

2023

D&A Statement; Heritage Appraisal



By Doina Moss

On behalf of SIAW LTD

24-Feb-23

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INTRODUCTION

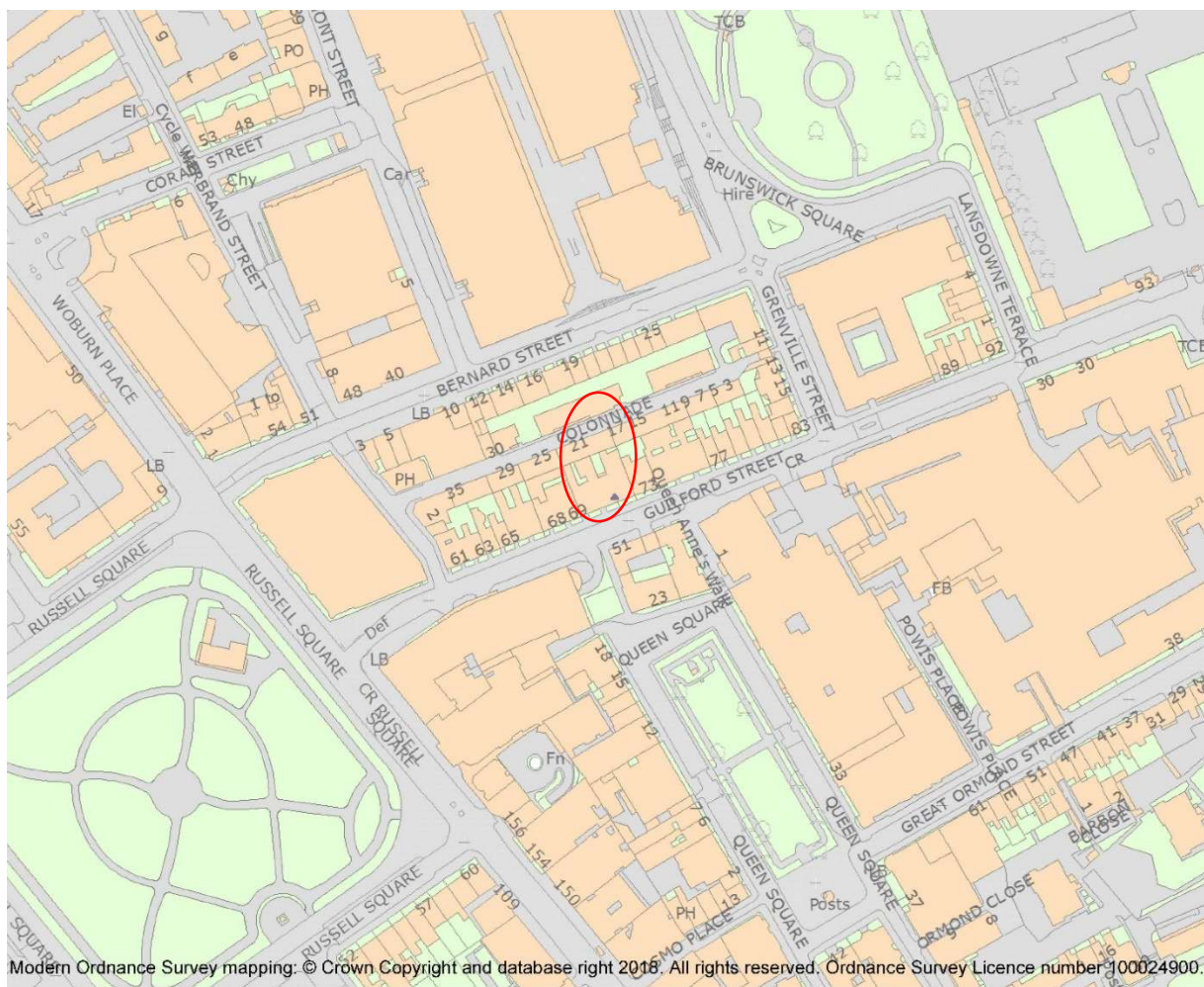
Number 70 is part of a group of the three buildings with identical facades, with different owners.

The proposal is for retaining all the external elements and to add a new roof to bridge the 2 valley roofs to create a mezzanine level.

The proposal will have little impact on the existing fabric; therefore the building will be preserved as it is. Without touching the historic elements, our proposal will add extra habitable space, using matching materials and matching the volumetry of the adjacent properties.

LOCATION

Site address: 70 Guilford Street, London, WC1N 1DF



THE NEW PROPOSAL WILL MATCH THE EXISTING EXTENSIONS AT NUMBERS 66, 67.

1. Extend the existing roof with an infill between valleys, forming a hipped roof with central ridge at apex.
2. Create an inverted dormer on the front elevation and sloping roof to match existing in between, behind the front parapet, retain existing railings, add glazed railings behind the railings to make up for the height difference, as required by Building Control.
3. Create one large dormer at the rear, behind existing parapet.
4. Extend the smaller staircase from the 3rd floor, inside Unit 8, to the mezzanine on the 4th floor.
5. Create a void from the existing staircase at 3rd floor, to connect to an AOV rooflight at the top of the new roof.

PURPOSE OF THE REPORT

The purpose of this report is to explain the proposal and the approach to the design, in the context of planning and heritage policies and the statutory protection afforded to the building and its setting as heritage assets. The aim of the proposed changes is to add habitable space within the roof area, without impacting on the original building, front and rear elevations, using sympathetic materials to match existing.

The aim of the report is to:

- identify important architectural features that are affected by the proposal,
- identify how the proposal relates to the local context,
- give a description of the proposals architecturally and contextually.

STATUTORY ADDRESS:

The buildings are listed as a group but there are different owners currently.

OUR APPLICATION REFERS ONLY TO NUMBER 70.

NUMBER 70, 71 AND 72 AND ATTACHED RAILINGS, 70, 71 AND 72, GUILFORD 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:	TQ 30301 82100

DETAILS

CAMDEN	TQ3082SW GUILFORD STREET 798-1/95/722 (North side) 14/05/74 Nos.70, 71 AND 72 and attached railings
Listing NGR:	TQ3032682115

LEGACY

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

Legacy System number:	477965	Legacy System:	LBS
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SOURCES

BOOKS AND JOURNALS

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 32

LEGAL

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

LISTING

Date first listed: 4-May-1974

GVII

Terrace of 3 houses. c1793-1799. By James Burton. Darkened multi-coloured stock brick with rusticated stucco ground floor and stucco dressings. 4 storeys and basements. 3 windows each. The central block of a now incomplete terrace. Arcaded ground floor with impost bands; round-arched sash windows in plain, shallow recesses. Recessed entrances with part-glazed doors and decorative wrought-iron grills in the fanlights, No.72 altered for use as a window. 10 attached stucco Doric columns rise through 1st and 2nd floor carrying an entablature at 3rd floor level and continue as pilasters on the 3rd attic floor. Gauged brick flat arches to recessed sashes; 1st floor casements with continuous cast-iron balconies. Parapets.

