the people in chronic want and coloured navy and black on the map (Figure 7).

4.8 Despite its proximity to the neighbouring Bedford Estate and the high

standard of many of its buildings, aimed at the well-to-do middle classes, the Foundling Hospital Estate faced problems of perception and soon gained an insalubrious reputation. The mews declined in the later 19<sup>th</sup> century, mainly because the need for stabling for horses by the residents in Guilford Street was very low.<sup>13</sup> Slums grew up, particularly in its mews which had turned out not to be needed and by the 1870s the horses had disappeared and the stables were often rented out to the poor. In the past, the buildings on the south side of the mews were directly connected to Guilford Street, however that connection was broken when the houses lost their single household residential use.

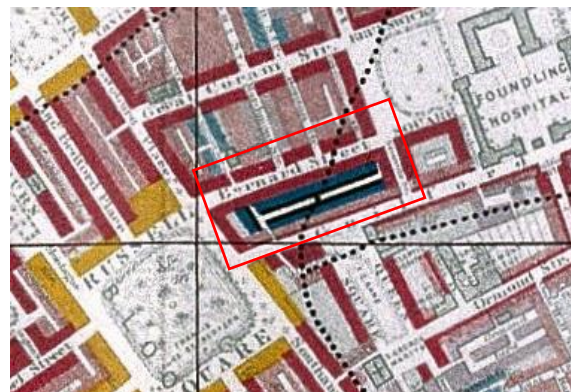


Figure 7: Charles Booth Poverty Map 1889.

#### Historic development of the site at nos.64-65 Guilford Street

4.9 As Horwood's map shows (Figure 5), the houses were erected without closet wings to the rear, but by 1871 the OS map shows that all the houses on Guilford Street had acquired rear additions. At no.64 this extended the full depth of the plot, back to the boundary of the mews building behind (Figure 8). At that time there was no bow to the rear bay. No. 65 had a more modest closet wing.

<sup>10</sup> 'The Foundling Hospital and Doughty Estates', in *Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H Godfrey and W McB. Marcham (London, 1952), pp. 25-55.

<sup>11</sup> *London Evening Standard* 23 Dec 1844.

<sup>12</sup> Booth, C. (1898-99). *Poverty Maps of London*. Charles Booth Online Archive: London School of Economics. Online: <http://booth.lse.ac.uk>.

<sup>13</sup> [www.ucl.ac.uk/bloomsbury-project/streets/colonnade.htm](http://www.ucl.ac.uk/bloomsbury-project/streets/colonnade.htm).



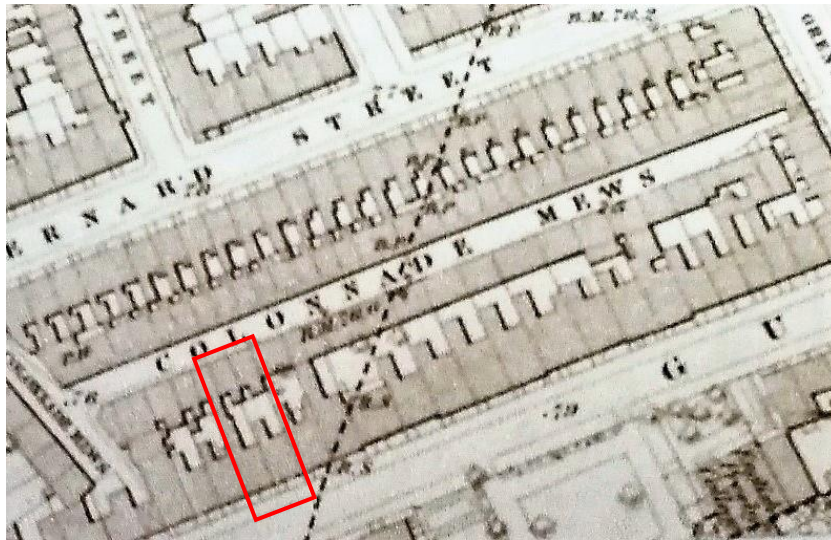


Figure 8: 1871 OS Map with a detail of the site.

