

21 Jeffreys Street Heritage Statement Prepared for 21 Jeffreys Street December 2022



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Executive summary

Purpose of this report

Alan Baxter Ltd has been engaged to advise the current owners of No. 21 Jeffreys Street in the London Borough of Camden regarding proposals to alter and extend the property. No. 21 forms part of a Grade II listed terrace of Georgian townhouses and lies within the Jeffreys Street Conservation Area. This Heritage Statement has been produced to accompany a Listed Building Consent application for the proposed works, which include the replacement of a 1990s conservatory and vestibule with a new extension, along with minor internal alterations and relandscaping of the rear garden. The Statement outlines the history and significance of the property, including its contribution to the character and appearance of the Jeffreys Street Conservation Area, before using this understanding of significance to assess the impact of the proposed works upon the significance of the listed building and the character and appearance of the conservation area.

Summary history

Prior to the nineteenth century, Kentish Town remained a village beyond the northern fringe of London, surrounded by open farmland largely in the possession of the lawyer and politician, Charles Pratt, 1st Earl Camden. In 1791, Pratt divided his land into plots for development, leading to the emergence of the neighbourhood of Camden Town to the south of Kentish Town. Jeffreys Street was one of the earliest streets to be developed, having been laid out shortly after 1800 and developed with terraced housing mostly during the 1810s and 1820s. No. 21 forms part of the terrace lining the north side of the street and was built in around 1816.

The house has subsequently experienced various internal changes such as alterations to the internal layout and redecoration. The principal, south elevation retains its early-nineteenth-century appearance. In around 1994, a conservatory and single-storey vestibule were built adjoining the rear elevation.

Summary statement of significance

No. 21 Jeffreys Street is of historical and architectural interest as part of one of the earliest built (and surviving) terraces in the speculatively-developed neighbourhood of Camden Town, and as an externally well-preserved example of an early-nineteenth-century, fourth-rate townhouse with classically-inspired architectural embellishments.

Different parts of the listed building contribute to its significance to greater or lesser extents. The principal, south elevation embodies the building's historic and architectural interest to the greatest extent and is judged to be of high significance. The rear elevation and fragments of the surviving internal plan form also contribute to the building's historic and architectural interest but to a lesser extent than the better-preserved and more richly-decorated south elevation. These elements are therefore considered of moderate significance. The internal spaces have been extensively redecorated and generally make a neutral contribution to the significance of the building, although some rooms retain historic (if not original) plasterwork and joinery, which is of moderate significance. The 1990s conservatory and vestibule are considered to detract from the significance of the listed building due to their height, form and design which are not subservient to or respectful of the character of the host building or the character and appearance of the conservation area.

Impact of the proposals

The proposals represent a programme of works to maintain and enhance the building's existing (and original) use as a single residence primarily through the replacement of a 1990s conservatory with a high-quality, new extension alongside minor internal alterations. The project would deliver heritage benefits in better revealing the significance of the listed building. This would occur through the removal of a detracting element (the existing conservatory), the restoration of elements of the original plan form on the first floor, and in securing the longer-term survival of the building through external repair works. The new extension would be more subservient to the host building than the existing conservation due to its lower profile, while its high-quality design and materiality represent a better response to the character and appearance of the conservation area than the existing conservatory.

Overall, the proposals would better reveal the significance of the listed building and would preserve the character and appearance of the Jeffreys Street Conservation Area. For these reasons, the proposals are in compliance with national and local planning policy relating to the historic built environment, namely: Policies D1 and D2 of Camden's Local Plan; Policy HC1 of the London Plan, and Paragraphs 194-207 of the National Planning Policy Framework.

1.0 Introduction

1.1 Purpose and Structure

This Heritage Statement has been written by Alan Baxter to assess the heritage impact of proposals to replace an existing rear extension and carry out minor internal works to No. 21 Jeffreys Street, an owner-occupied townhouse in the London Borough of Camden.

The report is divided into six sections: the preceding executive summary; this introduction outlining methodology, location and designations (Section 1); an understanding of the history and development of the Site and its surrounding area (Section 2); an assessment of the Site's heritage significance (Section 3); a Heritage Impact Assessment (Section 4); and supporting information (Section 5), including a list of consulted sources; the building's entry on the National Heritage List; the Greater London Historic Environment Record (GLHER) map and relevant search results; a map of the Jeffreys Street Conservation Area; and the relevant national, regional and local legislation, policy and guidance.

1.2 Site and scope

The property forms part of a terrace of houses lining the north side of Jeffreys Street, a residential street in the London Borough of Camden. The opposite side of the road is lined with similar, early-nineteenth-century terraced housing, while to the rear of the property lies an enclosed green space made up of the private gardens of houses around the urban block of which Jeffreys Street forms the southern boundary. At the west end of the street lies Kentish Town Road (the A400) and at the east end of the street runs Royal College Street.

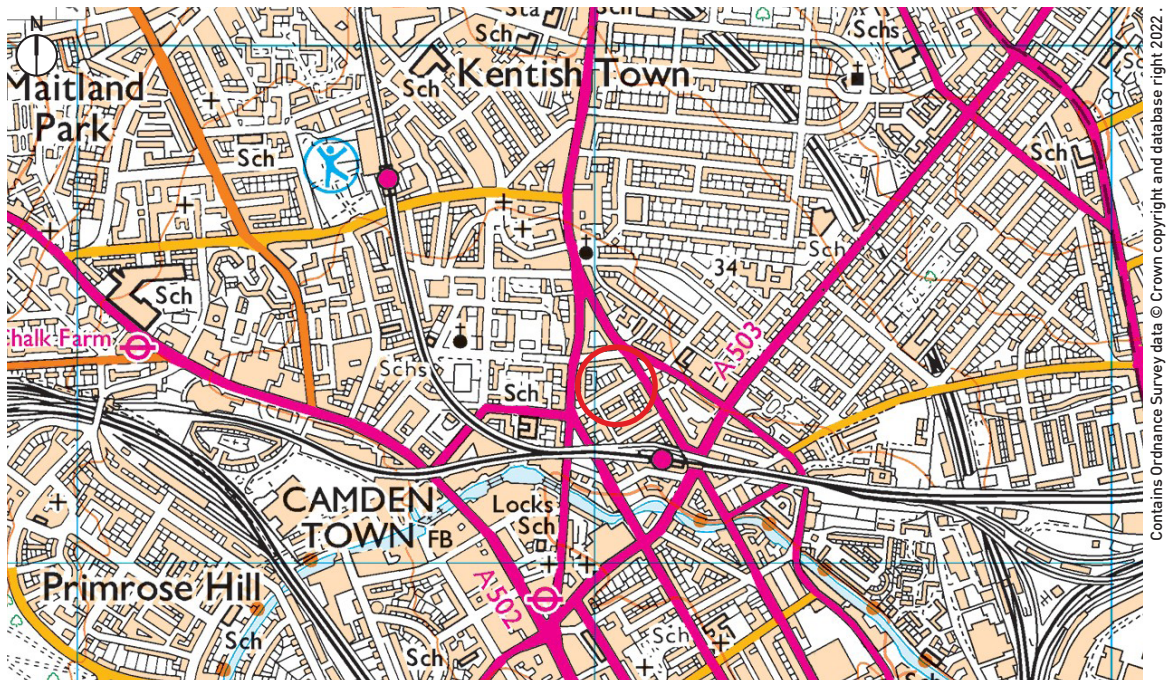


Fig. 1: Location map

1.3 Methodology, sources and limitations

This report is based on site visits carried out in March 2022, along with desk-based research using reputable secondary sources and primary materials where available online.