INTERIORS: not inspected.

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

(Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952:32).

Listing NGR: TQ3032682115



Figure 1 Photo by Doina Moss, SIAW; showing 70 Guilford Street, In November 2022

*Extracts from Wikipedia

Lieutenant-Colonel James Burton (né James Haliburton; 29 July 1761 – 31 March 1837)



was the most successful [property developer](#) of [Regency](#) and of [Georgian London](#), in which he built over 3000 properties in 250 acres. The *[Oxford Dictionary of National Biography](#)* contends that Burton was 'the most successful developer in late Georgian London, responsible for some of its most characteristic architecture'.

James built most of [Bloomsbury](#) (including [Bedford Square](#), [Russell Square](#), [Bloomsbury Square](#), [Tavistock Square](#), and [Cartwright Gardens](#)), and [St John's Wood](#), [Regent Street](#), [Regent Street St. James](#), Waterloo Place, [St. James's](#), [Swallow Street](#), [Regent's Park](#) (including its Inner Circle villas in addition to [Chester Terrace](#), [Cornwall Terrace](#), [Clarence Terrace](#), and [York Terrace](#)). James also financed and built the projects of [John Nash](#) at [Regent's Park](#) (most of which were designed by James's son [Decimus Burton](#), rather than by Nash) to the extent that the Commissioners of Woods described James, not Nash, as 'the architect of Regent's Park'. James also developed the town of [St Leonards-on-Sea](#), which is now part of [Hastings](#).

James Burton was a member of London high society during the Georgian era and during the Regency era. He was an early member of the Athenaeum Club, London, whose Clubhouse his company built to a design by his son Decimus Burton, who was the Club's 'prime member'. James was a friend of Princess Victoria (the future Queen Victoria), and of the Duchess of Kent. He was Master of the Worshipful Company of Tyllers and Bricklayers, and Sheriff of Kent. James's children included the Egyptologist James Burton; the physician Henry Burton; and the architect Decimus Burton. He was the grandfather of Constance Mary Fearon, who was the founder of the Francis Bacon Society.

The architectural scholar Guy Williams contends, *"He [Burton] was no ordinary builder. He could have put up an imposing and beautifully proportioned building, correct in every constructional detail, from the roughest of sketches tossed patronizingly at him by a "gentleman architect"."*^[1] James vigorously industrious and quickly became 'most gratifyingly rich'.^[30] Burton worked as an 'Architect and Builder' in Southwark between 1785 and 1792.^[31]

By 1787, Burton had established a positive reputation in Southwark: in 1786 he had built the [Blackfriars Rotunda](#) in Great Surrey Street (now [Blackfriars Road](#)) to house the [Leverian Museum](#),^[2] for land agent and museum proprietor [James Parkinson](#);^[32] this building subsequently housed the Southwark Institution.^[2]

Burton when aged 28 years first proposed to build on the land that was made available by the [Foundling Hospital](#),^[2] on which he worked from 1789.^[31] He built the earliest part of the Royal Veterinary College in Camden Town in 1792 - 1793.^[2]

Between 1790 and 1792, he asked the Governors of the Foundling Hospital for a permission to exclusively build on the whole of [Brunswick Square](#), but they underestimated his ability, and declined to waive their principle of not allowing any one speculator to develop more than a small proportion of the ground, and granted Burton only a small part of land on the south side and part of **Guildford Street**. Subsequently, however, he rapidly expanded this estate with further purchases until he became the most important builder on the hospital's estate,^[2] and owned most of the western property: between 1792 and 1802 he built 586 houses on the estate, and, at a time when other builders were struggling financially, expended over £400,000 on the estate,^[2] thus bringing the total number of his constructions on the estate to nearly 600.^[33] [Samuel Pepys Cockerell](#), advisor to the Governors of the Foundling Hospital, commended Burton's excellence:

"Without such a man [James Burton], possessed of very considerable talents, unwearied industry, and a capital of his own, the extraordinary success of the improvement of the Foundling Estate could not have taken place... By his own peculiar resources of mind, he has succeeded in disposing of his buildings and rents, under all disadvantages of war, and of an unjust clamour which has repeatedly been raised against him. Mr. Burton was ready to come forward with money and personal assistance to relieve and help forward those builders who were unable to proceed in their contracts; and in some instances he has been obliged to resume the undertaking and complete himself what has been weakly and imperfectly proceeded with..."^[34]

ARCHITECTURAL STYLE

In the Bloomsbury developments, Burton demonstrated his architectural flair, as Williams describes: *"James Burton became adept at relieving the monotony of long residential terraces by allowing their central blocks to project slightly from the surfaces to each side, and by bringing forward, too, the houses at each end"*. Williams also records that *"the ironwork in a classical style in James Burton's Bloomsbury terraces was, and often still is, particularly fine, though mass produced"*.^[30] The Bloomsbury Conservation Areas Advisory Council describes Burton's Bloomsbury terraces, *"His terraces are in his simple but eloquent Neoclassical style, with decorative doorcases, recessed sash windows in compliance with the latest fire regulations, and more stucco than before"*.^[13]

CONTEXT

The site is located the North side of Guilford Street, in the London Borough of Camden. It is a grade II listed building located within the Bloomsbury Conservation Area.

70 Guilford Street is part of the Bloomsbury developments, neoclassical style with a strong double height colonnade and a first-floor balcony running across the front elevation. This is part of a group of 3 buildings, numbers 70, 71, 72. To the right we have the identical buildings. To the left we have simpler elevations without a colonnade but the windows and cornices line up. The whole section of the street has a homogeneous stylistic feel, the windows have the same proportions, the materials match, the cornices, balconies, and roofs line up.

After a previous planning approval in 2011, no. 70 Guilford Street was separated from nos. 71-72 and sold into separate ownership.

It should be noted that this application is for no. 70 Guilford Street only; this building now being in separate ownership from no. 71-72 Guilford Street.

