

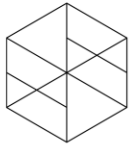
The Heritage Practice

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

Heritage Appraisal
14 John Street, London WC1N 2EB

July 2022





The
Heritage
Practice

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

Heritage Appraisal
14 John Street, London WC1N 2EB

July 2022

Contents

- 1 Introduction
 - 2 Site location and context
 - 3 Relevant planning history
 - 4 Historic development of the site and area
 - 5 Significance of the site
 - 6 Assessment of the proposals
 - 7 Conclusion
-
- Appendix A Relevant historic environment
 policy



1 Introduction

The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at no.14 John Street, London WC1N 2EB.

1.1 The building is Grade II listed and situated in the Bloomsbury Conservation Area. The proposals are for the conversion of the building from office use to a single family house, including its full refurbishment and the careful and appropriate adaptation of existing fabric to suit domestic requirements. The proposals include works to the existing part with rear extension, the removal of the 1980s WC block and the beneficial enhancement of the internal plan form of the building.

1.3 This appraisal has been produced using archive, desk based and online 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 The appraisal should be read in conjunction with the drawings and supporting information prepared by Marek Wojciechowski Architects Ltd.

Research and report structure

1.5 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this appraisal is to define the significance of the listed building and its contribution to the conservation area. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding Bloomsbury Conservation Area.

1.6 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).

1.7 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.



2 Site location and context

2.1 John Street is located in the heart of Bloomsbury and runs in a north-south alignment connecting Theobalds Road in the south, via Doughty Street to Guildford Street in the north. The application building forms part of a terrace of substantial houses dating from the first decades of the 19th century. No.14 is of four main storeys, with a semi-basement and further accommodation at mansard level. The building is constructed of yellow stock brick, with incised stucco at basement and ground floor levels.

2.2 Nos.10-20 (consecutive) John Street were Grade II listed on 24 October 1951. The description indicates that the buildings were listed for group value and reads as follows:

Q3082SE JOHN STREET 798-1/96/943 (East side) 24/10/51 Nos.10-20 (Consecutive) and attached railings

GV II

11 terraced houses. 1799-1824. No.20, facade rebuilt in facsimile c1950. Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick. 4 storeys and basements. 3 windows each; No.10 with 3-window (blind) return to Northington Street. No.20, 3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars. Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes. No.10: round-arched doorway with mutule cornice-head, sidelights, radial fanlight and panelled door. Moulded cornice to parapet. INTERIOR with stick baluster stair in entrance hall with modillion cornice. No.11: round-arched doorway with fanlight and C20 door. INTERIOR: altered but noted to retain wooden fireplace with dentil cornice on ground floor, marble fireplace on the 1st floor. Stairs with shaped balusters and

shaped ends in hallway with cornice formed of paired modillions. No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs. No.13: similar doorway to No.12. INTERIOR: noted to retain marble fireplaces ground floor front and 1st floor front and rear rooms. Stairs with square balusters and shaped ends in hallway whose cornice has guttae decoration. End wall with round-headed niches each side of landing window. Some added partitions. No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae cornice decoration. Round-headed niches each side of landing window. No.15: slightly projecting. Round-arched doorway with wooden, attached Greek Doric columns carrying cornice-head; fanlight and panelled door. 1st floor windows in shallow round-arched recesses linked by moulded impost bands. INTERIOR: noted to retain marble fireplaces to ground and 1st floor. Stairs with square balusters. No.16: similar doorway to No.12. INTERIOR: noted to have additions but to retain marble fireplace in ground floor front room and stairs with square balusters. No.17: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters. Marble fireplace, with contemporary iron centre, ground floor rear room. Marble fireplace with sculptured leafwork, 1st floor front room. Contemporary china bell pulls and door plates. No.18: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain marble fireplaces with sculptured leafwork, 1st floor rooms. No.19: round-arched doorway with sidelights, fanlight and panelled door. INTERIOR: noted to retain good marble fireplaces in ground and 1st floor rooms. No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices. SUBSIDIARY



FEATURES: attached cast-iron railings with urn finials to areas.

2.3 The area immediately surrounding the application site contains a wealth of listed buildings, most of which are also early 19th century terraces, including the Grade II listed houses at nos.22-28 (even) directly opposite the site on the west side of John Street and nos.2-9 (odd) and 29-36 (even) to the south of the site on the east and west sides of the road respectively. The main exception to this pattern of late Georgian townhouses is the Grade II listed Mytre House, Duke of York Public House and Mytre Court, situated on the corner of John Street and Roger Street. This mixed-use development dates from 1937 and has typical architectural detailing and materials of the period.



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

2.4 The application site is located in the Bloomsbury Conservation Area which was first designated in 1968. The conservation area is notable as an exemplary example of Georgian town planning with its layout of garden squares and inter-related streets and mews. Despite its size, it also displays a notable consistency in terms of its street pattern, spatial character and predominant building forms.

2.5 The Bloomsbury Conservation Area is very large and consequently is divided into 14 separate character areas. John Street is located within **Sub Area 10: Great James Street/Bedford Row**. This is situated to the north and west of

Gray's Inn and includes the coherent groups of early 19th century terraces on John Street and Doughty Street along with enclaves of 18th century buildings on Bedford Road, Great James Street and Great Ormond Street.

2.6 The Bloomsbury Conservation Area Appraisal and Management Plan was adopted on 18 April 2011. In relation to the overall character of Sub Area 10 the Appraisal notes that:

The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure. (Para 5.175)

The townhouses, dating from the 18th and 19th centuries, are either of three or four storeys raised on basements fronted by cast-iron railings. Their vertically proportioned frontages adhere to classical architectural principles; they have three windows per floor establishing a repeated rhythm of window and door openings along each terrace. Common details are wooden architraved door cases, timber panelled doors, fanlights, flat roofed porches or small porticos above. Although the overall perception is one of homogeneity; there is subtle variation in the detailing of the terraces, often derived from the piecemeal nature of the building process. The strong uniformity in appearance is due to the consistency of materials. The prevailing materials are London stock brick with some contrasting red brick detailing (such as segmental red-brick arches). Some stucco is evident at ground floor level. Most frontages are topped by parapets, some with mansard attics and dormer windows behind. (Para 5.176)

2.7 Specifically in relation to John Street, the Appraisal outlines that:

"The townhouses along John Street, Doughty Street and Guilford Street are of significance as they are almost complete Georgian streets, lined with terraces. John Street dates from the mid 18th century, whilst Doughty Street and



Guilford Street span the late 18th century to the early 19th century. Although later in date, the townhouses are similar in plan form to those in Bedford Row, but are of a smaller scale and footprint. They are constructed from yellow stock brick, the earlier examples with red brick trim and the later examples with stucco detail. Various designs of doorcases, fanlights and balconies are evident.....Buildings on John Street are generally of four storeys with basements, some are stuccoed at ground floor and some have mansard roofs with dormer windows. A number of townhouses are of particular architectural significance and are thus listed grade II (para 5.182)."*

2.8 With regard to patterns of use within Sub Area 10, the Appraisal confirms that the main and secondary thoroughfares are dominated by offices but retain some residential uses. It is noted though that *"Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings."* (Para 5.178)

3 Relevant planning history

1982

Planning permission (M15/24/2/33806) was refused on 14 June 1982 for *"The change of use of the 3rd floor from residential to offices and the erection of a 4th floor addition for use as a residential flat"* but subsequently allowed on appeal.