The Greater London Historic Environment Record has been consulted. The search map and relevant results are reproduced in Section 5.3.

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in our reports — particularly relating to the dating and nature of the fabric — are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

1.4 Designations

No. 21 Jeffreys Street is Grade II listed as part of the wider, contemporaneous terrace on the north side of the street including Numbers 11-33 (National Heritage List Entry: 1379153). It lies within the Jeffreys Street Conservation Area, designated by the London Borough of Camden in 1985 and extended in 2002.

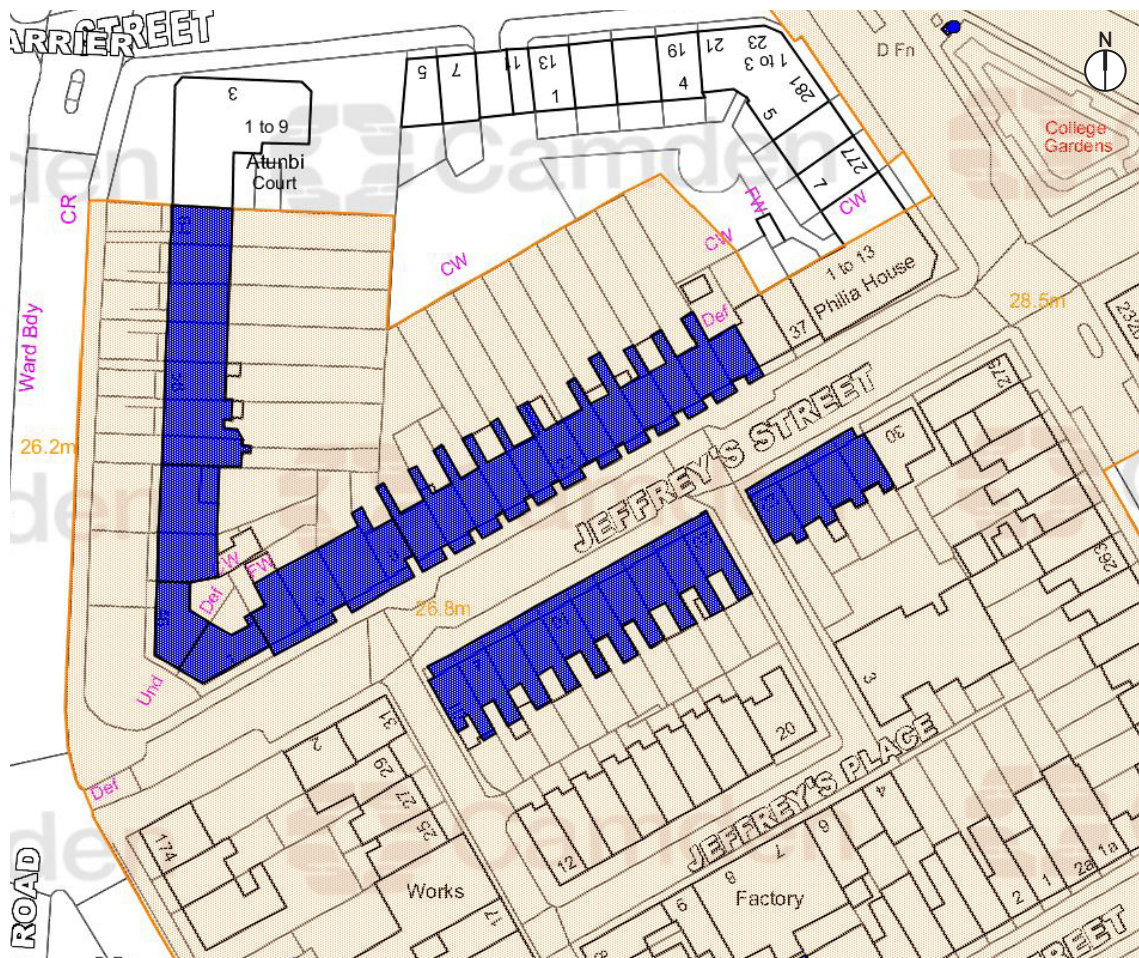


Fig. 2: Designations plan

Camden Council... Listed building data © Historic England 2020. The Historic England GIS Data contained in this material was obtained on 1 April 2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.

2.0 Understanding 21 Jeffreys Street

2.1 Early history

Until the early nineteenth century, the land upon which Jeffreys Street lies formed part of the farmland around the village of Kentish Town, the primary settlement within the Parish of St Pancras which stretched from Tottenham Court Road in the south to the foothills of Highgate Hill in the north. Kentish Town was a linear development stretching along the present-day Kentish Town Road, with a small centre at its southern end at the junction of Kentish Town Road and Royal College Street. The village's wealth primarily came from farming and coaching inns. A number of substantial manor houses also existed in the area, their owners taking advantage of the area's healthy, rural environs and proximity to the City.

In 1788, an Act of Parliament was passed granting permission for Charles Pratt, 1st Earl Camden, to develop his extensive landholdings in and around Kentish Town. Pratt had acquired this land, the historic Manor of Cantelowes, through his marriage to Elizabeth Jeffreys, whose family had owned the land since the mid-seventeenth century. In 1791, Pratt laid out the land in plots and leased them on short, 40-year leases for the construction of nearly 1500 houses. Development of the plots took place over the next half a century, expanding London northwards and creating the area today known as Camden Town.



Fig. 3: J Tompson's Map of the Parish of St Pancras, 1804. The site of No. 21 is shown in red.

2.2 Construction of Jeffreys Street

Jeffreys Street was one of the first streets to be laid out on Pratt's land and was in fact more of a southward extension to the existing Kentish Town rather than part of the new settlement of Camden Town. Tompson's 1804 map of the Parish of St Pancras (Figure 4) shows the street had been laid out but not yet developed. The terrace on the north side of the street, including No. 21, was developed first, with Nos. 17-33 all inhabited by January 1818 and the rest of the terrace finished in stages up to 1825. The south side of the street was also mostly developed by 1825, with Nos. 22-30 constructed between 1844 and 1848. Like much of the early development of Camden Town, the houses on Jeffreys Street were most likely built for the growing professional classes and artisans rather than for the wealthier residents of London's earlier planned developments closer to Westminster and the City. The houses in the terrace closely reflect the scale and plan of fourth-rate houses as outlined in the 1774 Building Act, which stipulated the rates to be paid on different sizes of houses in London - fourth-rate houses demanding the lowest rates in the Act.