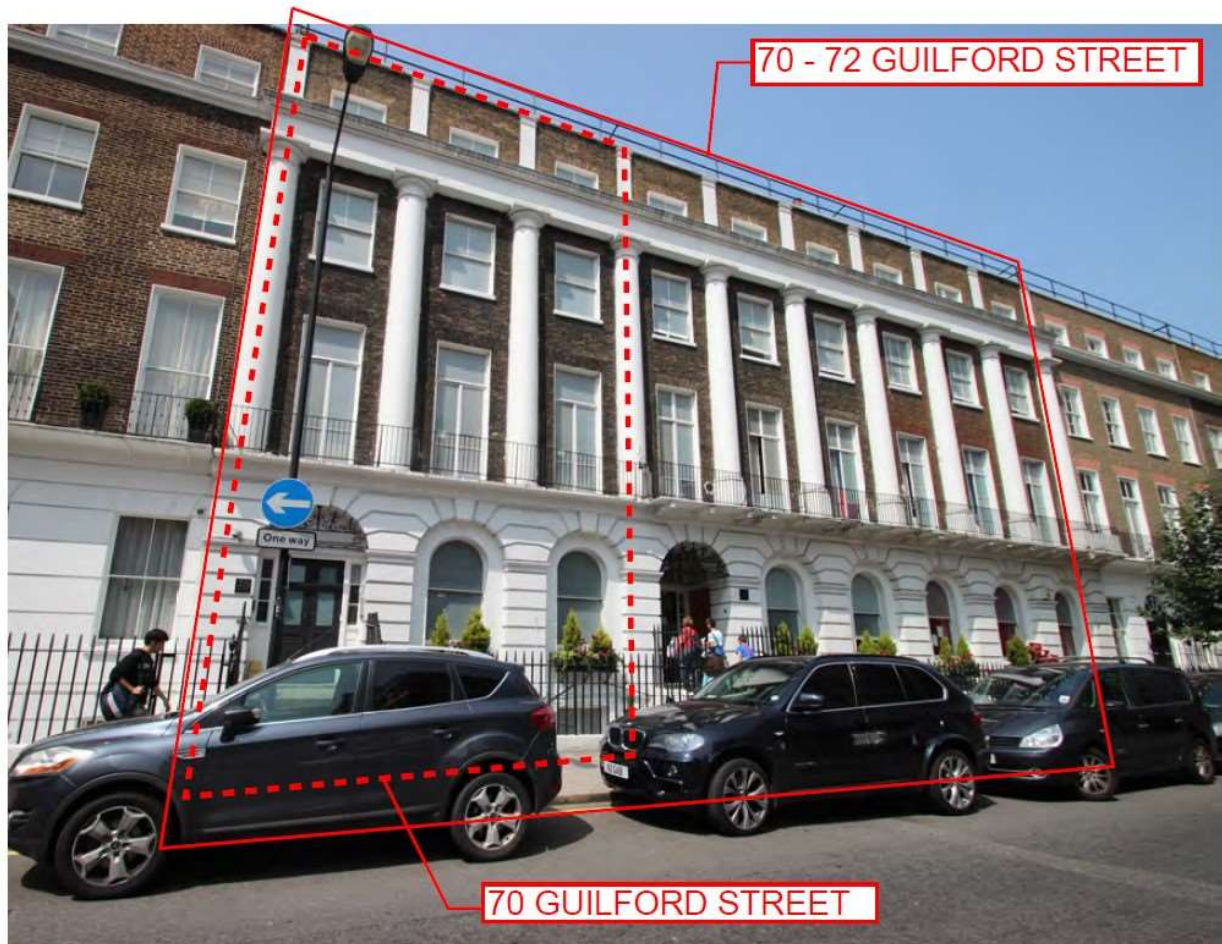


Figure 2 Numbers 70, 71, 72 with colonnaded elevation



Figure 3 Wider context of the street; Photo by Modular Studio

Most of the roofs of this frontage have been developed to provide additional habitable spaces, within the same original slope angles but raising the ridge in the middle part, which is not visible from the street or beyond the 52 degrees vision line.

The building falls within a site of approximately 220m², including a small courtyard to the rear.

No. 70 Guilford Street is accessed directly from the street via a short flight of steps which lead directly to the entrance hall at upper-ground level.

The proposal is preserving the existing building up to the roof level, no intervention is proposed for the front elevation.



Figure 4 Front elevation Roof tops with examples of different roof developments; photo from Google earth.

Most of the roofs adjacent to number 70 had been extended by infilling the middle valley at least, as well some more innovative hipped roofs, the ridge line falling behind the vision line behind the front parapet. Numbers 66 and 67 are the examples we would like to draw the attention to. All the roofs have a traditional Welsh slate finish with lead flashing and lead dormer surrounds.

The rear elevations are subordinate and presented as the typical staggered volumes, lower than the main parapets, creating a rhythm of volumes of various heights, mostly finished in London stock multicoloured and some white glazed brick works, with some rendered areas, with asphalt or lead flat roofs, lead flashing and some vertical slate, for example at number 71.



Figure 5 Rear elevation of Numbers 71, 70, 69, 68. Image from Google Earth.

Number 70 has one bay, on 2 tiers of a rear protrusion, with roof terraces at ground and first floor half levels. There is an internal courtyard, long shape, abutting the mews walls at the rear, at lower ground level.

Numbers 69, 68 have new identical roof extensions for the entire width, with flat roof tops in the middle, the ridge matching the top of the chimney walls, on boundaries.

Number 70, so far, retained the original double pitched roof with a valley in the middle. This constitutes the area where the new proposal is to be located.

This will create further usable space to one of the existing flats located on the top floor, by adding a mezzanine with an internal staircase.



Figure 6 Roof on number 70, looking towards number 69 with a new flat roof at the apex.

Numbers 68 and 69 have converted their roofs by infilling the valley between the double roofs, forming a plateau flat roof to the level of the chimneys, infilling the wedges between the front and rear chimneys, on the boundary wall, with matching brickwork.