Listed Building Consent (M15/24/2/HB2835) was refused on 14 June 1982 for *"The erection of a 4th floor addition, the removal of 2 rear W.C. additions, the installation of new windows on ground, first and third floors (foont) and first/second floor rear, and the erection of new stairs in the front area"* but subsequently allowed on appeal.

1984

Listed Building Consent (8470271) was granted on 28 November 1984 for *"Installation of internal steel columns to basement ground first second and third floors. (As shown on drawing nos:203/5 & 203/22/A)."*

Listed Building Consent (8470059) was granted on 15 May 1984 for *"Works of renovation and the addition of a fourth floor extension as shown on drg nos.203/1/B and 203/7/B."*

Planning permission (8400386) was granted on 15 May 1984 for *"Alterations to and change of use of the basement from office/storage to self-contained flat and of the third floor residential flat to offices and the addition of new fourth floor storey for use as offices as illustrated on drg nos. 203/1/B & 203/7/B."*

1985

Listed Building Consent (8570210) was granted on 18 December 1985 for *"The refurbishment and extension. ^As detailed on drawing nos: 85/3/1401/05C 06C 07B 08B 09A & 104 revised 18th September 1985 and 4th October 1985."*



Planning permission (8501192) was granted on 18 December 1985 for *"The refurbishment and extension for use as offices on the basement ground and three upper floors and residential use on the fourth floor. ^As detailed on drawing nos: 85/3/1401/05C 06C 07B 08B 09A & 104 revised 18th September 1985 and 4th."*

A certificate of lawfulness (8501001) was granted on 10 July 1985 for *"Established Use Certificate in respect of the whole of the ground first and second floors for office purposes."*

Listed Building Consent was part approved and part refused on 20 February 1985 for *"Formation of a doorway from the ground floor hall to the front room. ^As shown on drawing no:203/5/C revised 31st January 1985."*

Planning permission (8401861) was granted on 20 February 1985 for *"Demolition of existing single storey structure at ground floor (rear) and rebuilding of enlarged single storey structure for office use. ^As shown on drawing no:203/5/C revised 31st January 1985."*

1987

Listed Building Consent (8670370) was granted on 4 March 1987 for *"Internal alterations involving the construction of two partition walls one in the front room of the basement and the other in the rear room of the ground floor as shown on drawing 85/3/1401/05/E marked in red."*

4 Historic development of the site and area

4.1 Roque's map of 1746 shows the area upon which John Street was built, laid out as market gardens to the north of The Kings Way, now part of Theobalds Road. Development stopped abruptly at Great Ormond Street, with the open space of Lambs Conduit Fields spreading north beyond.

4.2 John Street was named after a carpenter, John Balgrave, who worked for the local landowners, the Doughty Family. By the time of Horwood's map of 1799 the southern section of John Street was in place, with houses lining the east and west sides of the road as far north as Little James Street, now Northington Street. A small number of houses were in place on both sides of the road directly to the south of the junction with Guilford Street. The remaining houses were constructed during the first decades of the 19th century, as 'first rate' dwellings for the upper classes. Greenwood's map of 1828 shows the street as fully developed, with houses lining its full length.

4.3 At the time of the 1872 Ordnance Survey map, no.14 John Street had an L' shaped plan with a rear addition extending the full depth of the site. There was a lightwell directly adjacent to the rear of the house with an open yard beyond. By the 1894 Ordnance Survey map a further small section of structure can be seen adjacent to the eastern boundary wall of the site, creating an 'L' shape to the rear additions. This layout remained in place on subsequent Ordnance Survey maps of 1914 and 1951.

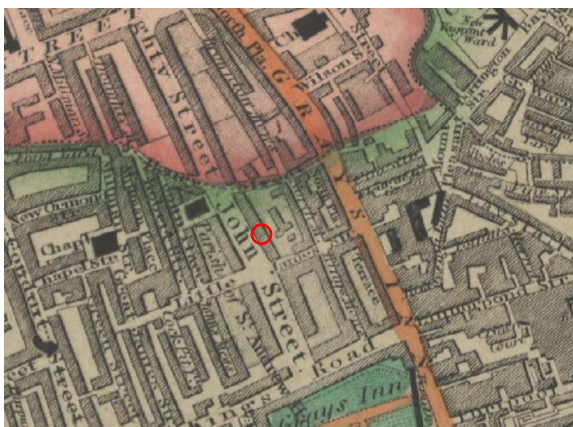
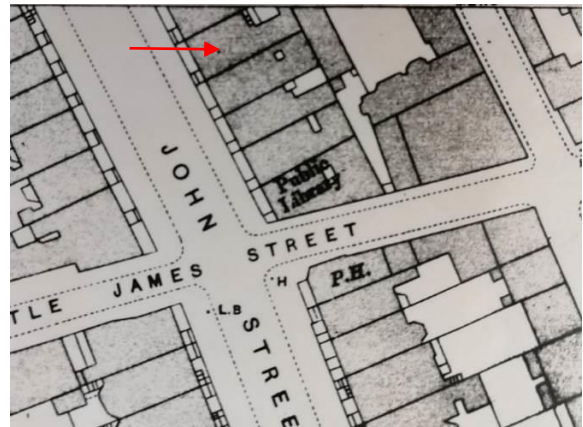
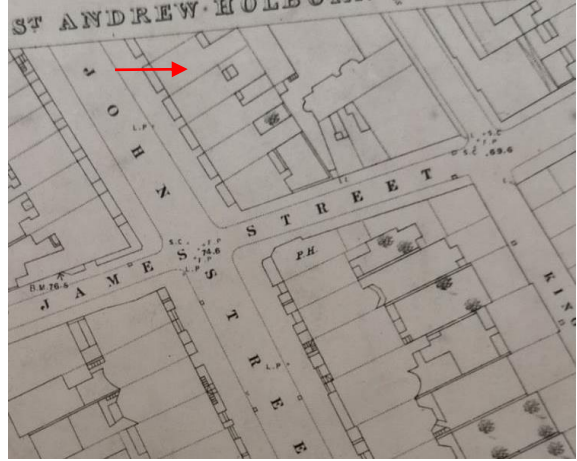


Figure 2, 3 & 4 (top to bottom): Roque's map of 1746; Horwood's map of 1799 and Greenwood's map of 1828.

Figures 5, 6 & 7 (top to bottom): The 1872 and 1894 Ordnance Survey maps with the site right on the map edge. The 1951 Ordnance Survey map.



4.4 John Street was built and designed for the upper classes. However, its fortunes declined as the 19th century progressed and many of the houses which were originally occupied by offices for charities and trade associations, as well as solicitors, accountants, quantity surveyors, and the occasional publisher.¹ Booth's poverty map produced as part of his *Inquiry into Life and Labour in London* (1886-1903) shows the street marked as a mixture of pink, denoting 'Fairly comfortable. Good ordinary earnings' and red indicating 'Middle class. Well to do.'