When No. 21 Jeffreys Street was completed in around 1818, Kentish Town remained a settlement beyond London, with green fields stretching out east and west of the village. This dramatically changed over the following half a century, as Kentish Town and Camden Town were rapidly developed and became fully urbanised.



Fig. 4: Plan of the Hamlet of Kentish Town, 1810. The site of No. 21 is shown in red.

2.3 Subsequent history

No. 21 Jeffreys Street and the terrace within which it sits has experienced little change in its overall form and external appearance since construction. The 1870 OS map (Figure 5) shows that the house, along with all the other buildings in the terrace, had a long, narrow, rear (northerly) projection along the western plot boundary. This was probably a single-storey store rather than a closet wing as none of the properties now having closet wings, nor is there fabric evidence of such a wing having existed at No. 21. A store in this location is drawn on a 1994 planning application.

Subsequent maps show no further changes to the footprint of the building until the 1990s. No. 21 escaped wartime bomb damage, although Nos. 29-33 at the eastern end of the terrace were seriously damaged and extensively repaired after the war. The latest significant change to the form of the building was the construction in 1994 of a brick and glass conservatory and connecting vestibule to the lower ground floor of the rear (north) elevation. The interior has been more extensively altered, with changes to the historic plan form and extensive redecoration works. These changes are likely to have occurred in several phases since the building's construction. Most of the internal fixtures, fittings and finishes are of the late-twentieth or twenty-first century.



Fig. 5: First edition Ordnance Survey map, 1870. No. 21 is highlighted in red.

2.4 Description

2.4.1 Exterior

Nos. 21 and 23 (Figure 6) form the centrepiece of a symmetrical terrace of twelve houses designed in a stripped Neoclassical style highly typical of Regency London, with the two end properties and two central properties (of which No. 21 is the western half) being of a slightly different design to emphasise the formal symmetry of the terrace. The terrace is of three storeys over basements with basement areas surrounded by cast iron railings which appear to survive right across the terrace, including at No. 21. Each property is two bays wide, with the upper floors of Nos. 11, 21, 23 and 33 having single-window ranges unlike their neighbours. These four properties are faced in stucco render, the ground floor being rusticated, with a rendered parapet concealing a pitched roof (unlike the butterfly roofs of the intervening houses).

The main entrance is accessed via two stone steps from the street (now paved at No. 21) and comprises a six-panelled door within a reeded doorframe with a sunburst fanlight above. Adjacent to the door is a segmental-arched window with a projecting keyblock and rendered cill, containing a timber sash window with horns and six-over-six glazing. A plat band separates the ground and first floors. The first and second floors each carry a central, tripartite sash window with a central, four-over-four-glazed element flanked by two-over-two-glazed elements, with segmental arched heads. The first-floor window is full-height and carries an iron balcony which is a late-twentieth-century replica of the original, which survives at No. 11. The basement has a tripartite, timber sash window, installed in around 2018.



Fig. 6: Principal, south elevation of No. 21



Fig. 7: Rear, north elevation of No. 21

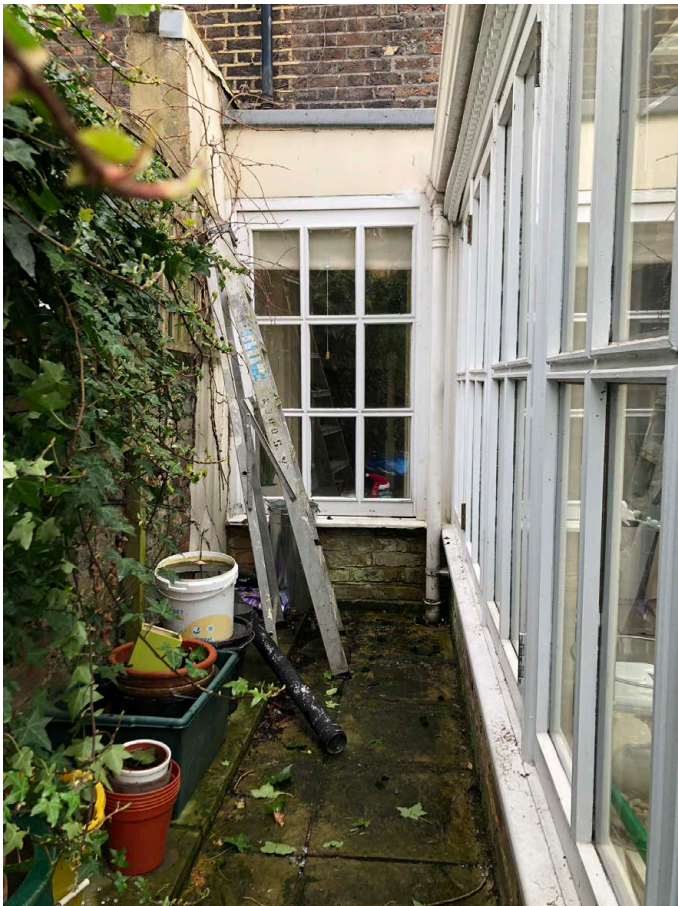


Fig. 8: Side return and 1990s vestibule

Adjoining the lower ground floor of the rear elevation is a conservatory and linking vestibule, both built in 1994 (Figures 7 and 8). The conservatory has a brick base and a timber and glass upper tier, while the linking vestibule is constructed of brick and rendered, and carries a nine-pane, timber casement. The upper floors are of soot-blackened stock brick laid in Flemish bond. There are timber sash windows with horns and six-over-six glazing to the ground floor, first floor and stairwell, and a late-twentieth-century, timber casement to the second floor, which has a slate-hung mansard. The chimney stack is unusually located rising parallel to the rear elevation abutting the western plot boundary.

2.4.2 Interior

The building has experienced a range of internal alterations since construction. Openings have been made in historic partitions to create open-plan spaces on the ground and first floors (Figures 9 and 10), while it appears that original openings have been blocked on the ground floor (between the hallway and front (south) room) and the first floor (between the landing and front (south) bedroom). A kitchen has been inserted in the rear room of the ground floor, probably superceding an original kitchen on the lower ground floor. The current kitchen is of the twenty-first century and the room retains no historic finishes. Some historic finishes survive elsewhere within the building, perhaps most notably the original staircase with square balusters and moulded newel posts (Figure 14). Elsewhere, some rooms retain historic plaster cornices, doorframes and skirting boards. The rear second-floor room has been converted to a bathroom.