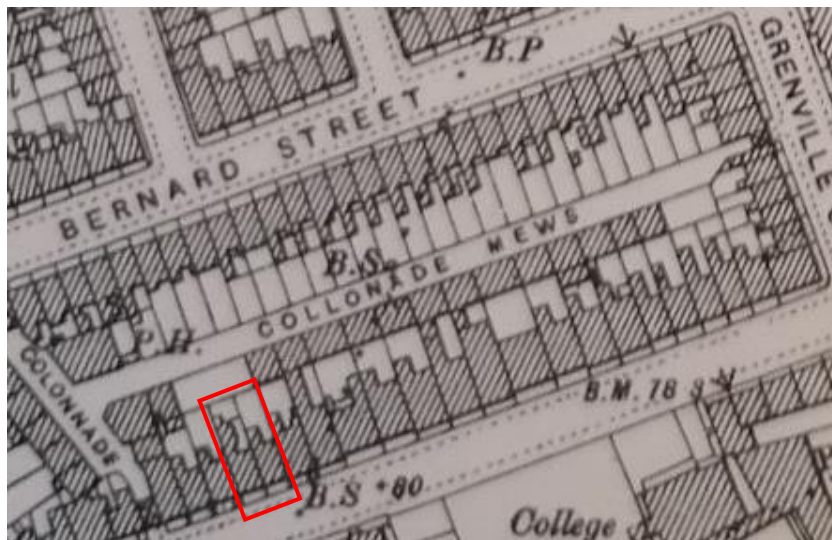
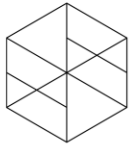


Figure 9: 1894 OS Map with a detail of the site.



4.10 By the time of the publication of the 1894 OS map, the bowed profile of the extension to the rear of no.64 and the straight-sided closet extension to no. 65 are clearly visible (Figure 9). Thus, it seems that sometime between 1871 and 1894, the bow fronted extension was created. In 1879 the house was described as 'empty and boarded up' so the works may have been done shortly after this as part of a refurbishment.<sup>14</sup> The 1894 map also shows that the original mews buildings behind the houses had been demolished. It is also possible that the bow was added after their demolition, and before the new mews buildings were erected. In 1912, no. 64 (in association with no. 42) formed part of a residential hotel or boarding house. Daily and weekly rates for a room and breakfast were advertised in an American publication, and 'Board' was also offered, suggesting evening meals.<sup>15</sup> Like other properties on the street, no. 64 seems to have been a tourist hotel.

4.11 Images dating from 1903 have been discovered in Camden Local Studies and Archives Centre that show the fronts of nos. 63-64 (LP619), and nos. 65-66 (LP621). Two others show the backs of nos. 64-65 (LP211), and of nos. 63-64 (LP620). They clearly show the bowed extension at no. 64 and the shorter back extension at No. 65, which was subsequently extended further back towards the rear boundary. The roof of the bowed extension was used as a roof terrace and garden at that time, as it is now (Figures 10, 11 & 12). It appears that nos. 63-66 were photographed for the freeholders, the Foundling Estates Ltd. at the time.

4.12 In 1909 various works to the drainage of the WC at No. 65 were carried out. A plan shows the layout of the basement at that time (Figure 12). At some point between 1909 and 1939, nos. 64 and 65 were laterally joined, to form one property.



Figure 10: Nos. 64-65 Guilford Street in 1903 [© Camden Local Studies and Archives Centre P211].



Figure 11: Nos. 63-64 Guilford Street in 1903 [© Camden Local Studies and Archives Centre P619].

<sup>14</sup> *Morning Post* 23 April 1879.

<sup>15</sup> *American Register*, 28 Jul 1912.



Figure 12: Nos. 65-66 Guilford Street in 1903 [© Camden Local Studies and Archives Centre P621].

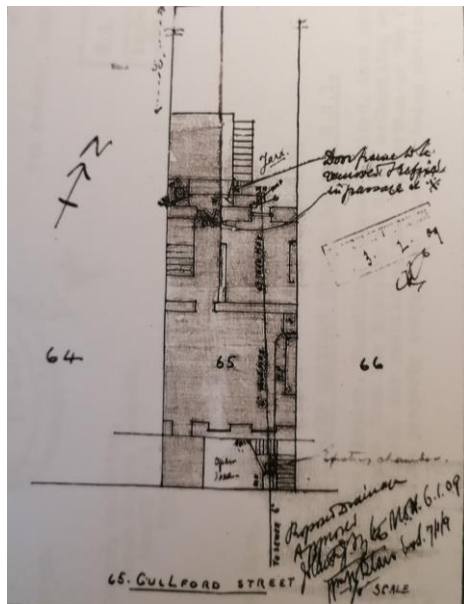


Figure 13: Drainage plans No. 65 Guilford Street [© Camden Local Studies and Archives Centre].