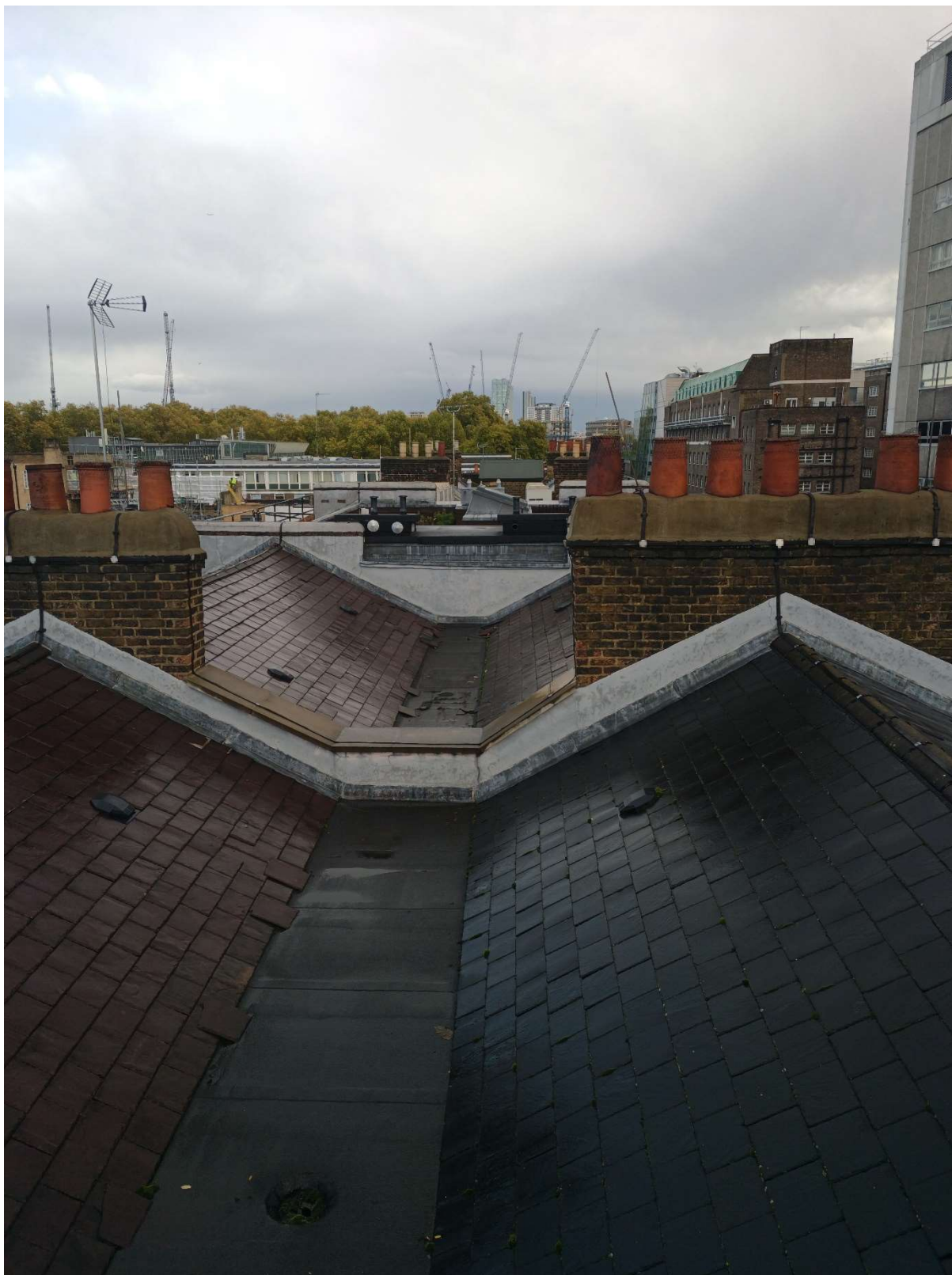
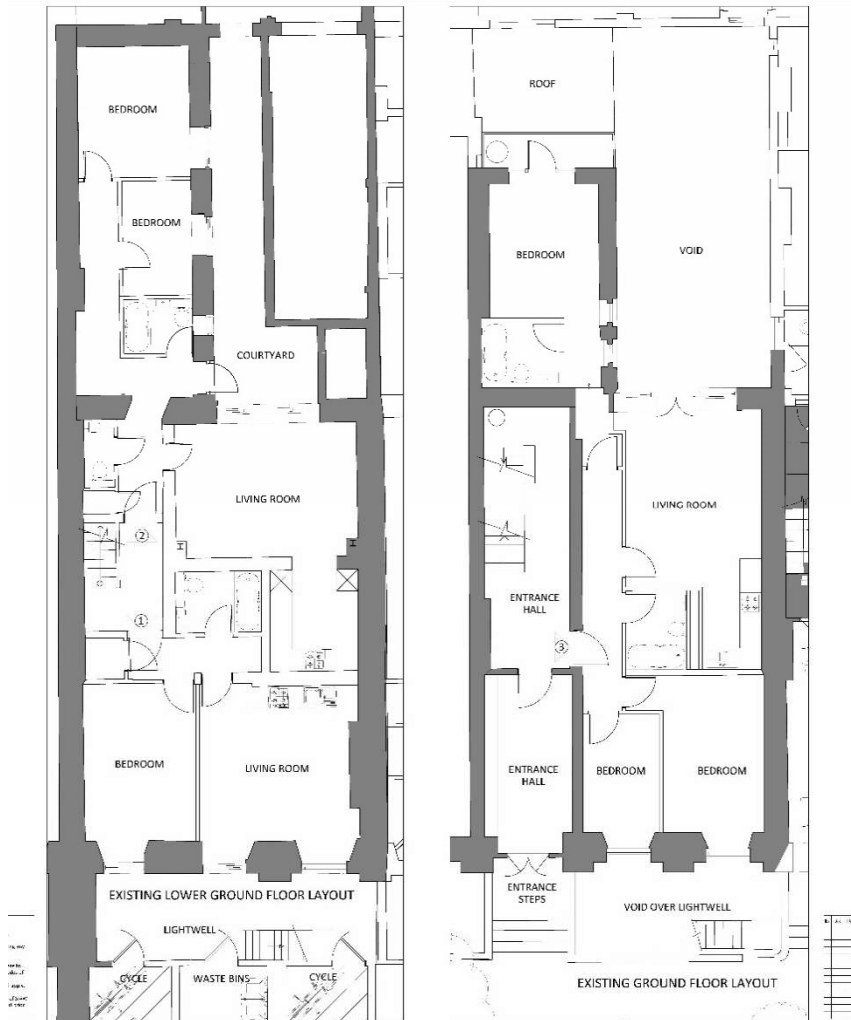


Figure 7 Roofs at Numbers 71 and 72, identical to the roof at number 70

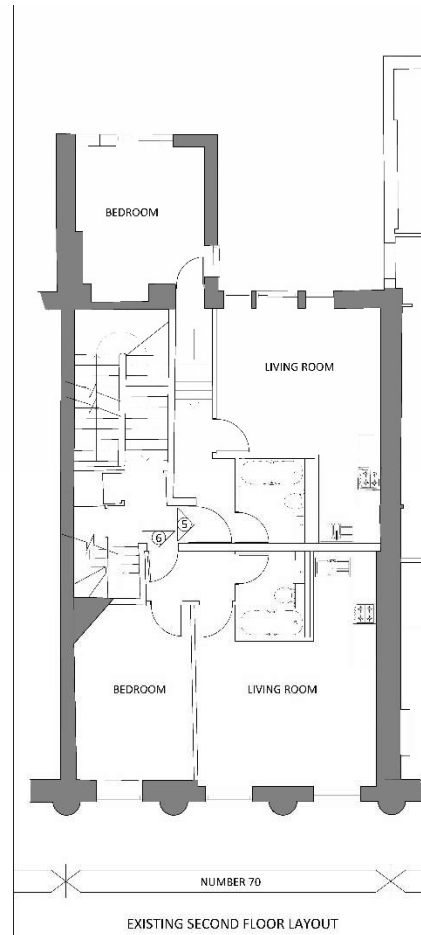
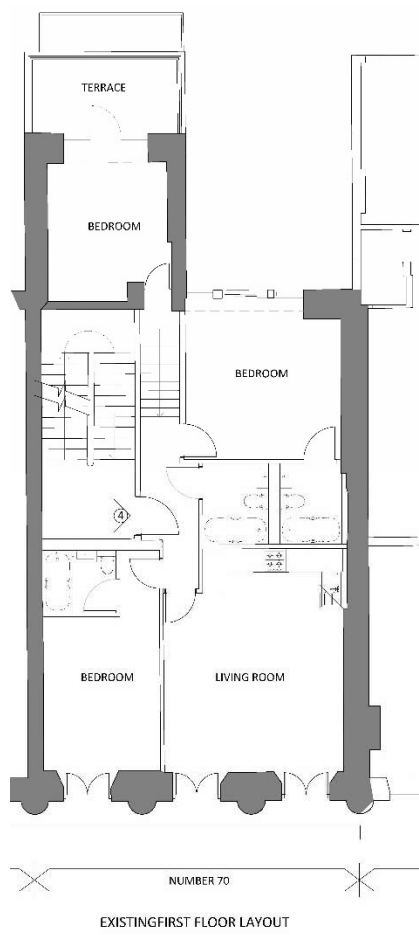
EXISTING FLOOR PLANS

- Lower basement Units 1 and 2
- Ground Floor Unit 3
- First Floor Units 4
- Second Floor Units 5, 6.
- Third floor Units 7, 8.