Fig. 9: View from the front, ground-floor room through a later opening into the rear room



Fig. 10: View from the front, first-floor room through a later opening into the rear room



Fig. 11: View out of the rear, ground-floor window

3.0 Assessment of significance

3.1 Assessing significance

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared. The identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the Site are listed on page 4. However, it is necessary to go beyond these in order to arrive at a more detailed and broader understanding of significance. This is achieved here using the terminology and criteria from the National Planning Policy Framework (NPPF) (2021).

Annex 2 of the NPPF defines significance as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.1.1 Heritage Interests

Historic England's Conservation Principles, Policies and Guidance (2008) includes a methodology for assessing significance by considering 'heritage values'. In this instance, NPPF terms are used because their adoption simplifies the preparation and assessment of planning applications, but the equivalent heritage values are given in brackets for reference. The NPPF identifies four main types of interest. Three of these are defined in the Ministry of Housing, Communities and Local Government's Planning Practice Guidance (PPG) as:

'Architectural and Artistic Interest ['aesthetic value']: *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.*

Historic Interest ['historical value']: *An interest in past lives and events. Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity ['communal value'].*

The fourth type of interest is defined in Annex 2 of the NPPF as **archaeological interest ['evidential value']** and described in the following way:

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.

An assessment of archaeological interest is beyond the scope of this report. However, given the limited scope of works and the early history of the site as open farmland, it is unlikely that the building's significance is derived in any meaningful sense from its archaeological interest.

3.1.2 Assessing the character and appearance of conservation areas

Unlike other forms of designated heritage asset, the special architectural and historic interest of conservation areas is commonly expressed in terms of character and appearance. This is based on Section 72[1] of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that when local authorities exercise their planning functions in the context of conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Defining the extent and nature of a conservation area's character and appearance can be challenging, and is often based on a combination of tangible and intangible factors. Historic England's Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition, February 2019) offers guidance on how character and appearance can be defined, suggesting the following categories as examples of reasons for designation of conservation areas:

- *Areas with a high number of nationally or locally designated heritage assets and a variety of architectural styles and historic associations*
- *Those linked to a particular individual, industry, custom or pastime with a particular local interest*
- *Where an earlier, historically significant, layout is visible in the modern street pattern*
- *Where a particular style of architecture or traditional building materials predominate*
- *Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of the wider historic area, and historic parks and gardens and other designed landscapes.*

The following sections assess significance of No. 21 Jeffreys Street, along with the character and appearance of the Jeffreys Street Conservation Area, based on the definitions and methodology outlined above.

3.2 Summary statement of significance

The significance of No. 21 Jeffreys Street is twofold. The house is of historical interest as part of **one of the early speculative terraces** to have been built on the Earl of Camden's estate, and therefore representative of the first phase of growth of Camden Town and Kentish Town. More generally, it is also of historical interest as an **externally well-preserved** example of a late-Georgian, fourth-rate house which typified much of the housing stock built in London and beyond during the early nineteenth century. Secondly, the building is of architectural and artistic interest as part of a **formally-designed, symmetrical terrace employing Classically-inspired proportions and detailing** such as the retained, cast iron railings with urn finials, and the rusticated stucco ground floor. Its architectural and artistic interest is enhanced to a very minor degree by the survival of some nineteenth-century decorative fabric internally, including the original staircase.

3.3 Relative significance by location

The historic, architectural and artistic interest of No. 21 Jeffreys Street as outlined above is embodied to greater and lesser extents by different parts of the building. It is therefore possible to determine the relative significance of different elements and spaces, which will offer a clearer understanding of the impact of individual elements of the proposed works. For this assessment, four levels of relative significance have been identified:

High significance: fabric, plan form, or space which makes a major contribution to special interest

Moderate significance: fabric, plan form, or space which contributes to special interest

Neutral: fabric, plan form, or space which does not contribute to special interest but does not detract

Detracts: a negative feature that harms or obscures special interest

These levels, in addition to the different heritage interests outlined in Section 3.2, are referenced throughout the following sections as well as on the accompanying significance plans.

3.3.1 Exterior

Front elevation

The front (south) elevation is of **high significance**, being the most richly-embellished and also the best-preserved part of the listed building. It embodies the building's historical, architectural and artistic interest to a great extent. Although the windows and door are later, twentieth and twenty-first-century replacements, they are nevertheless in keeping with the likely original design and proportions and should therefore be considered part of this highly-significant elevation.

Rear elevation

The rear (north) elevation of the original building is naturally of a simpler appearance and lacks the architectural embellishments of the principal, south elevation. Nevertheless, it survives in a generally unaltered state above lower ground-floor level and therefore contributes to the building's historical interest as an eternally well-preserved, early-nineteenth-century townhouse. It is therefore considered to be of **moderate significance**.

1990s conservatory and vestibule

Although some effort was made in the design and materiality of the conservatory and vestibule to reflect that of the host building and wider conservation area (primarily through the use of traditional building materials and classically-inspired details), the structures are of a standard design that is not of the same quality as the nineteenth-century building. In addition, in rising above the cill of the ground-floor window, the height of the conservatory is visually intrusive and does not appear subservient to the host building. Views of and from the ground-floor window are negatively impacted (Figure 11), meaning that the structure conceals some of the significance of the listed building. These 1990s rear extensions are therefore considered to **detract** from the overall significance of the listed building.



Fig. 12: Original cast iron railings to the front basement area



Fig. 13: View along the ground-floor hallway containing historic decorative plasterwork

3.3.2 Interior

The interior of the house has experienced a greater degree of alteration than the exterior, with many rooms having been fully refurbished and all historic fabric having been removed. Some historic openings have been blocked while elsewhere, new openings have been formed between rooms and additional partitions constructed to subdivide spaces. However, some elements of the historic plan form remain, as do some historic decorative features, such as the cornice in the ground floor front room and the original staircase. Where these elements survive, they are of **moderate significance** in contributing to our appreciation of the historical and architectural interest of the building, albeit to a lesser extent than the primary elevation due to their more fragmentary survival. More generally, the interiors are of **neutral significance** due to their modern appearance and lack of retained historic fabric or plan form.

The exception here is the original staircase, which appears to survive largely unaltered and is considered of high significance. Where changes to the original plan form have been made and spaces have been refurbished, these elements are considered of neutral significance as none of these interventions actively detract from the overall significance of the building but neither do they contribute to it.