4.13 Bloomsbury suffered many direct hits from explosive devices during the Second World War. A total of eight high explosive bombs are recorded as falling in the Guilford Street area

during the Blitz of 1940-41.<sup>16</sup> The LCC bomb damage maps record the damage done to the houses in the street which ranges from minor, to total destruction (Figure 14).



Figure 14: LCC Bomb Damage map showing Guilford Street.

4.14 In 1943, The Foundling Estate obtained permission from the Ministry of Works to spend £543 on rebuilding the top portion of the front wall'.<sup>17</sup> The property referred to was numbered 64-65 Guilford Street, so it is evident that the two houses had been merged by 1939, and the outbreak of war. It was said that the buildings were occupied, but the badly bulging front wall posed a threat to the occupants. It was estimated that £1200 were needed to reinstate the damage to the two buildings caused by enemy action.<sup>18</sup> The planning application stated that the property was constructed as two separate buildings but since it has been made inter-communicating by openings through the party walls. Permission was granted to reinstate the building.

4.15 Currently little is known about the alterations to the interior of the building from the 1950s to 1970s but it seems likely that nos. 64-65 were in use as cheap bed and breakfast rooms or budget travel accommodation, like much of the rest of Guilford Street. During the

<sup>16</sup> Bomb Sight. Online: [www.bombsight.org/bombs/32432](http://www.bombsight.org/bombs/32432).

<sup>17</sup> Camden Planning online 15459 (Oct. 1943).

<sup>18</sup> Camden Planning online 15459 (Oct. 1943).





1980s, nos. 64-65 Guilford Street was squatted by a collective of alternative artists for about five years. A large number of artists took big spacious rooms in the Georgian houses and reputedly many restored them to their original states, ripping out 1960s and '70s false ceilings, panelling and restoring fireplaces and wooden floors. A 2017 exhibition at the Horse Hospital in the Colonnade entitled *Peace Love and Anarchy = Freedom and Fun Forever* documented those years at nos. 64-65 Guilford Street.<sup>19</sup>

4.16 In 1990, nos. 64-65 Guilford Street were statutorily listed as part of a group comprising nos. 61-66 Guilford Street. According to the listing description, at that time nos. 64 and 65 retained original features such as fireplaces, shutters, panelled doors and moulded and reeded architraves, as well as late 18<sup>th</sup> century sashes to the rear facades.

4.17 In 1992, presumably after the squatters had left, an application was made to refurbish and alter the properties and to form an extension to form two flats in the basement and to create offices above (9200588 & 9270124). The project was withdrawn. By 1995, the property was in use as a hostel. In that year there were proposals to demolish and redevelop, to provide a two-storey rear extension (9501341). This involved the erection of a single-storey boiler enclosure at the rear and minor elevational alterations including the use of an entrance at No. 64 in association with the continued use as a hostel. This application was withdrawn. In 1996, permission was granted for 'alterations, refurbishment and internal partitioning in association with the conversion of the buildings to provide a 32-bedroom hostel' (9501341R3 & 9570232R3). This work was for London Imperial Hotels Ltd.

4.18 By 2017, it was said that 'There are now no details remaining in the building of any historic note. The rooms have been sub-divided such that the majority do not retain original plan form.

All fireplaces, cornices have been removed and the majority of the windows have been replaced'.<sup>20</sup>

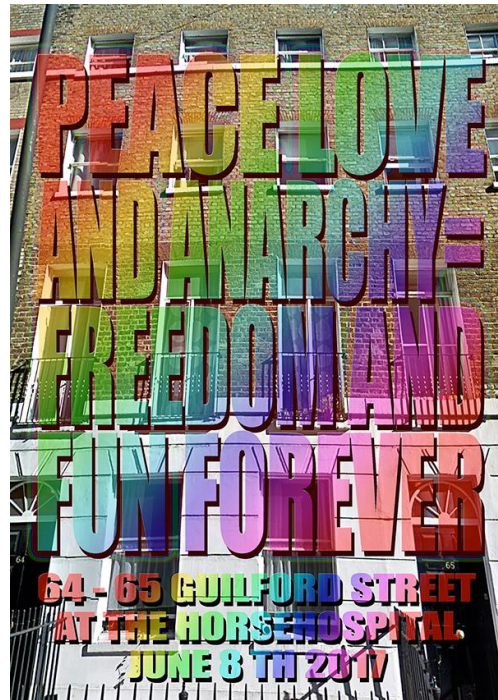


Figure 15: Advert for exhibition in 2017.