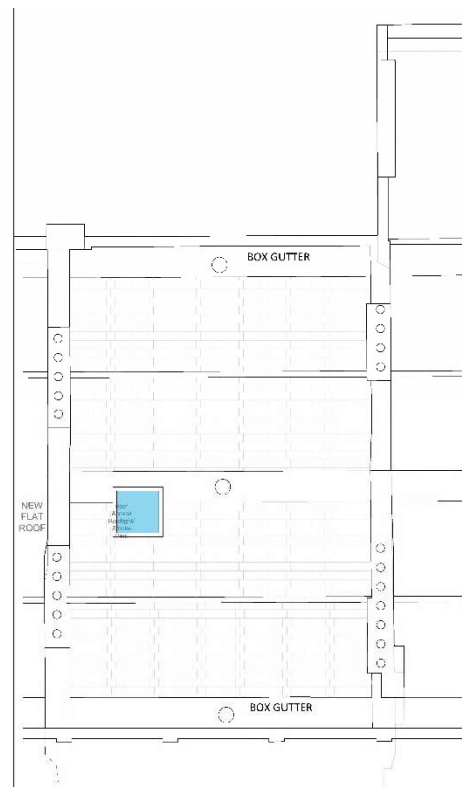
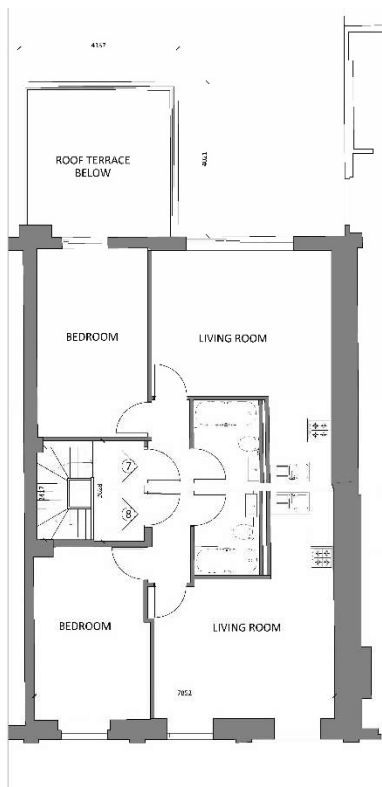
Existing Lower and Ground Floor Plans

NO WORKS ARE PROPOSED TO THESE FLOORS.



Existing First and Second Floor Plans

NO WORKS ARE PROPOSED TO THESE FLOORS.



Existing Third Floor and Roof Plans



Existing Elevations

INTERNAL ASSESSMENT OF THE EXISTING

The internal elements of the common parts will be kept as existing from the main entrance to the third floor, where the secondary staircase will be adapted to form a shaft connecting the existing staircase to a replacement AOV, to suit the new location within the new roof and the reconfiguration of the hall layout in flat 8.

Internally, there is an original main staircase providing vertical access, from ground floor, to the lower ground to the second floor and a smaller winding staircase to serve third floor. There are no works proposed to this element.

All the current flats / units have been refurbished with the last planning permission 2013/7992/L, granted in 2014 and they are in good condition.

The new proposal will affect only flats 5 and 8, situated on the second and third floors. We did not take internal photos as tenants were present with their belongings. We can show only one image from flat 7, situated at the rear of the 3rd floor.



PLANNING HISTORY

- 2013/7992/L, granted in 2014 for Internal alteration to layout of the floors and amendment to approved scheme 2011/0915/L
- granted on 24/07/2012 for change of use from hostel and office use to residential.
- ref: 2011/6464/P) and Listed Building Consent (ref: 2012/0195/L).

After the planning approval, no. 70 Guilford Street was separated from nos. 71-72 and sold into separate ownership.

PLANNING PROPOSAL

For clarity, the sequence of schemes has been divided into three categories;

- Existing: The building as existing prior to this submission and consequent works under the applications granted in 2014.
- Approved: The building as approved under the 2011 and 2013 permissions.
- Proposed: The current proposal for a roof extension.