Fig. 14: Original staircase viewed at first-floor level

3.4 Significance drawings

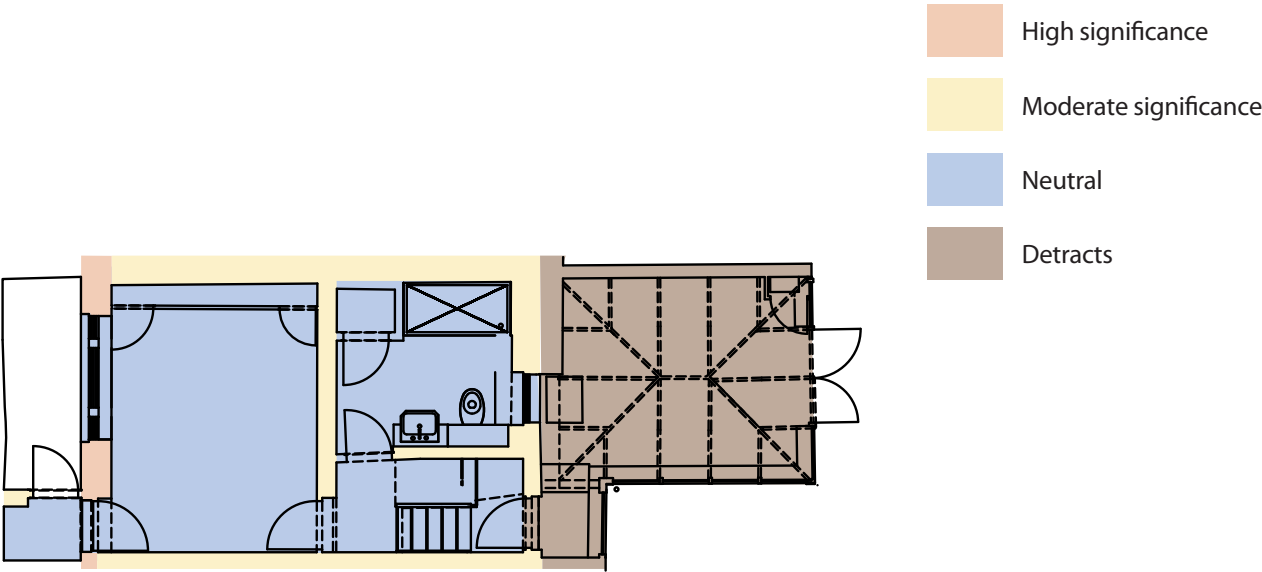


Fig. 15: Lower ground floor significance plan

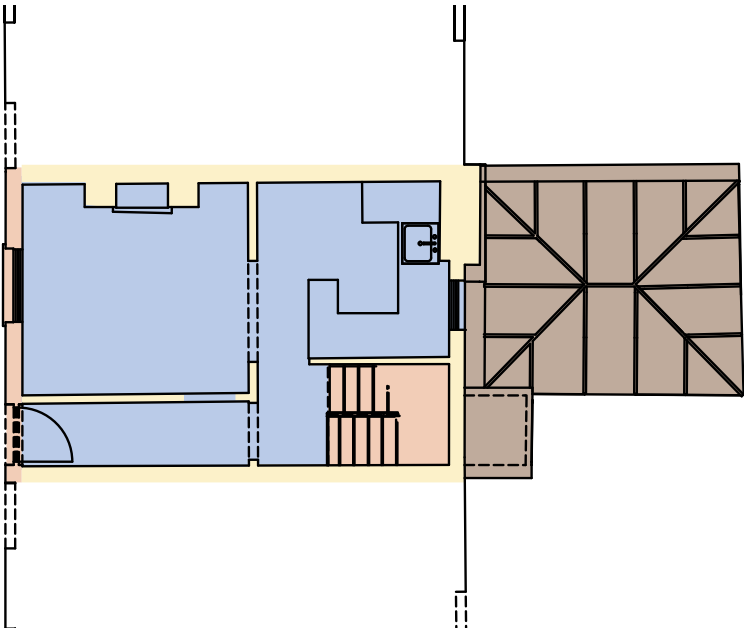


Fig. 16: Ground floor significance plan

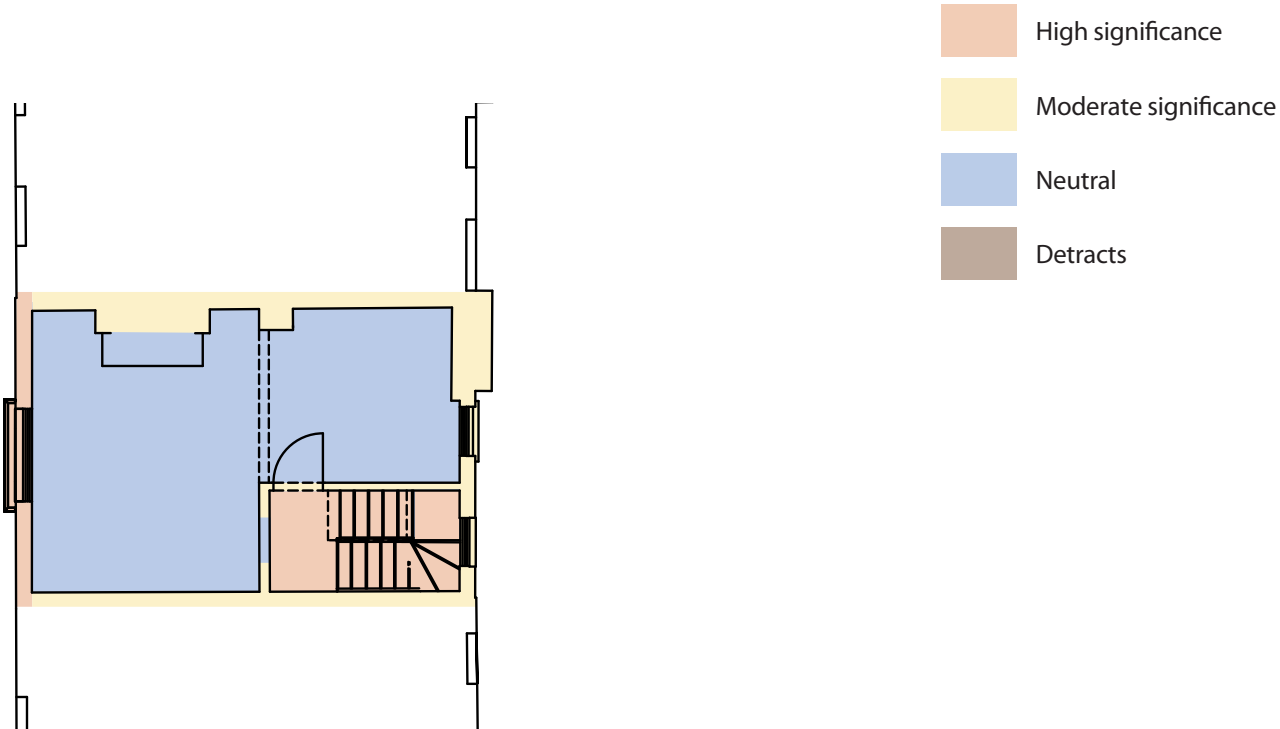


Fig. 17: First floor significance plan

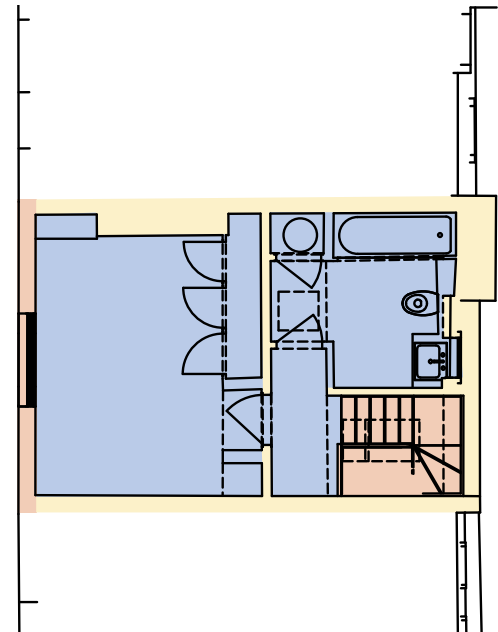


Fig. 18: Second floor significance plan

3.5 Contribution to the character and appearance of Jeffreys Street Conservation Area

Jeffreys Street Conservation Area was designated by the London Borough of Camden in 1985 and extended in 2002 to include additional surviving, nineteenth and early-twentieth-century streets and spaces to the north and east of the original conservation area. The area comprises a predominantly residential neighbourhood of terraced houses bounded by the A400 (Camden Street-Kentish Town Road) to the west, the former St Richard of Chichester School to the north, St Pancras Way and Royal College Street to the east and Bonny Street to the south. It lies between the modern centres of Camden Town and Kentish Town and represents an area of development which effectively linked the two settlements during the early to mid-nineteenth-century.

While the Conservation Area Statement (2002) does not include a defined Summary of Special Interest, it includes some summary comments which offer useful guidance regarding the general character and appearance of the conservation area as well as the particular contribution made by No. 21 Jeffreys Street to that character and appearance.

On page 2, the Statement states:

Jeffreys Street is one of the oldest complete streets in Camden, laid out circa 1800...the Conservation Area consists of early 19th century residential development, largely unchanged, save for the building of the North London Railway in 1850 which cut through residential developments, polluting the environment and changing the social status of the area.

Page 8 of the Statement states:

The Jeffreys Street Conservation Area is an enclave of quiet, predominantly residential, streets and narrow lanes between the busy thoroughfares of Camden Street and Royal College Street. It consists, mainly, of 18th and 19th century terraced houses set between areas of green open space...The terraces of houses that line the frontages of Jeffreys Street and Kentish Town Road were built in the late 1790s and early 1800s and are statutorily listed for their architectural or historic interest...Each house makes an individual contribution to the Georgian character and rhythm of Jeffreys Street.



Fig. 19: View east along Jeffreys Street

Based on the above statements, it is clear that No. 21 Jeffreys Street makes a **strong positive contribution** to the character and appearance of the Jeffreys Street Conservation Area as an integral part of the well-preserved street of Georgian townhouses which lend the conservation area its name, and around which the conservation area effectively grew. This contribution is primarily embodied through the highly-significant, primary elevation which enriches the streetscape of the conservation area. The rear elevation, despite not being a publicly-visible element, embodies the characteristics of the conservation area and also contributes positively to its character and appearance. However, regarding the 1990s conservatory, it is relevant to note paragraph JS22 (page 25) of the Conservation Area Statement:

Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building.

As described above in Section 3.3.1, it is considered that the design and scale of the conservatory and vestibule are not sensitive to the special qualities of the property and visually intrudes upon the ground floor due to the height of the hipped roof. It is of a standardised, simple design which neither enhances our understanding of the significance of the host building, nor introduces high-quality, modern, responsive design into the conservation area. It is therefore considered to **negatively affect** the character and appearance of the conservation area.



Fig. 20: Former St Richard of Chichester School, within the conservation area

4.0 Heritage impact assessment

4.1 Introduction