Figure 8: Booth's poverty map of 1889.

4.5 The second half of the 20th century was a period of extensive alteration for the building. Evidence from the Drainage Plans in Camden Archives from 1964, show alterations to the basement by Kemp & Hawley. At this time the basement was arranged as a flat, with a living room to the front, bedroom at the rear and a linen cupboard and bathroom in the centre of the plan.

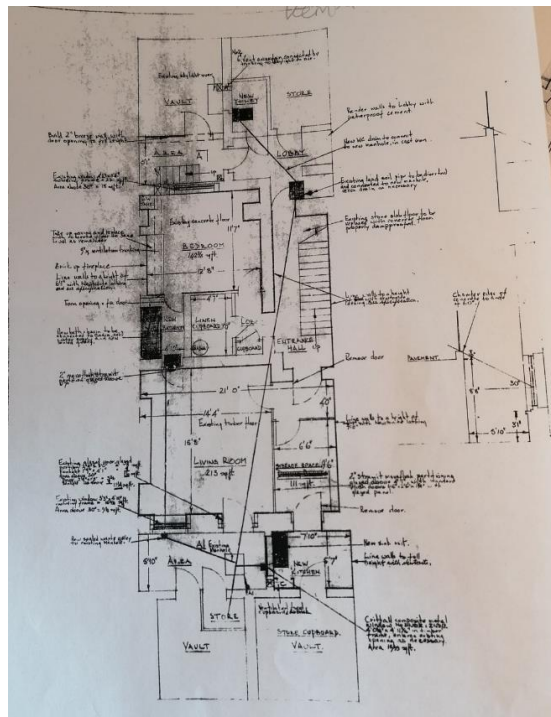


Figure 9: Drainage Plan for 14 John Street (1964) [© Camden Local Studies and Archives Centre]

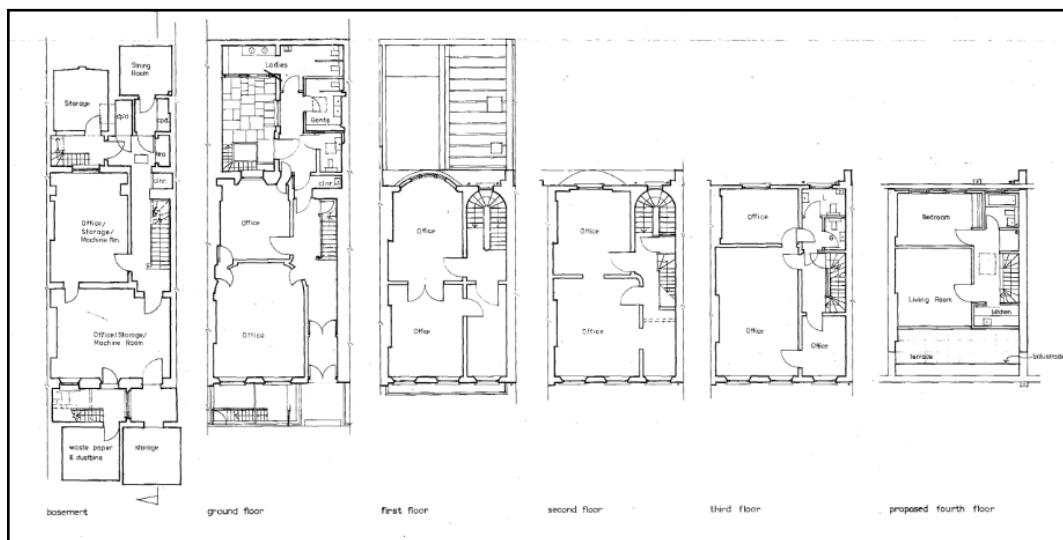
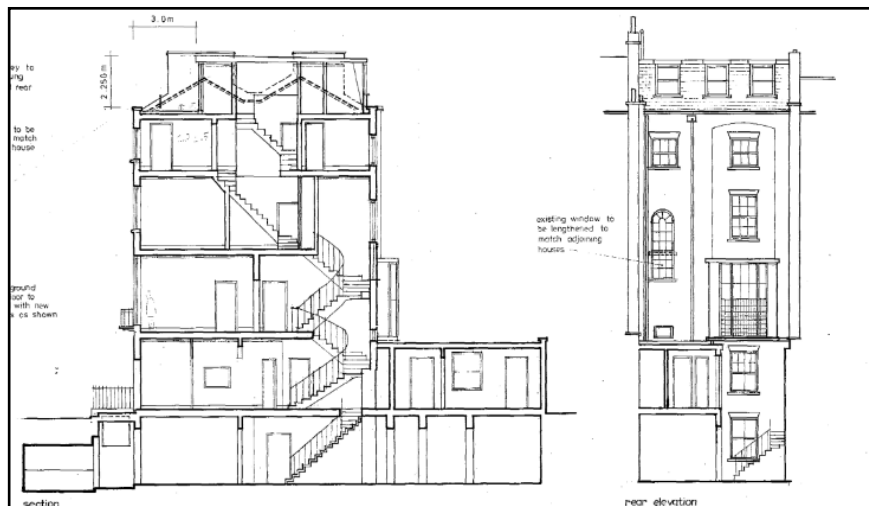
¹ Camden History Society, *Streets East of Bloomsbury*, p.48



4.6 Major changes to the building took place in the mid-1980s. Robert Bridges MA, RIBA, of Wimbledon undertook a variety of works to the property for the owners, The Basinghall Estate Co. Ltd.

1982

Drawings relating to a refusal of planning permission for a contemporary styled mansard roof also show the plan form of the building, with a large storage area at basement level and only a shallow lightwell directly adjacent to the house, with steps rising up to a ground floor paved terrace above. These drawings show the building with no shallow closet wing accessed from the main stair compartment.



Figures 10 & 11: Elevations, sections and plans of the building in 1982 (M15/24/2/33806 & M15/24/2/HB2835).