<sup>19</sup> www.thehorsehospital.com and on soundcloud.com *Peace, Love and Anarchy* by Mary Lemley.

<sup>20</sup> KM Heritage Ltd., 64-65 Guilford Street, Heritage Statement (2017).



## 5 Significance of the 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 nos.64-65 Guilford Street and the 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 nos.64-65 Guilford Street it is therefore necessary to examine their origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to

their intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

5.4 The application site is located on the north side of Guilford Street, which is lined with late 18<sup>th</sup> century terraced townhouses. It forms part of a group of similar houses at nos.61-65 (consecutive). Each house is three window bays wide, with a full basement, set back from the pavement behind a lightwell bounded by spear headed cast iron railings.

5.5 To the east of the application site the height of the houses increases slightly, although still built with four storeys over a full basement, forming a group of eleven houses. This group has a palace front, with four houses at each end, flanking a central grouping of three houses which have additional architectural embellishment and articulation in the form of a giant order of Doric columns, a heavy stepped stucco cornice beneath the 3<sup>rd</sup> floor windows and engaged pilasters to the attic storey.

5.6 The front façade of nos.64-65 is of yellow stock brick over the upper floors with an incised stucco finish at ground and basement levels, creating a visual base to the architectural composition. The façade at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels has clearly been rebuilt and is of a lighter tone than the brickwork below it. The front door is reached by three shallow steps from pavement level up to a landing and is rather modestly scaled, with a transom light above it and a replacement fanlight. Situated to the east of each entrance bay are two windows which light the front room at ground floor level, all of which are replacement sashes in a one over one configuration.

5.7 The upper part of the façade is a plain but well-ordered composition of aligned window bays with fenestration that diminishes in height as it rises over the façade, creating a traditional sense of hierarchy and proportion. At 1<sup>st</sup> floor level there are timber French doors with a



transom light above and to the 2<sup>nd</sup> and 3<sup>rd</sup> floors, replacement one over one timber sash windows. All of the upper floor windows to the main façade are set beneath flat gauged brick arches.

5.8 Coherence within the group and wider terrace is reinforced through its architectural treatment. There is some verticality to the terrace due to features such as aligned window bays and the height and narrow proportions of each individual house. However, this is undermined in many places due to the degree of rebuilding to the front facades and the various brickwork tones and textures. A sense of horizontal emphasis is reinforced by the contrast between the stucco clad ground floor facade and the brickwork above, at nos.64 to 76, the 1st floor balconies and the continuous run of cast iron railings to the front lightwells which provide a unified and consistent appearance at pavement level. At high level the buildings and the wider terrace have a relatively consistent parapet line with a small increase in height between no.65 and no.66.

5.9 Overall the front facade of the buildings is of high significance and along with the wider group of buildings on the north side of Guilford Street retains a strong late Georgian character, making a positive contribution to the character and appearance of the Bloomsbury Conservation Area.

5.10 To the rear of the buildings there is a large, paved garden area, with no party boundary between nos.64 and 65. Each building has a two storey, part width rear addition. At no.64 this extends the full depth of the site and has a flat roof. The main section is of weathered yellow London stock brickwork with a bowed façade to its eastern elevation. To the rear of the rear addition and directly adjacent to the main façade of the house is a modern, slate clad structure with a hipped roof. Beyond the main two storey element is a modern single storey brickwork structure. There are sash windows to the east elevation and door openings at ground floor level. The windows within the bowed section have a tripartite arrangement which reflects their late

19<sup>th</sup> century date. The rear addition to no.65 is a modern rebuild of the previous outrigger in this position and is constructed of rather bright yellow stock bricks with a mono pitch, slate clad roof.

5.11 The main rear façade of the house is of yellow London stock brickwork which is weathered and darkened over the lower floors. The façade shows extensive signs of rebuilding and repair, with lighter toned brickwork at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels. At roof level there is a valley roof expressed in the brickwork to each of the buildings, although these are of slightly differing heights. The fenestration to the rear façade is very varied with apertures of differing sizes and widths, most of which is set beneath red brick arches. The window units themselves are a mixture of ages and configurations, including traditional 6 over 6 or 8 over 8 sashes and slightly incongruous tripartite arrangements of sashes with flanking sidelights. The windows to the rear rooms at basement and ground floor level to no.65 are likely to reflect the original width and proportions of the windows, with those over the upper floors widened as part of later rebuilding and reconstruction works. The roof, parapet and valley profile all consist of new fabric dating from the post WWII rebuilding of the upper sections of the houses.