This section assesses the impact of proposed works upon the significance of No .21 Jeffreys Street as outlined in Sections 3.3 and 3.4, as well as upon the character and appearance of the Jeffreys Street Conservation Area outlined in Section 3.5.

4.2 Summary of the proposals

The proposals comprise a series of works to renovate the property to enhance its use as a single-family residence for the current owners. The primary element of the works comprises the demolition of the 1990s conservatory and vestibule and its replacement with a full-width, single-storey extension to the lower ground floor. The extension would be timber-framed with a glazed external finish to the exposed, north elevation and a patinated metal and glass roof. It would not extend any further into the garden than the existing conservatory. The east boundary wall would need to be marginally lengthened. The roof would be around 0.5m lower than the existing conservatory.

Other works include:

- Minor increase in the width of the opening between the front and rear, ground-floor rooms.
- Reinstatement of original doorway between the stairwell and front, first-floor room.
- Reinstatement of a partition between the front and rear, first-floor rooms and the creation of built-in wardrobes.
- Relandscaping of the rear garden.
- General repair and refurbishment of the exterior including repointing of the rear (north) elevation and repair of the slate roof.

Please see the Design and Access Statement and application drawings by the project architects, Martin Edwards Architects, for more details of the proposals.

4.3 Impact Assessment

4.3.1 Replacement of the conservatory and vestibule with a new extension

This part of the work would replace elements identified in Section 3.3 as detracting from the significance of the listed building with a new element which positively responds to the significance of the host building and to the character and appearance of the conservation area. In line with local and national policy, it would represent the addition of new built form of the highest design quality which reflects the designated status of the listed building and conservation area.

The new extension has been specifically designed to be lower than the existing conservatory to increase the subservient relationship with the host building and to enhance views of and from the rear, ground-floor window which are currently impaired by the conservatory. The palette of natural materials is appropriate for the conservation area. It is recognised that the extension would represent a minor increase in the overall footprint of the later additions to the building's footprint, and would introduce additional modern built form into the conservation area. However, in line with Policy D1 of Camden's Local Plan, the conservatory would *secure high quality in development while respecting the local context and character*. The new extension does not seek to replicate the architectural form of the host building or create a pastiche of what a nineteenth-century closet wing may have appeared like, but rather interprets the special character and appearance of the conservation area in a contemporary manner whilst remaining subservient to the host building and preserving its significance.

The extension would also be in line with the guidance provided in the Conservation Area Statement. In respect to paragraph JS19, the extension has been designed to be as unobtrusive as possible, would not adversely affect the architectural integrity of the host building, and would only be one storey in height. In respect to paragraph JS21, the extension would not spoil a uniform or unspoilt rear elevation and would not encroach on the rear garden space.

For these reasons, the replacement of the existing conservatory with a new, high-quality extension would represent a **heritage benefit** in replacing a detracting element of the existing building with a high-quality element which better reveals the significance of the listed building. Its low profile and position at the rear of the property mean that it would have a negligible visual impact upon the conservation area and would therefore **preserve the character and appearance of the conservation area**.