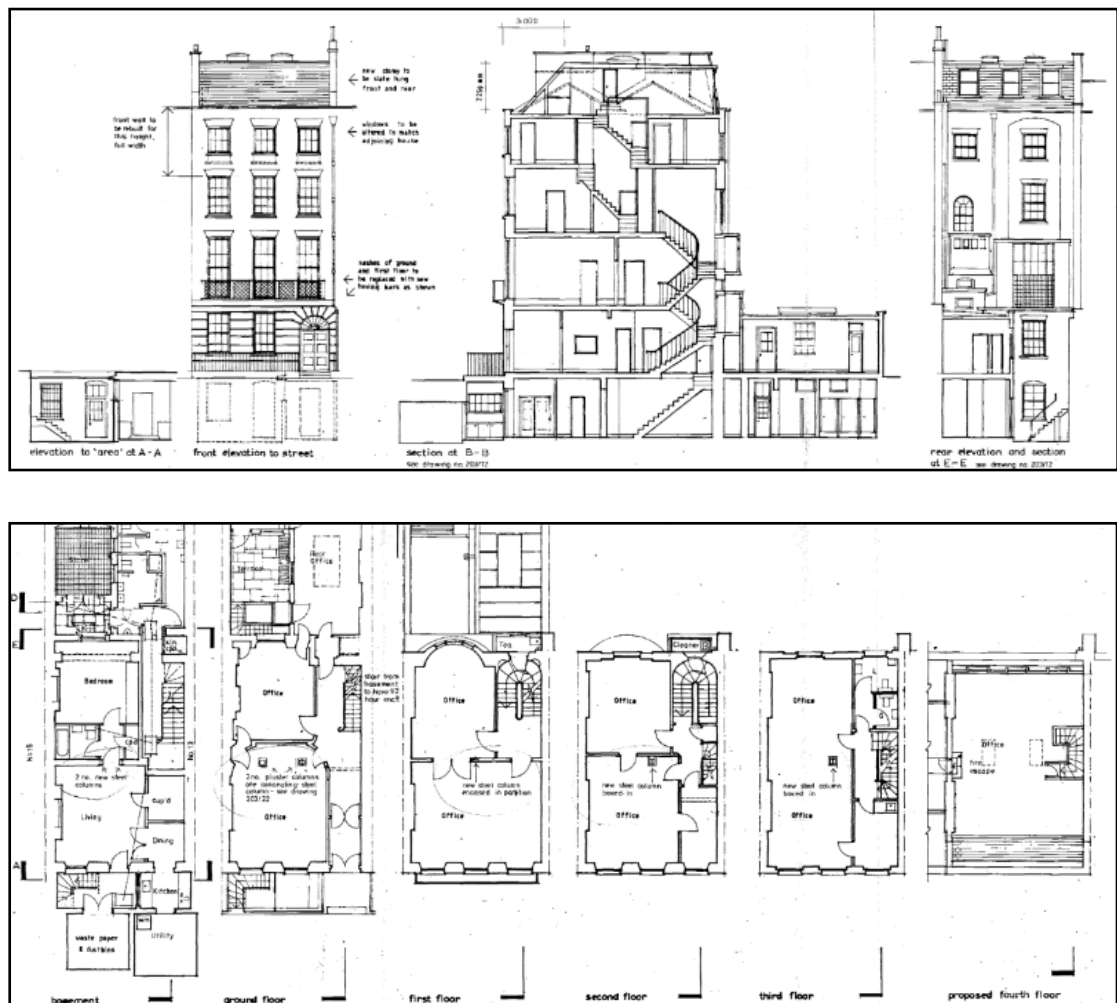


1984

Permission was granted for structural works, including the installation of plaster columns at ground floor level to conceal structural steel supports within the building. It is not clear to what extent these works were undertaken, however the plaster columns are not in situ at ground floor level and there are no obvious boxed in vertical steel supports surviving in the centre of the 2nd and 3rd floor plans. The door from the rear room through to the rear addition can be seen as open and functional in all of the 1980s planning drawings.

Permission was also granted for the rebuilding of the brickwork front façade at 3rd floor level in 1984 and for the raising of the window cills to reinstate the openings to match those on adjacent buildings. The condition of the front façade in the 1970s can be seen on the historic photograph of the street taken in 1974, showing much deeper openings, with casement windows.

Permission was also granted at this time for the addition of a new flat topped roof extension to the building, with three dormer windows to the rear.



Figures 12 & 13: Elevations, sections and plans of the building in 1984 (8470059, 8400386 & 8470271).



1985

Permission was granted for the ground floor terrace and basement lightwell/stairs to the rear of the building to be removed, creating a larger void and a patio at basement level. At the same time, the small section of building directly adjacent to the rear boundary of the site was extended, with a new brickwork wall facing into the rear courtyard. This previously had a part flat/part pitched roof with a door and sash window facing into the courtyard.

The 1984 planning drawings show a number of ad hoc structures to the rear of the building at 1st floor level, providing a tea point at ground/1st floor half landing level, accessed from the main staircase, and a cleaner's cupboard at 1st/2nd floor half landing level. The 1985 permission allowed for the formalisation of these structures in brickwork, with the extension rising higher than previously and resulting in the lower half of the arched stair window being obscured.

The stairs within the front lightwell also date from this period.



Figures 14, 15 & 16: Elevations, sections and plans of the building in 1985 (8401861, 8570210 & 8501192).

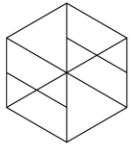


Figure 17: A photograph of nos.13-18 John Street looking north taken in 1974.



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 no.14 John 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 no.14 John Street it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its

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

Exterior

5.4 The application site forms part of a terrace of eleven houses on the east side of John Street. The building is of four main storeys, plus a full basement storey, set back behind a shallow lightwell which is surrounded by painted iron railings. Within the front lightwell is a modern metal staircase providing access from pavement level to the lightwell and the basement accommodation. A modern mansard was added in the mid 1980s.



Figure 18: The front façade of the house.

5.5 The front façade is constructed of yellow stock brick with rusticated stucco at ground and basement level, providing a visual base to the composition. This elevation is three window bays wide, lighting the front room at each floor level, with the entrance bay to the south.



Here there is a double leaf panelled, painted timber door, set within an arched opening in the stucco and beneath a decorative fanlight. The upper part of the façade is a well-ordered composition of aligned window bays with fenestration which diminishes in height as it rises over the façade, creating a traditional sense of hierarchy and proportion. At 3rd floor level, the planning history of the building confirms that the brickwork façade has been rebuilt and the window cills raised. A 1974 archive photograph of the building (Figure 16) shows the 3rd floor façade in its pre-existing condition.

5.6 The windows on the front façade are painted timber sashes in a 6 over 6 configuration with flat gauged brick window heads. The units at ground, 1st and 3rd floor level are new insertions from the 1980s. The works to the windows and the 3rd floor openings enhanced the character of the building, reinstating its early 19th century character and rectifying later alterations to the 3rd floor window proportions. At basement level the original sashes have been replaced with a two over two unit to the northern window opening, with a part glazed timber door in the southern aperture. Beneath the 1st floor windows there is a shallow projecting balcony which runs the width of the façade, with cast iron railings to a simple geometric design.

5.7 The roofscape of the building is concealed behind the brickwork parapet and consists of a modern mansard, constructed in the mid-1980s. This has a slate clad slope to the front, with a flat-topped section behind and a steep slope to the rear with three dormer windows. A number of modern rooflights have been added to the flat-topped element of the roof addition and these project above the plane of the roof. To each party wall there are prominent historic brickwork chimneystacks with pots which are visible from the street.

5.8 The building shares many common characteristics with the other early Georgian houses which line both sides of John Street, providing a strong sense of architectural cohesion and unity. This includes their height,

scale and building line, consistent parapet height and the repetition of features such as gauged brick window heads, 6 over 6 timber sashes and cast iron 1st floor balconies. The buildings have a strong sense of verticality due to their height in relation to their plot width, as well as aligned window bays, with the individual houses subtly differentiated due to the varied tones in the brickwork. The scale of the buildings and their position at the back of pavement creates a relatively strong sense of enclosure to the street and the narrow plot widths and closely spaced bays of windows contributes to a fine urban grain. Horizontal emphasis is created by the well-defined parapet line, aligned fenestration and brick window arches along the terrace. To the ground floor the painted iron railings which bound each lightwell provide a unified and consistent appearance at pavement level.