5.12 The rear facade of the buildings is clearly of far less significance than the front elevation with an absence of original stucco embellishment or architectural features. The main façade has a rather disjointed appearance due to its rebuilt brickwork and modified fenestration which undermine the original sense of proportion and visual coherence. The rear addition to no.64 is not original to the building, which was constructed without rear projections. This part of the building is an amalgamation of several different phases of building work from the 19<sup>th</sup> and 20<sup>th</sup> centuries and is consequently only of moderate significance within the overall context of the listed building. The rear addition to no.65 is of wholly modern fabric and of no intrinsic





5.13 Along the rear of the terrace there is a huge variety to the building line, pattern, scale and design of rear projections. This level of variety was already evident by the late 19<sup>th</sup> century (see 1894 OS map at Figure 9) with several houses having rear additions which extended back to the mews buildings to the north whilst others had far more modest projections.

### Interior

5.14 Nos. 64 and 65 Guilford Street would once have conformed to the typical London terraced house typology, a standard format which had been widespread in London since the late 17<sup>th</sup> century. This comprised a traditional two room deep plan form arranged off a stair compartment situated adjacent to the party wall, with the principal spaces at ground and 1<sup>st</sup> floor levels.

5.15 The interior of the buildings has been comprehensively altered and denuded during the later 20<sup>th</sup> century following a long period of rather haphazard use and a range of different occupiers who have all left their mark on the properties. The most noticeable impact has been upon the plan form and spatial quality of the buildings which has been entirely undermined by the subdivision of the space into a series of small rooms, lobbies and circulation areas. The lateral conversion of the buildings at basement and principal floor levels (ground and 1<sup>st</sup>) and the introduction of associated corridors within no.64 detracts from the original vertical arrangement and circulation pattern through each building and contributes to its disjointed and confusing layout. The front rooms have been heavily subdivided at basement and 1<sup>st</sup> floor piano nobile level, the latter being the most significant space within the buildings. At 2<sup>nd</sup> and 3<sup>rd</sup> floor levels the layout is entirely unrecognisable from what would have been the original plan form, with a clear sense of a front and rear room and a well delineated stair compartment. The resulting warren of small rooms and corridors, an absence of historic decorative features and items such as fire doors and surface mounted lighting creates a series of

characterless spaces, a lack of legibility and no appreciable status of hierarchy within the buildings.

5.16 The vast majority of the original features within the buildings have been removed, including cornices, fireplaces and original joinery such as doors, architraves and skirtings. Some fragments of historic fabric survive, for example sections of skirting and architrave, the architrave and shutters to the arched staircase window, spandrel panels beneath some front windows and a small number of window units to the rear parts of the buildings. New features such as doors and architraves are crude and do not reflect their position within the building in terms of their level of detail and articulation, for example there are 6 panelled doors with an inappropriate pattern at all floor levels. In the immediate post WWII period the upper parts of the buildings were rebuilt in order to rectify bomb damage and bring the buildings back into use. This clearly resulted in the loss of fabric and features at 2<sup>nd</sup> and 3<sup>rd</sup> floor level, including the secondary staircases to both buildings which are very plain and simple in terms of their features and detailing.

5.17 Given the degree to which the buildings have been altered in terms of its plan form, spatial quality, hierarchy and architectural character, the interior of the listed buildings is considered to be of low significance.

### Values and significance

5.18 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.

#### 5.19 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 buildings provide us with little in the way of



unique evidence about past human experience. The buildings dates from the late 18<sup>th</sup> century and are similar to many other properties built in London at this time. Whilst the houses do reflect upper class life during the period to a degree, beyond that it provides little unique insight.

#### 5.20 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 buildings forms part of the historic local scene in this part of Bloomsbury and has been a feature of the townscape for around 230 years. The buildings have clear historical value in terms of illustrating the transformation of the area from open fields on the perimeter of London to a densely covered inner London district by the mid 19<sup>th</sup> century. The buildings retain some of their original setting in terms of the properties which line the north side of Guilford Street. However the wider surrounding context to the south and west has changed dramatically, with later 19<sup>th</sup> and 20<sup>th</sup> century development increasing the height and scale of buildings and introducing more architectural variety in terms of materials and detailing. The buildings have historical links to the architects Samuel Pepys Cockerell and James Burton who were eminent figures of the late 18<sup>th</sup> century period.