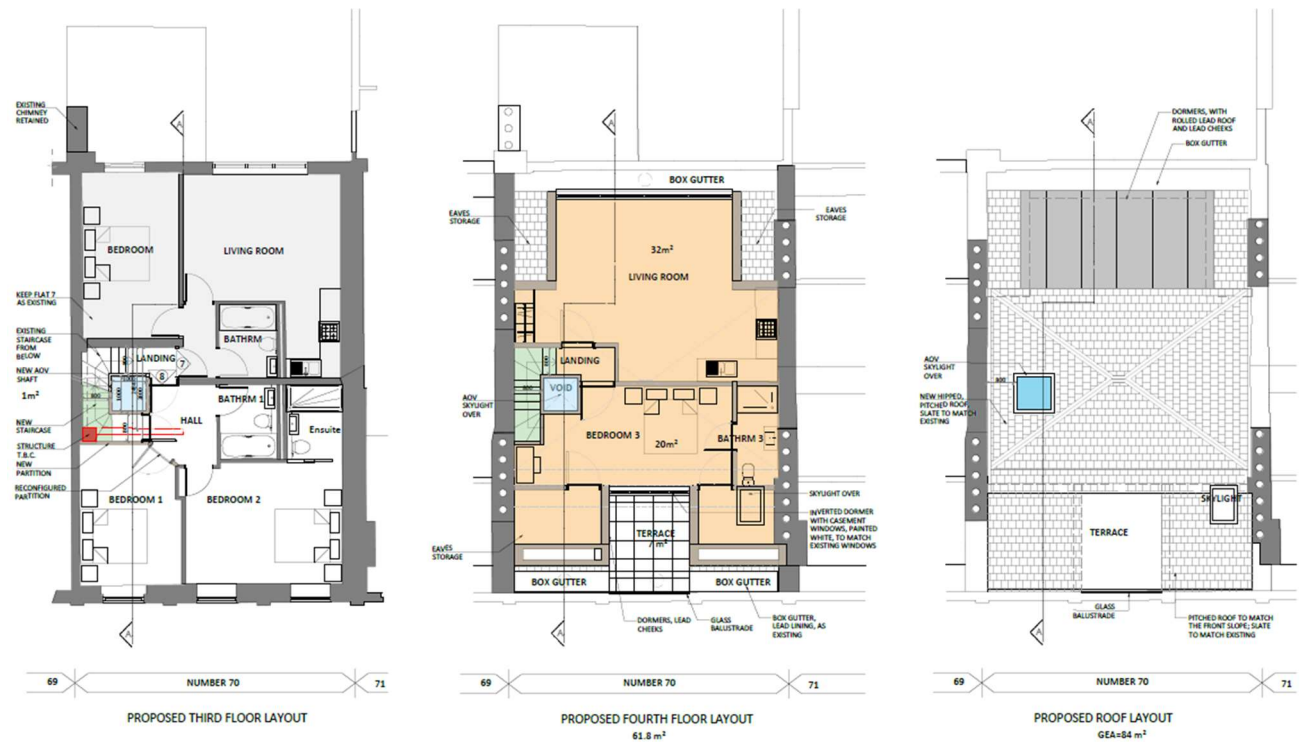
PROPOSAL OVERVIEW

The scheme proposed here seeks to add a roof extension, sympathetically integrated within the immediate context, using sustainable methods, while adding desired extra area for the residential use, with the shortage of housing locally, finding “redundant” spaces to help improve the housing stock. The roof extension is an addition designed such as to resolve both sensitively the building’s fabric and history, but which also enhances the usability and functionality of the existing building by providing additional space. The approved scheme involves minimum intrusion into the building’s fabric at the cost of an ergonomically sustainable design. The proposed scheme will only enhance the way that the building is used and occupied.

SCHEDULE OF WORKS:

1. Extend the existing roof with an infill between valleys, forming a hipped roof with central ridge at apex. Preserve the chimney walls and chimney pots as existing.
2. Raise the wall on the boundary, between the chimney stacks, with matching brickwork, to the level of the chimney walls top course coping.
3. Create an inverted dormer on the front elevation and sloping roof to match existing in between, behind the front parapet. The Dormers cheeks and surrounds to be lined in Code 5 Lead, to match existing. Flashing to boundary walls in Code 4 Lead, to match existing. New casement windows, painted timber, to match existing.
4. Retain existing railings, add glazed balustrade behind the railings to make up for the height difference, as required by Building Control.
5. Create one large dormer at the rear, behind existing parapet. Lead surround, casement windows, painted timber, to match existing.
6. Extend the smaller staircase from the 3rd floor, inside Unit 8, to the mezzanine on the 4th floor. Build new partition walls, modify one existing partition forming the existing staircase, at 3rd floor level.
7. Create a void from the existing staircase at 3rd floor level, to connect the main staircase to an AOV rooflight at the top of the new roof.

PROPOSED THIRD, FOURTH FLOORS AND ROOF PLANS

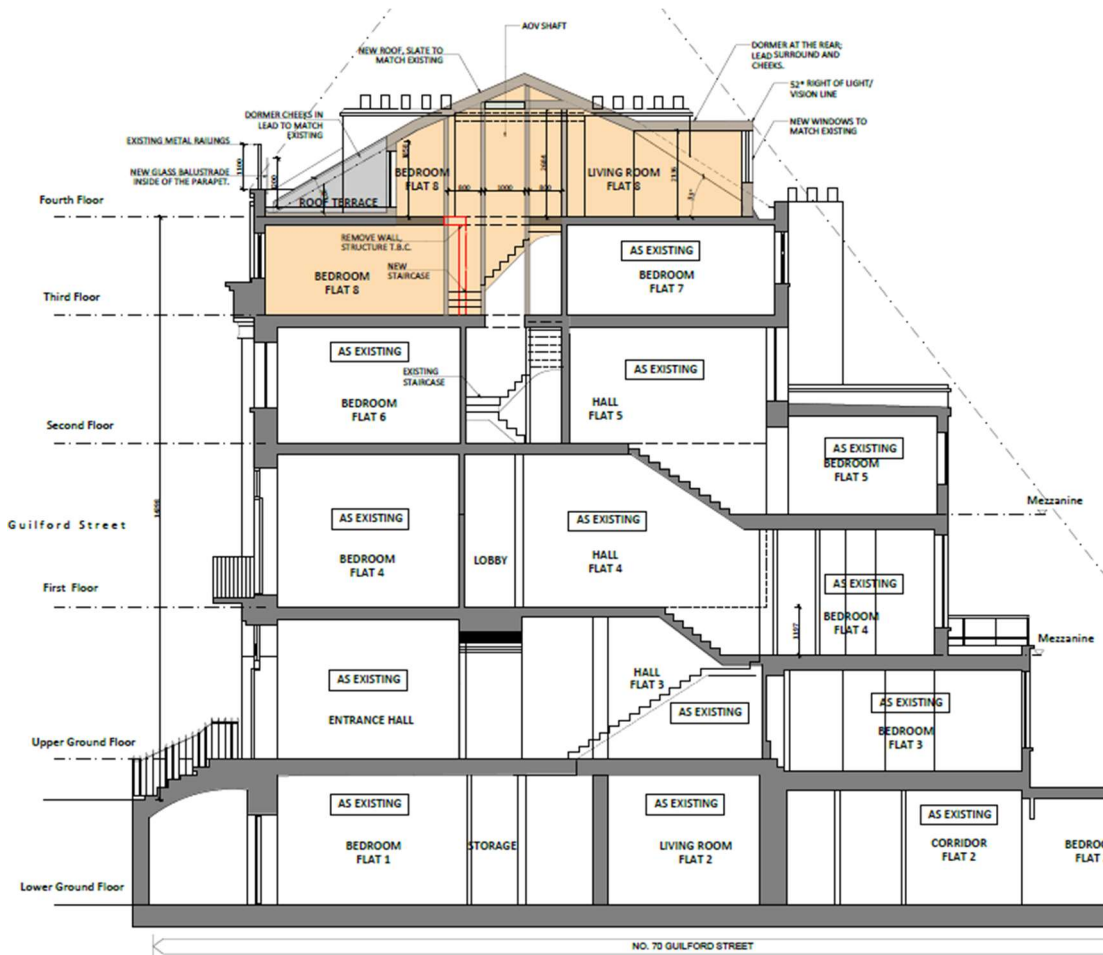


The existing winding staircase leading to the 3rd floor will be preserved. The top landing will be divided by adding a light partition, forming a shaft to the new 4th floor, the partition providing separation between the common parts and the flat 8 which will become a mezzanine flat on 2 levels. The new 4th floor will be a roof extension, built sympathetically to the existing roof, maintaining the original slopes front and back, with a raised section in the middle. The inspiration for this roof type was driven by the existing roof extensions at numbers 67 and 68. The new roof will be a hipped on 4 sides, creating valleys towards the party walls. The party wall parapet with number 69 was already raised by the works carried out at the adjacent property and the proposal is to replicate the same concept on the boundary with number 71.