5.9 Overall the front façade of the building and the wider streetscape along John Street is of very high architectural and historic significance. The street retains a strong early 19th century character and the extent of survival and completeness to the terraces provides a demonstrable sense of architectural unity and coherence.

5.10 The rear façade of the building is also constructed of yellow stock brick. Beyond the main envelope of the house is a two storey, part width rear addition at basement and ground floor levels which fills the depth of the site. To the north of this is a 1980s ground floor infill section situated adjacent to the rear boundary of the site, with an open courtyard and open arched storage area occupying the remainder of the plot at basement level. Historic planning drawings confirm that the roof structure and much of the brickwork flank wall of the rear addition at ground floor level was rebuilt in the mid 1980s, with a new window replacing the former door opening onto the ground floor patio, which was removed at the same time. Both structures are very simple and modest in their appearance, with flat roofs and painted brickwork facades, although much of the fabric is now modern. The window openings have arched heads which are much



less refined than the gauged flat heads on the front façade. The flank wall of the main rear addition has a heterogeneous collection of fenestration, including subdivided painted timber sashes, a modern subdivided door at basement level and a modern window set into a former door opening.

5.11 A shallow brickwork closet wing was added in the mid 1980s to provide toilet facilities accessed from the ground/1st and 1st/2nd half landing levels on the main staircase and this is an incongruous feature which significantly detracts from the overall proportions and character of the rear façade. The closet wing also internalises the former stair window at ground/1st floor half landing level and has truncated the attractive arched window opening above this.

5.12 The rear elevation has two bays of windows, one of which lights the stair compartment and the other the rear room at each floor level. At basement level there are modern timber French doors. Above this is a painted timber sash window with a 6 over 6 unit to the upper sash and a modified 2 over 2 unit to the lower sash. At 1st floor level the façade has a curved bay which contains a subdivided sash and side lights, with leaded lights installed in the main lower sash. The remainder of the windows to the main façade are traditional painted timber sashes in either a 3 over 3 or 6 over 6 configuration.

5.13 Overall, the late Georgian proportions and character of the rear elevation have been undermined by later alterations, notably the shallow WC wing and the incongruous bow window at 1st floor level. The variety of fenestration also reduces its architectural and aesthetic significance, creating a sense of discordance. Overall, the rear façade and the rear additions to the building lack the quality and coherence of the front facade, being of only limited architectural value and in the case of the rear additions, largely rebuilt.

5.14 Views of the rear facades of the house are limited due to the absence of rear garden

spaces in neighbouring properties from which the rear of the terrace could be easily appreciated. Public realm views are not possible due to the tightly packed nature of the surrounding townscape.

5.15 Along this part of John Street there are a variety of rear additions at basement and ground floor level, some of which have resulted in full, or almost total site coverage, including at nos. 11, 12, 13, 17 and 18. Elsewhere voids and lightwells have been retained, of varying shapes and sizes.

Interior

5.16 The layout of no. 14 John Street broadly conforms to the typical London terraced house typology, where a two room deep plan form is arranged off a stair compartment situated adjacent to the party wall. Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and to the top floor.

5.17 Overall the internal character of the building reflects its most recent use as offices, with a uniform decorative scheme throughout, extensive areas of modern joinery and coving and an abundance of surface mounted light fittings and servicing.

5.18 The main staircase is an attractive feature within the building which rises from ground to 2nd floor level. This has an open string with stick balusters and an elegant, ramped hardwood handrail. At 1st and 2nd floor levels the stair compartment has an attractive, curved wall. The ground to basement flight is simpler, with a wrought iron handrail and stick balusters. The original secondary stair from 2nd to 3rd floor level has been removed and replaced with a new staircase which rises from 2nd floor to modern mansard level. This is of simple, modern timber design but of no inherent significance.



Figures 19, 20 & 21 (top to bottom): The main stair compartment demonstrating the impact of internalising the half landing and the ground to basement staircase.

Basement

5.19 This is an area of lower significance in relation to the original hierarchy of the building and in terms of its surviving fabric and detailing. The original plan form has however been broadly retained. Within the front room a partition creates a small room in the corner, adjacent to the basement lightwell entrance into the building – this is likely to be modern fabric. The chimneybreast has a large opening, which would originally have contained a kitchen range.



5.20 Within the main body of the house and to the rear addition the basement is rather featureless and modern in character, with modern doors and joinery and no decorative features such as cornicing. The only feature of note are the plain panelled shutters to the front windows.



5.21 Beneath the pavement there are two arched vaults. These are in use as plant space and a utility room and have a rendered, and presumably waterproof finish. To the rear the arched storage area which once filled almost the depth of the site was significantly truncated in the mid 1980s and there is now only a shallow arched space adjacent to the rear boundary wall.



Figure 22: The front room at basement level.



Figure 23: The rear room at basement level.



Figure 24: The basement room within the part width rear addition looking back towards the house.

Ground Floor

5.22 The building retains its original floor plan and spatial quality at this floor level with an attractive curve to the spine wall within the front room, complete with curved doors. Mid 19th century marble fire surrounds, cornicing and dado rails survive to both front and rear rooms, with further decorative plasterwork within the main hallway. To the front room there are full height panelled shutters.

5.23 Within the main hallway a pair of doors have been added to form a draught lobby – these are part glazed with a solid panelled base and a subdivided glazed transom above. The rear room

has a door opening adjacent to the window which leads through to the rear addition. This is currently blocked up and used as a cupboard however the door is shown as operational on the various 1980s planning drawings. The part width rear addition is relatively featureless, with a modernised character throughout. The western window is a 1980s replacement of a former door in this position which dates from when the ground floor terrace was removed, and a void created.



Figure 25: The front room at ground floor level looking towards the spine wall.



Figure 26: The rear room at ground floor level.



Figure 27: The ground floor room within the part width rear addition.



Figure 28: The ground floor hallway.

1st Floor

5.24 The plan form and spatial quality of this part of the building remains in what appears to be its original condition. The large front and rear rooms have cornicing, deep skirtings and mid 19th century marble fire surrounds, with panelled shutters to the front windows. There is a double door width opening in the spine wall linking the two rooms, with what appear to be historic 6 panelled doors, both here and in the openings from the front and rear rooms onto the landing.

5.25 The original staircase window at half landing level has been removed and there is a modern door leading into the modern WC block. However, the opening retains its architrave and

panelled shutters, with attractive niches in the plaster flanking the window opening.



Figure 29: The 1st floor front room.

2nd Floor

5.26 The layout at this floor level has sustained a high level of alteration due to the partitions which have been inserted into the front room to create two narrow spaces and a lobby. One of these partitions intersects unsympathetically with a retained historic door opening and architrave in the spine wall between the original front and rear rooms. The modifications to the front room have had significant impact upon its spatial quality and the significance of the plan at this floor level. Elsewhere the rear room appears to be in its original configuration, as is the small room at the front of the building.

5.27 A modest number of historic features survive at this floor level, including the simple fire surrounds in the front and rear rooms, areas of cornice to the stair compartment and a few elements of historic joinery, such as the door set within the original opening into the front room. Overall, this floor is similar to elsewhere in the building, with a modernised and functional office character, modern fire doors, joinery and coving.