#### 5.21 Aesthetic value

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

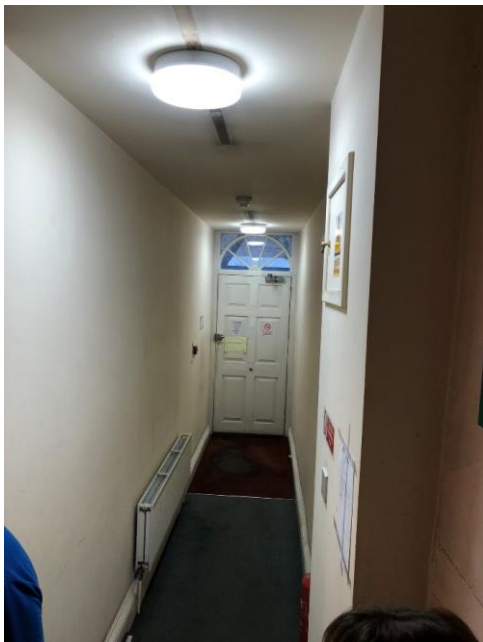
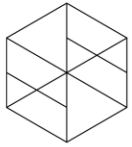
As described in the paragraphs above, the buildings are attractive, solid but otherwise generally unremarkable late Georgian terraced townhouses. The buildings are constructed of typical materials of the period such as brickwork and stucco but are relatively unadorned. The buildings have townscape value, mostly due to their group setting and the repetition of form, materials and architectural features across the

wider terrace. Internally, the buildings have been almost entirely denuded of their original architectural features and heavily subdivided so that the original plan form and spatial quality have been hugely compromised. The lateral conversion, proliferation of small rooms, corridors and circulation space have impacted upon the legibility of the listed buildings.

#### 5.22 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 buildings have communal value in so far as they have been part of the local scene for around 230 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish the buildings from many other similar properties of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the buildings do not have any particular regional or national symbolism or value.



Figures 16, 17, 18 & 19: Images showing the internal character of the buildings, modern features and absence of historic detailing.





## Conclusion

5.23 In this case the key significance of the buildings relates to their 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 18<sup>th</sup> century to a densely covered inner London district a century later. However, the degree to which the buildings have been altered, in terms of its use and level of subdivision as well as the removal of original features has severed any tangible reminder of patterns of life during the late 18<sup>th</sup> and 19<sup>th</sup> centuries when they were two very large single family houses with associated mews to the rear. The buildings have a relatively high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a clear aesthetic contribution to the coherent and harmonious character of the north side of Guilford Street and to this part of the Bloomsbury Conservation Area. The wider terrace has group value, townscape interest and historic merit, however its architectural coherence has been undermined by the degree to which a number of the facades have been rebuilt or repaired, particularly at nos.61-63. Consequently, the buildings are considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

5.24 The rear parts of the buildings are of demonstrably less significance than the front façade, due in part to the original lesser status accorded to the rear façade, but also as a reflection of the high degree of rebuilding and patched brickwork, alteration to the fenestration in terms of the size and proportions of the apertures and the window units themselves and the lack of age or architectural value to the rear additions. Internally, the buildings are of low significance due to the high levels of subdivision and the impact that this has had upon plan form, spatial quality and legibility, as well as the stripping out of architectural features and the installation of new, crude and unsympathetic detailing which has undermined the late 18<sup>th</sup>

century character of the buildings and eroded any sense of hierarchy.



## 6 Assessment of the proposals

6.1 This section will describe the proposals and assess their impact upon the special architectural and historic interest of the listed buildings as well as the character and appearance of the surrounding Bloomsbury Conservation Area.

6.2 The proposals are for the and reconfiguration and extension of the existing use to allow the upgrade and refurbishment of the existing hostel accommodation. The existing rear additions will be replaced by new two and part three storey wings which includes a lift.

### Rear extensions

6.3 The existing rear additions to both buildings will be replaced with new two, part three storey rear outriggers. These will be constructed of complementary brickwork with subdivided timber sash windows and flat roofs. The rear addition to no.64 already extends to the rear boundary of the site and has had a long projecting outrigger in this position since at least 1871. A similar approach will be taken at no.65 where the existing two storey rear outrigger is a modern replacement, constructed within approximately the last 10 years.

6.4 The proposed rear additions will be fully subordinate to the main host buildings, with 3 storeys of accommodation adjacent to the building, reducing to 2 storeys closer to the rear site boundary. At no.64 the proposals represent only a very modest increase in height and bulk when compared with the existing profile of the rear addition. Furthermore, the replacement of the currently rather disjointed collection of volumes, in particular the slate clad projecting structure at 1<sup>st</sup> floor level would represent an improvement and a rationalisation of the current arrangement. To no.65 the proposed extension would replace the relatively recent rear addition and thus would not result in the loss of any historic fabric. The two new outriggers would read as separate structures, related to each

individual building, and would introduce a welcome degree of symmetry and balance to the rear parts of the site.