4.3.2 Increase the width of the opening between the ground-floor rooms

This proposal would result in the loss of a very small amount of historic fabric although not so much as to harm the significance of the listed building. The original plan form of the building would remain legible and no historic decorative finishes would be affected (the existing egg and dart moulding on the section of wall to be removed is of the late-twentieth century). Therefore, this intervention would cause **no harm** to the significance of the listed building.

4.3.3 Reinstatement of doorway from stairwell into the front, first-floor room

This intervention would better reveal the significance of the listed building by restoring an element of the original plan form. This would represent a **heritage benefit**.

4.3.4 Reinstatement of a partition between the front and rear, first-floor rooms and the creation of a built-in wardrobe

Through restoring an element of the original plan form (the subdivision of the front and rear rooms) this intervention would better reveal the significance of the listed building. The integration of a built-in wardrobe into this new partition would modestly reduce the size of the existing rear room, but is an entirely reasonable intervention in the context of a family dwelling of this scale where storage is at a premium. On balance, this intervention is considered to have a **neutral impact** upon the significance of the listed building.

4.3.5 Relandscaping of the rear garden and construction of timber pergola

This intervention would involve grubbing up and relandscaping much of the rear garden, retaining mature, native trees and removing non-native trees and bushes. A low timber pergola would be constructed at the north end of the garden rising from a stone plinth. The relandscaping works would have a **neutral impact** upon the significance of the listed building. The pergola has been designed as a light-weight, visually recessive structure which would be largely screened from view by tall, mature trees, both from within No. 21 and from within the neighbouring houses and gardens. It would cause **no harm** to the significance of the listed building or to the character and appearance of the conservation area.

4.3.6 General repair and refurbishment of the exterior

These works would contribute to the long-term survival of the listed building and enhance its contribution to the character and appearance of the conservation area. The works therefore represent a **heritage benefit**.

4.4 Conclusion

The proposals represent a programme of works to maintain and enhance the building's existing (and original) use as a single residence primarily through the replacement of a 1990s conservatory with a high-quality, new extension alongside minor internal alterations. The project would deliver heritage benefits in better revealing the significance of the listed building. This would occur through the removal of a detracting element (the existing conservatory), the restoration of elements of the original plan form on the first floor, and in securing the longer-term survival of the building through external repair works. It is recognised that the new extension would have a marginally larger footprint than the existing conservatory. It would nevertheless be more subservient to the host building due to its lower profile, while its high-quality design and materiality represent a better response to the character and appearance of the conservation area than the existing conservatory.

Overall, the proposals would better reveal the significance of the listed building and would preserve the character and appearance of the Jeffreys Street Conservation Area. For these reasons, the proposals are in compliance with national and local planning policy relating to the historic built environment, namely: Policies D1 and D2 of Camden's Local Plan; Policy HC1 of the London Plan; and Paragraphs 194-207 of the NPPF.

5.0 Supporting Information

5.1 Selected sources

Books and periodicals

Cherry, Bridget and Pevsner, Nikolaus. 2001. *The Buildings of England – London 4: North* (London: Penguin)

Tindall, Gillian. 1980. *The Fields Beneath: The History of One London Village* (London: Palladin)

Online resources

'Welcome to Jeffreys Street'. Available at <https://www.jeffreysstreet.co.uk/> (Accessed 01 April 2022)

Jeffreys Street Conservation Area Statement. 2002. (London: London Borough of Camden). Available at <https://www.camden.gov.uk/jeffreys-street-conservation-area-appraisal-and-management-strategy> (Accessed 1 April 2022)

5.2 Entry on the National Heritage List.

3/29/22, 5:59 PM

NUMBERS 11 TO 33 AND ATTACHED RAILINGS, Non Civil Parish - 1379153 | Historic England

Official list entry

Heritage Category: **Listed Building**Grade: **II**List Entry Number: **1379153**Date first listed: **14-May-1974**Statutory Address 1: **NUMBERS 11 TO 33 AND ATTACHED RAILINGS, JEFFREY'S STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NUMBERS 11 TO 33 AND ATTACHED RAILINGS, JEFFREY'S STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**District: **Camden (London Borough)**Parish: **Non Civil Parish**National Grid Reference: **TQ2903184338**

Details

CAMDEN

TQ2984SW 798-1/66/940 14/05/74

JEFFREY'S STREET (North side) Nos.11-33 (Odd) and attached railings

<https://historicengland.org.uk/listing/the-list/list-entry/1379153?section=official-list-entry>

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NUMBERS 11 TO 33 AND ATTACHED RAILINGS, Non Civil Parish - 1379153 | Historic England

GV II

Terrace of 12 houses. Early C19. End houses (Nos 11 & 33) and centre houses (Nos 21 & 23) stucco with rusticated ground floors; other houses yellow stock brick (upper floors mostly refaced) with stucco ground floors and 1st floor band. 3 storeys and basements. 2 windows each except end and centre houses with 1 window each. Round-arched ground floor openings except windows of end and centre houses being segmental-arched sashes. Doorways with reeded surrounds, radial or patterned fanlights and mostly panelled doors. Ground floor sashes mostly with margin glazing. End and centre houses upper floors with segmental-arched tripartite sashes; 1st floors with cast-iron balconies. Others houses with gauged brick flat arches to recessed casements with cast-iron balconies on 1st floors; 2nd floors, segmental-arched recessed sashes. Parapets; centre houses with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ2903184338

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **478520**

Legacy System: **LBS**

Legal

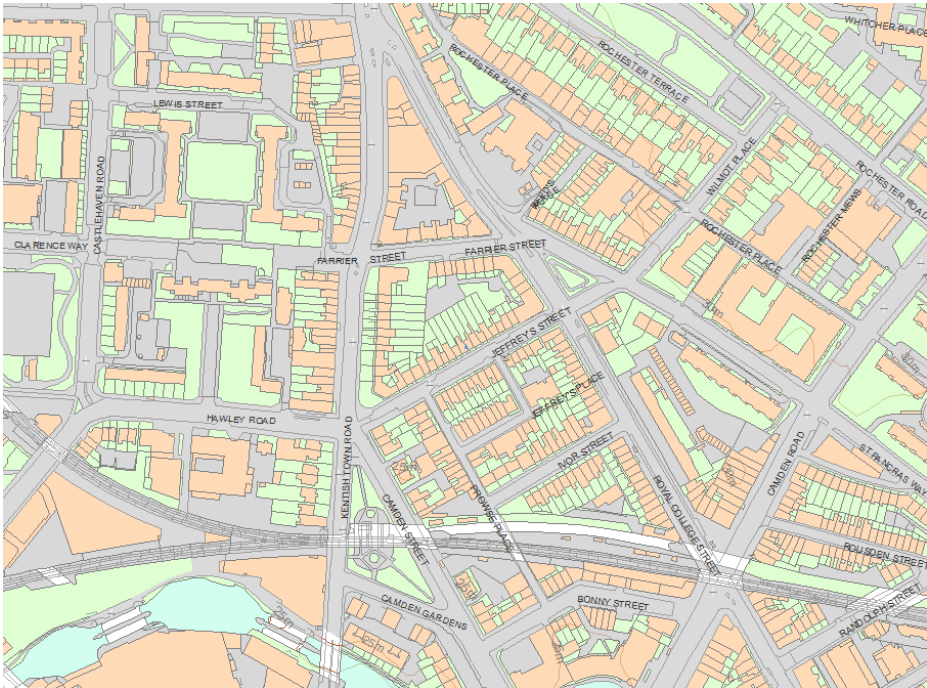
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

<https://historicengland.org.uk/listing/the-list/list-entry/1379153?section=official-list-entry>

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NUMBERS 11 TO 33 AND ATTACHED RAILINGS, Non Civil Parish - 1379153 | Historic England



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 29-Mar-2022 at 17:57:40.