Figure 30: The modern secondary staircase.



Figure 31: The modern lobby created within the front room.



Figure 32: The surviving fire surround to the front of the 2nd floor plan, now set within an incongruously proportioned room.

5.28 Within the stair compartment the original arched stair window has been partially blocked due to the addition of the shallow closet wing in the 1980s and this compromises both the original shape and proportions of the window as well as reducing light levels within the stair compartment and obscuring views out of the building. At the head of the main staircase there is an attractive arched opening through to the 2nd floor landing.

3rd Floor

5.29 The secondary staircase would once originally have terminated at this floor however the 1980s 3rd to 4th floor staircase has had a significant visual impact upon the space. The spine wall has clearly been removed, as evidenced via the shallow downstand within the space, and the layout now consists of one large room to the front, with two smaller spaces to the rear. The wall between the large and small front rooms, as well as the landing wall are likely to be in their original positions. At this floor level there is little surviving historic fabric, with modern fire doors, skirtings, architrave and coving.



Figure 33: The modern front room at 3rd floor level.

4th Floor

5.30 This accommodation is contained within the mansard which was added to the building in the 1980s. It currently consists of one large open



plan space with associated WC and kitchenette facilities. Given the age of this part of the building it does not form part of its special interest and is of no demonstrable significance.



Figure 34: The wholly modern space within the mansard.

Values and significance

5.31 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.

5.32 Evidential Value

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

In this case the building provides us with little in the way of unique evidence about past human experience. The building dates from the early 19th century and is one of many very similar properties built in London at this time. Whilst the house does reflect upper class life during the period, beyond that it provides little unique insight.

5.33 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives*

from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."

The building forms part of the historic local scene in this part of Bloomsbury and has been a feature of the townscape for around 200 years. The building has historical value in terms of illustrating the transformation of the area from open fields to an upper middle class/upper class inner suburb by the mid 19th century. The conversion to office use at some point during its history is consistent with trends elsewhere along John Street and Doughty Street from the late 19th century onwards.

The building largely retains its original setting in terms of the long groups of terraced houses on John Street. Thus, it has an indivisible historic relationship with its immediate context. The building has no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

5.34 Aesthetic value

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

As described in the paragraphs above, the building is an attractive, solid early 19th century terraced house. It is constructed of typical materials of the period, including brickwork and stucco, and reflects Georgian principles of scale and proportion. The building has significant townscape value due to its group setting, its shared height and building line, as well as the repetition of features such as its incised stucco lower floors and pattern of window bays. Internally the building retains much of its original plan form and spatial quality at basement to 1st floor level, with later modifications and partitions at 2nd and 3rd floor level detracting from the original layout. The building currently has a rather institutional internal character which reflects its recent office use and absence of domestic features, fittings and finishes. The



survival of historic features such as fire surrounds, joinery and cornicing is mostly restricted to the ground and 1st floor levels.

5.35 Communal value

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

The building has communal value in so far as it has been part of the local scene for around 200 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 this building from many other similar buildings 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 building does not have any particular regional or national symbolism or value.

Conclusion

5.36 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Bloomsbury, reflecting to a small degree the transformation of the area from market gardens in the mid 18th century to an upper-class inner suburb by the mid 19th. The building retains a sense of its original plan form and spatial quality at principal floor levels, although there have been harmful alterations to its layout elsewhere. The building has a high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of John Street and this part of the Bloomsbury Conservation Area. The wider group of buildings has group value, townscape interest and historic merit. Consequently, the building is considered to have historic and aesthetic value as well as

lesser degrees of communal and evidential significance.

5.37 The rear parts of the buildings are of less significance than the front façade, due in part to the original lesser status accorded to the rear façade. However, its significance is also diminished due to the degree of alteration which it has sustained, the lack of architectural coherence and the extent of rebuilding. Internally the building is of high significance in some areas, notably at principal floor level, and only of moderate significance elsewhere, retaining some original features. Overall, it currently has an institutional and office character to its interior which does not reflect its original domestic and residential use.



6 Assessment of the proposals

6.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Bloomsbury Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

6.2 The proposals are for the restoration and full refurbishment of this fine Grade II listed building and conversion works in association with its reinstatement as a single family house. This will include modifications to the existing rear addition at basement and ground floor levels as well as the removal of the incongruous shallow closet wing at ground/1st and 1st/2nd half landing levels, which currently houses WC facilities.

6.3 During its time in office use the listed building has received various modern accretions, such as surface mounted cabling and office style light fittings. Any non original fixtures, fittings, floorings and modern mechanical, electrical and plumbing systems will be removed as part of the works.

Change of use

6.4 The building's last use was as an office but it is now vacant. It is proposed to restore it as a single family house. It is widely acknowledged that the best use for a historic building is the one for which it was designed and constructed. The building is a fine early 19th century house and its reinstatement as a residence will significantly enhance its special interest. The refurbishment works and reinstatement of elements of its floor plan will allow its character and attractive internal proportions to be appreciated within an authentic domestic context, thus enhancing its historic and architectural integrity. The conversion of this house back to a single dwelling is in line with a significant number of similar conversions on John Street and will contribute to the reinstatement of

the street's original domestic and residential character.

External alterations

Rear addition

6.5 It is proposed to replace the ground floor element of the existing part width rear addition. The small infill in the northern corner of the site at ground floor level will also be removed. The existing open vaulted area at basement level will be retained and a small terrace will be created above it at ground floor level.

6.6 Figure 35 shows the extent to which the rear parts of the building were altered as part of the 1985 planning permission. Most of the ground floor flank wall to the rear addition was rebuilt, with the former door opening to the ground floor patio converted to a window, and a new flat roof and parapet installed. The return section of the ground floor rear addition, above the vaulted area, is also a mid 1980s addition.

6.7 The proposals will retain areas of historic fabric such as the vaulted storage area and the basement flank elevation to the rear addition and will modify the modern sections at ground floor level. A large window will be installed, with doors to access the terrace, as well as a lantern rooflight added into a rebuilt roof structure. To the basement elevation of the rear addition the modern glazed door will be replaced with a window to light the new bathroom and the adjacent modern window, inserted into a former door opening in the mid 1980s will have full length glazing installed.

6.8 Where the mid 1980s return extension is removed a small terrace will be installed. This will be a very minor feature, discreetly located deep within the rear courtyard area of the building.

6.9 The proposed alterations to the rear will affect modern fabric and areas of low significance within the overall context of the listed building. Any minor modifications to the appearance of the part width rear addition will be



located beyond the main envelope of the listed building and will not be visible from the public realm.

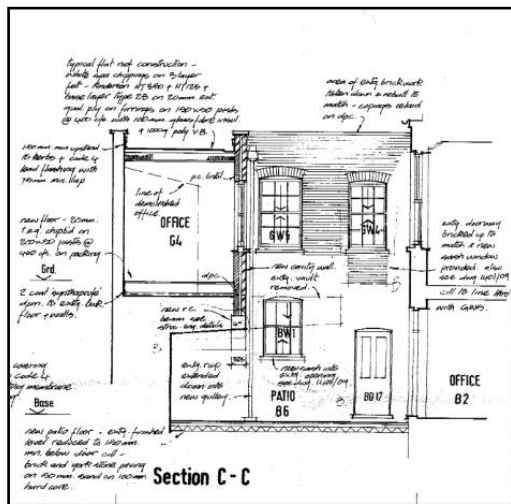


Figure 35: Section drawing from the 1985 planning application showing the extent of rebuilt brickwork and modifications to window and door openings to the side of the existing part width rear addition.