6.5 The proposals are situated to the rear of the listed buildings and there would be no public realm views of the proposed additions from Herbrand Street or Colonnade due to the densely packed townscape and the narrow width of surrounding the streets.

6.6 A replacement rear addition was granted planning permission and listed building consent at no.66 Guilford Street, directly to the east of the application site, in 2014. This is of a similar bulk and massing to that proposed at nos.64 and 65 and fills the depth of the site in a similar manner. The delegated report in relation to these applications confirms that :

*"A rear extension would be constructed in place of what is there now, and extend to the rear of the site where it adjoins the Colonnade. Although substantial the existing extension already extends to this point and the proposed replacement would not dominate the rear in the way the existing extension does. In addition, other rear extensions have been approved elsewhere in the terrace reflecting the number of alterations that have taken place over time. There is also limited visibility of the rear which is restricted to private views."*

6.7 Similar full depth extensions exist or have been granted to manner of the other building on this stretch of Guilford Street including nos. 63; 65-66 (as outlined above); 71; 72; 74; 75; 76 and 79. This is a total of 9 of the buildings which make up the group of 18 terrace properties.

6.8 9 of the 18 building within the terrace also currently have part width extensions to 2<sup>nd</sup> floor level our above.

6.9 Section 5 of the Camden planning guidance 'Design' adopted in January 2021. It gives 'advice on extensions and alterations for non residential uses, such as commercial and



institutional uses...in accordance with Local Plan Policy D1'<sup>21</sup>

6.10 The section relating to extensions requires proposals to consider the impacts of the scheme from a design perspective and the contribution it makes to townscape character including:

- having regard to the scale, form and massing of neighbouring buildings;
- respecting and preserving the historic pattern where it exists, and the established townscape of the surrounding area, including the ratio of built to unbuilt space.

6.11 The existence of outrigger which extend and rise to no less than 50% of the existing building in the terrace is in our view, sufficient to demonstrate that the scheme would intend adhere to the established pattern of development on the terrace and respect the scale and form of outriggers to neighbouring properties. This would preserve the character and appearance of the terrace group and therefore the wider conservation area.



Figure 20: The consented proposals at no.66 showing the new rear addition and roof extension.

6.12 In order to make the building more accessible it is proposed to install a lift. The proposed lift would be positioned in the new rear

extension to no. 64. This would be outside of the historic envelope of the building. The lift overrun would be contained beneath the parapet line of the new extension. No. 64 already contains an extension which rises to first floor level with existing access from the staircase. This would be reused as part of the replacement extension without material change or harm to the rear façade of the building.

6.13 The proposed external alterations to the listed buildings would have no detrimental impact upon their external appearance or special architectural or historic interest. The proposed replacement rear additions only affect areas of lower significance to the rear of the listed buildings. Their bulk and massing would be wholly subordinate to the main listed buildings and they would be designed using complementary materials and detailing. Consequently, there would also be no harm caused to the character and appearance of the Bloomsbury Conservation Area.

### Internal alterations

6.14 This appraisal has assessed the significance of the listed buildings and concluded that their interior is now of only low significance due to the extent of subdivision and loss of decorative features which has occurred. This view is supported by the Council in their delegated report relating to applications at nos.74-76 Guilford Street (2010/0885/P and 2010/0910/L) further to the east of the application site, and where the buildings have sustained alterations of a similar type and scale, stating at paragraph 6.2.4 that:

*“Due to the extensive modification in the past and the current state of the listed buildings there is more scope to alter the buildings than there would be normally. The special interest largely consists of the external character and appearance of the buildings including the ability to appreciate the historic form and proportions of the interior from the street; and the role the*

<sup>21</sup> Paragraph 5.1 of the adopted Design SPG



*buildings (this includes the non listed building at no. 74.) play in forming part of the wider terrace (this also includes the character, appearance, composition and rhythm of the rear of the terrace)."*

6.15 This view is reiterated in the Council's delegated report relating to no.66 Guilford Street (2013/3903/P and 2013/3939/L), where once again the building has suffered a range of damaging alterations, stating that *"Therefore, the special interest of the buildings now largely resides in the external character and appearance, in particular the value that the facades make to the architectural composition of the terrace as a whole."*