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End of official list entry

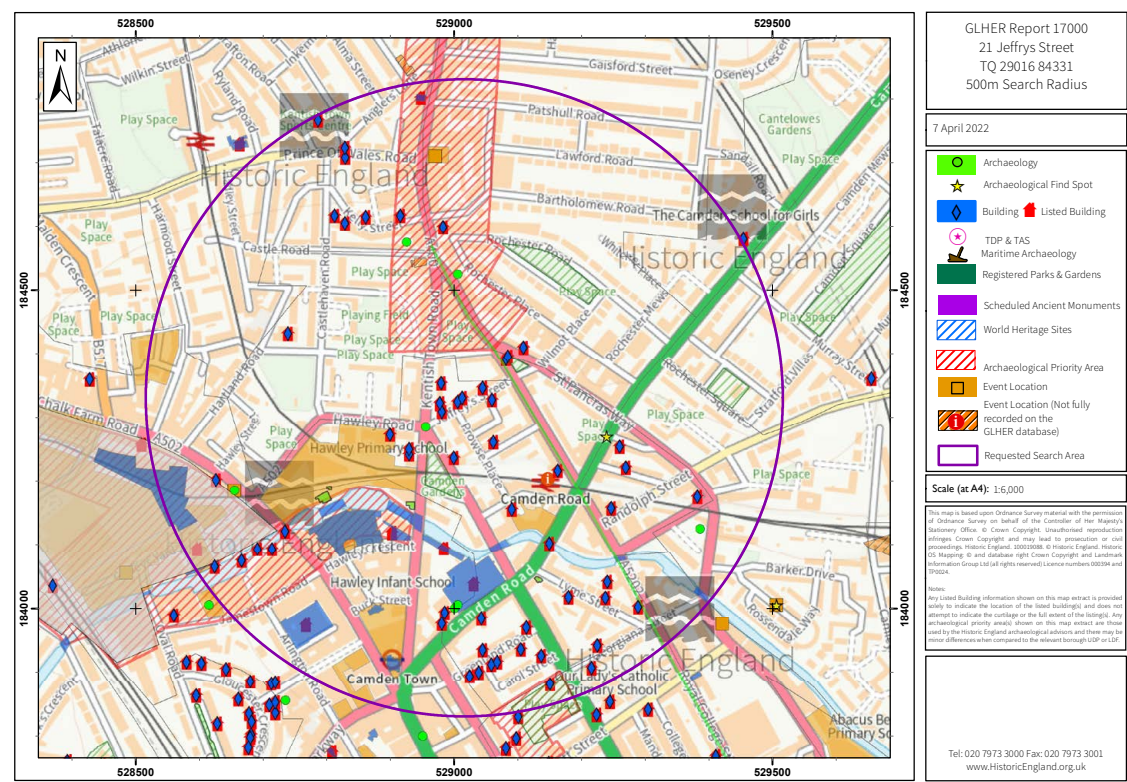


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<https://historicengland.org.uk/listing/the-list/list-entry/1379153?section=official-list-entry>

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5.3 Historic Environment Record search results



5.4 Map of the Jeffreys Street Conservation Area



5.5 Planning policy

5.5.1 Local Development Plan

The Development Plan for the London Borough of Camden is made up of a suite of seven documents, two of which are relevant to the current proposals in terms of heritage. These are the London Plan (2021) and LB Camden's Local Plan (2017).

London Plan (2021)

The new London Plan was published in March 2021. It is the statutory Spatial Development Strategy for Greater London published by the Mayor of London: The relevant policies regarding heritage and conservation are:

Policy HC1 Heritage conservation and growth, states:

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.

Camden Local Plan (2017)

LB Camden's Local Plan was adopted in July 2017, replacing the Core Strategy and Camden Development Policies documents. IT is the basis for planning decisions and future development in Camden. The relevant policies within the Local Plan relating to the historic environment are:

Policy D1 – Design, which states:

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;*

Policy D2 – Heritage, which states:

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

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

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.*

5.5.2 Other material considerations

The Planning (Listed Buildings and Conservation Areas) Act 1990

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act). Sections 16(2) and 66(1) of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

The NPPF sets out the government's planning policies for England and how these are expected to be applied. Its core principle is to help achieve sustainable development through the planning system. Sustainable development is commonly summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Having been first published in 2012, the Framework was most recently updated in 2021.

Section 16, entitled Conserving and Enhancing the Historic Environment, contains guidance on heritage assets, which include listed buildings and conservation areas. Paragraphs 194-207 are relevant to the present application:

Paragraph 194 requires an applicant to give a summary of the significance of the building or area affected, proportionate to its importance. This Heritage Statement provides that information at an appropriate level.

Paragraph 195 advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.

Paragraph 197 emphasises the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued.

Paragraph 199 advises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the conservation of the asset, and that the more important the asset, the greater the weight should be. It also establishes a scale of harm, from total loss, to substantial harm, to less than substantial harm.

Paragraph 200 establishes the principle that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 202 states: 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 securing its optimum viable use.

Paragraph 206 advises that local planning authorities should look for opportunities for new development within Conservation Area and World Heritage Sites, and within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 207 addresses harm to the significance of conservation areas. It states: Not all elements of a Conservation Area [...] will necessarily contribute to its significance.

The NPPF also requires good design, as set out in chapter 12 and emphasised in relation to the historic environment in paragraph 130.

National Best Practice Guidance

Relevant national heritage guidance is found in Historic England's publications, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2015), *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015), and *Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12* (2019). English Heritage's *Conservation principles, policies and guidance* (2008) is also relevant.

This Statement follows best practice planning advice found in the Ministry of Housing, Communities and Local Government's *Planning Practice Guidance – Historic Environment* (last updated 23 July 2019).

Alan Baxter

Prepared by John Willans

Reviewed by Al Eggeling

Draft issued April 2022

Final draft issued June 2022

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