Clot wing

6.10 The existing shallow closet wing to the southern bay of the rear façade was added in the mid 1980s and contains WC facilities accessed from the ground/1st and 1st/2nd half landing levels of the main staircase. This structure has a significant detrimental impact upon the appearance of the rear façade, truncating the attractive arched opening to the stair at 1st/2nd level and internalising the former window opening at ground/1st floor level. The removal of this 1980s closet wing will allow for hugely beneficial reinstatement of an appropriate sash window to the ground/1st floor and an arched window above, significantly enhancing the appearance of the rear façade.

Windows

6.11 To the rear façade, the lower section of the sash window at ground floor level, which currently has a two over two configuration will be

replaced with a six over six sash to match the upper section of the window. The incongruous leaded lights in the bottom section of the bow window to the rear room at 1st floor level will be removed and plain glazing reinstated.

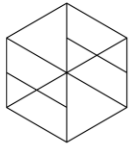
6.12 The dormer windows to the modern mansard are to be replaced with more appropriate and contextual three over three units which reflect their position in the building and the shape and proportions of the apertures. The new windows will reflect the existing fenestration at 3rd floor level, directly beneath the mansard.

6.13 To the front façade the existing door in the southern window bay will be replaced with a traditional painted timber sash window in a 6 over 6 configuration. The adjacent window will also be replaced in the same manner. This will provide architectural coherence with the windows over the upper floors of the front façade, many of which were reinstated back to a more appropriate glazing bar pattern during the 1980s.

Internal alterations Basement

6.14 Within the basement there will be minor modifications to the plan form. An ensuite bathroom will be incorporated into the centre of the plan, tucked into the corner of the room and allowing the original door opening from the hallway to remain operational as a means of accessing the rear room. The non original door opening in the spine wall between the front and rear rooms will be infilled. The section of partition wall within the front room will be removed to create a larger, single space. This is not likely to be historic fabric as the front room is shown as one open space in several of the planning drawings from the mid 1980s.

6.15 The basement is originally an area of lesser significance and in this case has been almost entirely modernised, with no survival of historic features. The proposed works are modest in scale and provide for an enhanced layout without any demonstrable harm to the



special interest of the listed building. Plans of the building from 1964 (see Figure 9) show a WC in this position when the basement was laid out as a self-contained flat. This has subsequently been removed, demonstrating that the building can be adapted with reversible interventions in order to respond to changing needs.

6.16 The under-pavement vaults to the front of the house will be refurbished for use as a plant room and laundry/utility area. These spaces have already received a cementitious render finish in order to waterproof them. This will be replaced with a Newton type damp proofing system with a blister lining which will allow moisture to condense and be removed from the vaults, ensuring the preservation of underlying historic brickwork finishes.

Ground Floor

6.17 The integrity of the original two room plan form of the building will be retained at this floor level with reception rooms provided to the front and rear. The existing, but currently blocked, door opening adjacent to the rear window will be re-opened in order to provide access through to the rear addition. This was shown as open and functional in the planning drawings of the 1980s.

1st Floor

6.18 The original plan form and spine wall opening will be retained to provide spacious living areas for the house.

6.19 The removal of the 1980s closet wing will allow for the reinstatement of a window to the ground/1st floor half landing on the main staircase which will have a significant beneficial impact in terms of increasing light levels and reinstating sightlines through the stair compartment and out of the building.

2nd Floor

6.20 The existing 2nd floor plan has been substantially undermined due to the insertion of

partitions into the front room and the creation of a series of small spaces which do not relate to the original character of the listed building. It is proposed to reinstate the original layout of the building to the front of the plan and to remove these later partitions which will have a significant benefit in terms of reinstating its spatial quality. The proposed works will also allow the original front windows and the surviving fire surround to be appreciated in their original context.

6.21 There is an existing single leaf opening in the spine wall which is currently blocked up, with a modern partition bisecting it. This opening between the front and rear rooms will be reinstated.

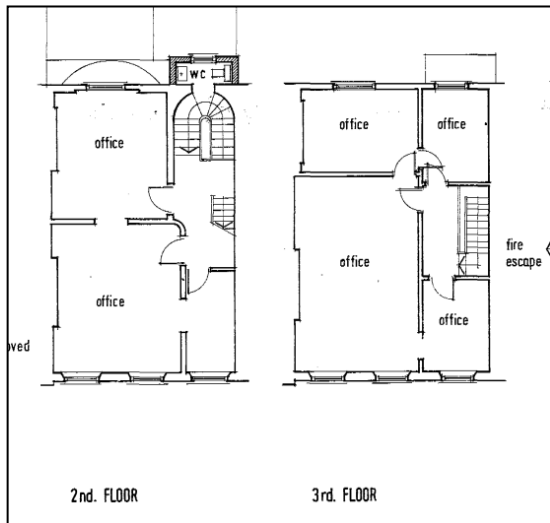
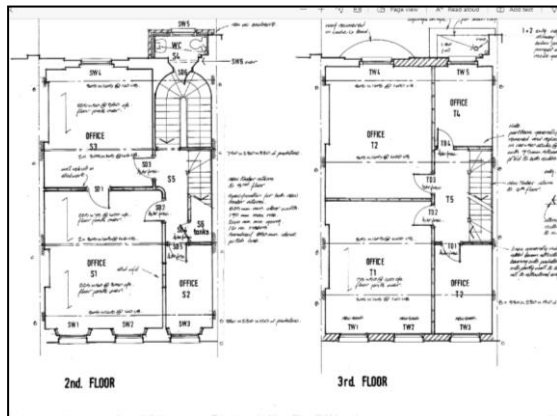
6.22 A single door leaf opening is proposed between the main front room and the adjacent smaller room. This is a very minor modification to the layout of the building and must be considered in the context of the genuine enhancement to the large front room which will have its layout and spatial quality reinstated. Moreover, the mid 1980s plans of the building show a single door width opening in this partition at 2nd floor level, indicating that there has been historic connectivity between these two spaces.

6.23 The rear room will be converted to a bathroom with limited areas of partitioning inserted in order to create a shower cubicle and separate WC. The position of the partition will not conflict visually or physically with the main window in the rear façade and the existing chimneybreast and fire surround will remain expressed and appreciable within the space. These are modest and justifiable additions to the room in order to provide necessary functionality within the space and area all fully reversible

6.24 In similar terms to the proposed works at 1st floor level, the reinstatement of a large window in the stair compartment at 1st/2nd floor half landing level will provide significant benefits in terms of the character, appearance and perceived spatial quality of the stair compartment. Cumulatively, the works at both half landing levels will greatly enhance the



internal character of the stair compartment and the wider listed building, improving light levels and views through the property.