6.16 The proposals seek to better reveal the plan form and spatial quality of the listed buildings where possible whilst reconfiguring the layout of the buildings to allow the continue the use and improve accessibility. They take account of the significance of the front room within both properties, particularly at principal (ground and 1<sup>st</sup>) floor levels, and the potential for views from Guilford Street into these spaces. Interventions within no.64 will include the use of non-full height partitions to bathrooms and corridors, allowing the spine wall and original spatial quality of the front room to remain appreciable. Within no.65, harmful later partitions which subdivide the front room will be removed and its depth modestly reduced. A spine wall will be expressed, providing the sense of a front and rear room. Once again, the front room at 1<sup>st</sup> floor level will span the full width of the house, maintaining visual connectivity with the windows in the front façade. Partitions will be removed from the rear rooms of no.64 at ground and 1<sup>st</sup> floor level, with 'pod' bathrooms introduced so as to better reveal the original spatial quality of the rooms.

6.17 The basement is an area of lower significance, nonetheless, harmful later added partitions will be removed, creating a more coherent and legible two room plan form arrangement. Over the upper floors, where much of the fabric was reconstructed after WWII,

the plan form and spatial quality of the listed buildings has been heavily altered and undermined. In both properties and a simpler layout is proposed, which reflects the likely original division of the space into a rear room and two rooms at the front. Within no.65, the proposed layout will also be more legible, with the removal of the current warren of corridors and small rooms and incongruous features such as the 'cranked' partitions

6.18 The proposals are considered to preserve the special architectural and historic interest of the listed buildings and the character and appearance of the surrounding Bloomsbury Conservation Area. Given the long history of inappropriate uses within the buildings and the degree to which these have impacted upon their internal character, there is now the opportunity to fully refurbish the buildings, remove harmful later additions, remodel the interior to suit a new, stable use and reinstate architectural features where possible.

6.19 The proposals will comply with the provisions of the National Planning Policy Framework, by sustaining the significance of the heritage asset and according with the requirement to put them *'...to viable uses consistent with their conservation'* as well as taking account of *'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality'* (para 192). The significance of the listed buildings has been assessed and taken into account when devising the proposals and the impact has been carefully considered so as to preserve surviving features of interest and better reveal the plan form and spatial quality of the buildings (para 190).

6.20 In more general terms, a range of heritage benefits flow from the proposals. The buildings have a long history of inappropriate use which has resulted in damaging alterations to their plan form, spatial quality and an almost complete loss of historic character and features. Whilst the listed buildings on Guilford Street to the east of the application site were formally on





English Heritage's Buildings at Risk register, nos.64 and 65 appear to have been overlooked despite them facing the same issues regarding transient uses, poor custodianship of their fabric by successive owners, a lack of investment and a host of damaging alterations. The current proposals would bring the buildings, which are in a poor state of repair, back into active use, with consequent benefits in terms of ongoing maintenance and repair. These are considered to be demonstrable heritage benefits.

6.21 The proposals are also considered to comply with policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017. The external works have been designed so as to avoid harm to areas of high significance, notably the front façade of the listed buildings and will be constructed of high quality, sympathetic and contextual materials. Any surviving original features will be retained and reused within the development, thus preserving fabric of demonstrable significance.

## 7 Conclusion

7.1 The proposals are for works of extension and refurbishment of the Grade II listed buildings at nos.64-65 Guilford Street.

7.2 The proposals must be considered within the context of the recent history of these particular buildings as well as the wider terrace along Guilford Street. These properties have suffered significantly due to poor custodianship, inappropriate and transient uses, unsympathetic alterations, and the almost complete stripping out of architectural features. The proposals would upgrade and refurbish the buildings for a new, stable, long term use which would end this cycle of uncertainty and harm to special interest.

7.3 The proposals seek to retain surviving historic features within the house, remove layers of modern accretions and create a more legible and less convoluted plan form. New interventions such as bathroom pods and corridor walls would have non full height

partitions where appropriate, allowing the spatial quality of the rooms to be better appreciated.

7.4 The proposals are considered to comply with the statutory duties contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the thrust of the policies contained within the National Planning Policy Framework and Camden's Local Plan 2017.



## Appendix A – Relevant historic environment policy

### National Planning Policy & Legislation

A1 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.”*

A2 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.”*

A3 The revised National Planning Policy Framework 2019 (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 189

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 190

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 192

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 193

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.

#### Paragraph 196

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.

### Local Planning Policy

A4 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.

A5 **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;*

A6 **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**

A11 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.