The new roof will have an inverted dormer at the front, creating a small roof terrace and one larger dormer at the rear, behind the existing parapet, with a box gutter as existing.

The new roof will be covered in matching slate with lead flashing, as existing.

PROPOSED SECTION



The extent of proposed works is marked in colour hatches on the section. The roof extension will create a mezzanine 4th floor, accessed from the 3rd floor of flat 8. The flat will benefit for the extra space, creating a 3-bedroom flat. There is demand for such larger flats.

Flat 7 will remain as existing.

Given the height of the proposed new 4th level measured from the street level, additional consideration is required to fire-safety measures. The uppermost floor of the building is approximately 14.4m from external ground level. This is greater than the maximum 11m allowed for a small single stair building. To mitigate the additional risk, supplementary fire-safety measures, including an openable smoke vent at the top of the stair and a new wide shaft connecting the main staircase top landing to the roof, in addition to the smoke/fire-detection to the flats, will be replacing the current AOV rooflight. This is to provide the correct location and maintain continuity through the enclosed staircase shaft.

PROPOSED ELEVATIONS



The existing elevations will be preserved as existing, in fact not touched at all apart from the roof intervention, which will not be visible from the street level, the roof extension will be set behind the existing vision lines, front and rear.

The new roof will have an inverted dormer at the front, creating a small roof terrace and a larger dormer at the rear, behind the existing parapet, with a box gutter as existing.

The new roof will be covered in matching slate with lead flashing, as existing.

The details of the roof, new windows and small brick rear extension are in keeping with the existing building.

The approach to the building takes into account Development Policy D2 (Conserving Camden's Heritage), where the guidance only allows the alterations to a listed building where it is considered that this would not cause harm to the special interest of the building.

The external façade will not be affected by the proposal.

ACCESS AND AMENITIES

ACCESS

The main access is as existing. New internal staircase will replace the latest built internal staircase in Flat 5 and a new staircase will be added to flat 8, where a mezzanine is proposed at roof level.

HIGHWAYS

Cycle storage facilities is well accessible, secure and sheltered, inside the building (vault), which minimises theft and offers protection from the elements. The proposal has no change affecting the approval in 2014.

WASTE MANAGEMENT

The proposed bin and recycle storage facilities is well located, on the lower ground floor, accessible externally, as existing and currently used.

HERITAGE IMPACT ASSESSMENT

The proposals seek to improve the quality of accommodation within the existing building. A range of options were explored leading to the arrival of a straightforward scheme to simplify and extend the existing ground and first floors, ultimately allowing enhanced amenity provision and improved room sizes within the unit.

The proposals seek to address limitations of the existing building layout, lack of amenity space and, where works are proposed, it's inefficient fabric and responds to previous adaptations of the host and neighbouring buildings in the location of the works, their scale, massing, height, functionality, layout, detailing and materials which increasing the amount of accessible accommodation on the roof level of the property.

All materials will be contextual, durable and sustainable. In general, the approach has been to ensure the proposals respond sensitively to the special historic and architectural constraints of the existing listed building, rather than seeking any significant changes.

HERITAGE APPRAISAL

The proposals aim to balance the promotion of higher environmental standards in accordance with Local Plan Policies CC1 and CC2, while also preserving the unique built environment of Camden as outlined in Policy D2 Heritage. The proposed works include climate change mitigation measures, while ensuring that original or historic features are retained and any necessary repairs are carried out using matching materials.

The justification for the proposed works is supported by the application documents, which demonstrate that the proposals will not negatively impact the significance of the existing building. The works are aligned with Camden's Strategic Objectives as set out in the Local Plan, and are therefore in compliance with Policy H1, H6, and H7, as well as the National Planning Policy Framework (NPPF). The Council will not permit the loss of or substantial harm to a listed building unless it is necessary and outweighs the harm or loss.

The proposed development is considered to be in compliance with relevant Camden Planning Guidance and policy, with minimal impact on the public realm. It is concluded that the works would not adversely impact relevant heritage assets and would be discrete and unobtrusive. The potential harm to the listed building has been designed and positioned out as much as possible, and there would be public benefit in the continued efficient and comfortable use of the building, as well as the provision of additional residential accommodation in line with relevant policies and targets.

Based on the guidance and policy mentioned above, it is not anticipated that the proposed development would have any adverse impact on the heritage asset or its setting. The works are minor and would have a negligible impact on the character and appearance of the building. Even if there were some concern that the proposal might marginally fail to preserve or enhance the character and appearance of the designated heritage asset, any harm would be at the lower end of "less than substantial". The NPPF states that any harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal, including securing its ideal viable use, where appropriate.

CONCLUSION

It is recommended that the proposed development listed below be deemed acceptable, as the public benefits outweigh any potential minor harm that may be caused by the proposal.

The proposals offer larger residential accommodation in a central location and aim to adapt the building to climate change, resulting in a reduction of the borough's energy consumption. Furthermore, the proposals ensure the efficient and comfortable use and upkeep of the property, which is essential for its future longevity.

The proposals have been developed in line with Camden's Design priorities, considering the context of the development and surrounding area, the design of the building, and the use and function of existing and surrounding buildings. They also use good quality sustainable materials and aim to create adaptable, sustainable, attractive, and liveable places for residents, with opportunities to promote well-being and improve the character and quality of the area.

Overall, the proposals do not cause harm to the significance of the existing building and offer aesthetic simplification to the scheme, which is beneficial. The amendments are minor in scale and comply with Camden's relevant policies.

In summary, the proposals are well-considered, appropriate, and in line with Camden's relevant policies. They offer significant improvements in quality, functionality, and performance, ensuring the building's long-term use as a secure and sustainable constituent part of the Borough's housing stock.

Therefore, local planning and heritage officers recommend their favourable consideration.

PLANNING POLICIES

NATIONAL = NPPF AND SPACE STANDARDS

[National Planning Framework 2021](#)

REGIONAL = LONDON PLAN

[The London Plan 2021](#)

Policy H10 Housing size mix

Policy HC1 Heritage conservation and growth

LOCAL = CAMDEN

The relevant policies were extracted, relating to the proposal, with a long-term view moving forward. The proposed design followed all the guidelines and the local policy. In addition, the historic character is preserved and enhanced through careful integration of all the elements proposed.

The proposal will serve to enhance the functionality of the listed building through sensitive adaptation, maximising the potential by providing extra habitable space, whilst creating a sustainable development that will only contribute positively to the wider conservation area.

The Policies and Documents listed below are deemed to be of particular significance to the application. They have each been carefully considered and works adopted to align with these policies wherever relevant and possible throughout the development of the proposals, as further described in this section.