Figures 36 & 37: 2nd and 3rd floor plans as depicted on the 1985 planning drawings.

3rd Floor

6.25 The loss of the original spine wall and the reconfiguration of the layout of partitions has had a significant harmful impact at this floor level. It is proposed to reinstate the spine wall in its correct position, creating front and rear rooms which reflect the original layout of the house. Bathrooms will be installed into each of the two smaller spaces at the front and rear of the plan which flank the secondary staircase. The

proposed works will have a demonstrable beneficial impact on the internal character and spatial quality of the listed building. In a similar manner to 2nd floor, a door opening will be created in the partition between the existing small front room and adjacent reinstated larger space. As can be seen on the 1985 plans at Figures 36 & 37, there was previously a single leaf door opening in this position and indeed the detailed annotated plans suggest that this partition was likely removed and replaced when the 3rd floor was reconfigured, although this does not appear to have been undertaken in line with the 1985 permission.

4th Floor

6.26 The accommodation at 4th floor level is contained wholly within the modern mansard and as such the proposals will be no impact upon the special architectural or historic interest of the listed building. Nonetheless, it is proposed to simply the arrangement of partitions at this floor level to provide one large open plan space, alongside a kitchenette and bathroom.

Roof

6.27 The modern mansard roof currently has a series of modern rooflights which project upwards from the plane of the central flat section. These will be removed, and the opening infilled and made good, improving the overall appearance of the building as the projecting rooflights are an incongruous feature. A new, low profile rectangular rooflight will be installed above the secondary staircase. Elsewhere to the roof, the flashings will be replaced and any broken or damaged roof tiles replaced on a like for like basis.

Finishes and fittings

6.28 The intention is to expose original floorboards where they survive or to replace with reclaimed pine in areas that have lost the original boards. This will primarily be within the main rooms at each original floor level. Carpeting will be introduced to the main and secondary



staircase, with porcelain tiles or natural stone to kitchen and bathroom areas. The front steps and landing will be renewed in York stone to reflect what would have been the original arrangement, representing an enhancement to both the building and the wider streetscene.

Servicing

6.29 Servicing for the new 2nd floor bathroom will be incorporated within the floor void, taking advantage of the space between the joists, which in this case run from front to back of the house. At 3rd floor level there is a service riser adjacent to the party wall which will be utilised as required for vertical pipe runs.

Assessment of the proposals against the relevant policy framework

Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

6.30 The main issues for consideration in relation to this application are the effect of the proposals on no.14 John Street as a listed building and the impact of external changes to the building on the character and appearance of the Bloomsbury Conservation Area.

6.31 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This appraisal has shown that the proposals will have no harmful impact upon the defined significance of the listed building, indeed it will be significantly enhanced by the conversion from an office to a single family house and the extensive works of sympathetic restoration and reinstatement of its fabric and finishes. Thus, its special architectural and historic interest will be preserved in line with the s.16 duty.

6.32 The external works to the facades of the building will have a beneficial impact upon its character and special interest, particularly to the rear where the 1980s closet wing will be removed and sympathetic fenestration

reintroduced to the stair compartment. To the front façade the basement fenestration will be reinstated correctly, the incongruous mansard rooflights will be removed and the front threshold and steps will be reinstated in stone. The remainder of the works focus upon the area beyond the main envelope of the listed building, with modifications to the part width rear addition and the removal of the 1980s return section adjacent to the rear boundary of the site. These works affect modern fabric and areas that were heavily remodelled in the mid 1980s. They are situated to the rear of the property, of which there are no public realm views, and where the rear courtyard is well screened due to the densely packed urban environment.

Consequently, the character and appearance of the Bloomsbury Conservation Area will be preserved in line with the s.72 statutory duty.

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

6.34 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

6.35 The building has been in office use for several decades and its interior reflects this, with a uniform decorative finish and institutional character which does not reflect the building's domestic origins. In many rooms there are



incongruous surface mounted lights and fluorescent tube fittings, as well as surface mounted trunking and cabling. The proposals will utilise the original layout of the listed building at ground and 1st floor level. To the 2nd and 3rd floor there will be significant benefits through the removal of later added partitions which harm spatial quality and through the reinstatement of features such as the spine wall to the 3rd floor. The basement accommodation, which is very plain and without architectural features, is of lower significance and can absorb greater change without harm to the listed building. Notwithstanding this, the proposals here are limited to the introduction of reversible partitions for an ensuite bathroom in the centre of the plan and the opening up of the front room to create a larger and more useable space.

6.36 The proposed conversion of the building to a single family house represents a significant enhancement to its special architectural and historic interest. The best use for historic buildings is the one for which they were designed and constructed, and here the proposals will allow the interior to be refurbished and appreciated within a domestic context and setting. The proposals include a full scheme of repair, refurbishment and restoration of the fabric and features of the listed building and a demonstrable enhancement to its character, plan form and internal spatial quality.

6.37 The external works to the listed building will be beneficial, including the reinstatement of appropriate fenestration and the removal of the 1980s closet wing and 1980s rear return. The proposals for the part width rear addition will have no impact upon the high significance front façade of the listed building and will only affect areas of modern or heavily remodelled fabric.

National Planning Policy Framework 2021

6.38 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great

weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

6.39 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will avoid any harm to this defined significance or value, through the sensitive conversion of the building back to a single family house and its careful adaptation, restoration and refurbishment. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

6.40 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of form, scale, materials and architectural detail. The proposals will ensure the ongoing occupancy and maintenance of the listed building in a sympathetic manner which reflects its original domestic use. Overall, the affected heritage assets (the listed building and the surrounding Bloomsbury Conservation Area) will be conserved.



7 Conclusion

7.1 This application seeks planning permission and listed building consent for the conversion of the house from office use to a single family house and associated alterations and extensions.

7.2 The proposed reinstatement of the house's domestic use will be a significant enhancement and will be in keeping with the conversion of other buildings along John Street from office use to residential. The proposed works to the house will include a comprehensive refurbishment of its fabric and services in order to secure its ongoing beneficial use for the medium to long term, alongside beneficial enhancements to its internal and external character and special interest. The works to the rear addition will create attractive, modern living space beyond the main envelope of the listed building, in an area of lower significance and with no impact upon historic fabric or the high significance front façade of the listed building or the surrounding townscape.

7.3 The proposals will preserve and enhance the key high significance front façade of the listed building, its positive contribution to the streetscene along John Street and to the character and appearance of this part of the Bloomsbury Conservation Area.

7.4 The proposed works are considered to fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in many respects, enhance the special architectural and historic interest of the listed building. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.

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."

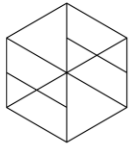
A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

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

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage



asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

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

Paragraph 199

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

Local Planning Policy

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

A7 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.

Bloomsbury Conservation Area Statement

A8 The Conservation Area Statement has a number of relevant paragraphs relating to new development within the Bloomsbury Conservation Area.

Para 5.28

Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

Para 5.29

High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.

Para 5.31

Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of terraced forms and the prevailing scale, mass, form and rhythm created by the historic pattern of development. The appraisal has demonstrated that a high quality successful modern design can be accommodated and enhance the Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

Para 5.33

In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.