The new proposal follows the policies guidance, in addition to the policies mentioned above:

NATIONAL

NATIONAL SPACE STANDARDS:

Number of bedrooms (b)	Number of bed spaces (persons (p))	Minimum gross internal floor areas and storage (sqm)			
		1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

NPPF

The National Planning Policy Framework (NPPF) confirms the status of the Development Plan (i.e. the Unitary Development Plan) as the starting point for decision making. Section 38(6) of the Planning and Compulsory Purchase Act 2004 also requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.” As such, both the NPPF and the emerging Local Plan are material considerations, but do not change the statutory status of the development plan.

Revised National Planning Policy Framework 2021(NPPF)

The Revised National Planning Policy Framework (2021) (NPPF) sets out a presumption in favour of sustainable development. Paragraph 7 of the Framework states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 9 of the Framework states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

Section 16: Conserving and Enhancing the Historic Environment Paragraphs: 190, 194, 196.

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16 (2):

“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”.

Section 72:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

[Camden Local Plan](#) Strategic objectives:

- 1,2 & 3

CAMDEN LOCAL PLAN POLICIES

- A1 Managing the impact of development
- C1 Health and Wellbeing
- D1 Design
- D2 Heritage (See Appendix)
- H1 Maximising Housing Supply
- H6 Housing Mix and Choice
- H7 Large and Small Homes
- CC1 Climate change mitigation
- T1 Prioritising walking, cycling and public transport

CAMDEN PLANNING GUIDANCE:

- CPG: Design
- CPG: Energy Efficiency and Adaptation

POLICY A1:

The proposed works would not give rise to any adverse impacts to neighbours.

POLICY C1:

The proposed works are modest in nature and will enable the existing unit top floor level to be modernised, additional residential floor space created and generally made it fit for current and future living demands. There would be no adverse visual impact from the public realm. The works would significantly enhance the quality of living accommodation for future residents.

POLICY D1 AND D2:

The proposals provide high quality design that preserves and enhances the heritage asset as well as the character of the area, maintaining and improving a high-quality environment while also improving sustainability, inclusivity and health and wellbeing of existing and future residents. In line with these policies, the proposals will significantly improve the quality of building and its landscaping.

POLICIES H1, H6, H7:

These policies seek to maximise the Borough's available housing supply, including through mix and choice of available accommodation. The proposals are brought to Camden's Planning Authority in order that the existing low-quality units currently occupying the top floor can be enlarged, providing additional residential bed space with the requisite increase in bathroom and kitchen facilities. When delivered, these proposals will increase the borough's available supply of high-quality housing types to meet the needs of households unable to access self-contained market housing, thereby meeting the relevant Local Plan policies.

POLICY CC1:

This policy seeks to mitigate Climate Change through sustainable design and reduction of carbon emissions. Through intensifying the density of the existing units, these proposals will enable additional residential accommodation to be provided with marginal increase in the embodied carbon of the existing building. The proposals will also make the building more economically viable, thereby extending its use and retaining the carbon embodied within it. The upgrade of glazing and external wall and roof fabric beyond UK Building Regulation requirements and the use and installation of low energy light fittings will significantly reduce the energy requirements of the existing units and further reducing carbon emissions through occupation and use of the buildings. When delivered, the existing building will be more thermally efficient and the new residential accommodation will have been provided with marginal new building work being carried out compared to providing new standalone accommodation, thereby in compliance with the intention of policy CC1.

POLICY T1:

Being an intensification of an existing centrally located, car free, residential building with ease of access to existing public transport links and local amenities, the proposals act to further prioritise and promote walking, cycling and public transport use.

The proposals seek to improve the quality of accommodation within the existing building. A range of options were explored leading to the arrival of a straightforward scheme to simplify and extend the existing lower floors, allowing enhanced amenity provision and improved room sizes within this unit.

PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<u>2013/7992/L</u>	70 Guilford Street London WC1N 1DF	Internal alteration to layout of the floors and amendment to approved scheme 2011/0915/L granted on 24/07/2012 for change of use from hostel and office use to residential.	FINAL DECISION	09-01-2014	Granted
<u>2013/3862/P</u>	72 Guilford Street London WC1N 1DF	Details of condition 5 (new doorway) of planning permission ref: 2011/6464/P dated 23/07/2012 for the Change of use of 71 and 72 Guilford Street from nurses' hostel (sui generis) and office use (Class B1) to a backpacker hostel (sui generis) with reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street. Change of use of 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B1) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats, external alterations including installation of balustrades and replacement of existing windows with doors for the provision of roof terraces to the rear at first and second floor level, alterations to fenestration at the front, side and rear elevation. Alterations at roof level to properties including installation of rooflights and lift overrun.	FINAL DECISION	01-07-2013	Refused
<u>2012/6856/P</u>	70-72 Guilford Street London WC1N 1DF	Details pursuant to condition 6 (cycle storage) of planning permission dated 23/07/12 (Ref 2011/6464/P) for the change of use of 71 and 72 Guilford Street from nurses hostel (sui generis) and office use (Class B1) to a backpacker hostel (sui generis) with reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street and the change of use of 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B1) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats.	FINAL DECISION	10-01-2013	Granted
<u>2012/0195/L</u>	70-72 GUILFORD STREET LONDON WC1N 1DF	Reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street and external alterations including installation of balustrades and replacement of existing windows with doors for the provision of roof terraces to the rear at first and second floor level, alterations to fenestration at the front, side and rear elevation to 70 Guilford Street, alterations at roof level to properties including installation of rooflights and lift overrun and internal alterations all in connection with change of use of 71 and 72 Guilford Street from nurses hostel (sui generis) and office use (Class B2) to a backpacker hostel (sui generis) and 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B2) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats.	FINAL DECISION	24-01-2012	Granted
<u>2011/6464/P</u>	70-72 GUILFORD STREET LONDON WC1N 1DF	Change of use of 71 and 72 Guilford Street from nurses' hostel (sui generis) and office use (Class B1) to a backpacker hostel (sui generis) with reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street. Change of use of 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B1) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats, external alterations including installation of balustrades and replacement of existing windows with doors for the provision of roof terraces to the rear at first and second floor level, alterations to fenestration at the front, side and rear elevation. Alterations at roof level to properties including installation of rooflights and lift overrun.	FINAL DECISION	23-01-2012	Granted Subject to a Section 106 Legal Agreement
<u>2010/2704/P</u>	70-72 Guilford Street	Retention of change of use from vacant nurses' hostel (Sui Generis) to backpackers hostel (Sui Generis) until 30th November 2012.	FINAL DECISION	02-06-2010	Refused and Warning of Enforcement Action to be Taken
<u>2010/2701/P</u>	70-72 Guilford Street	Retention of change of use from vacant nurses hostel (Sui Generis) to backpackers hostel (Sui Generis).	FINAL DECISION	02-06-2010	Refused
<u>2010/0395/P</u>	70-72 Guilford Street	Retention of change of use from vacant nurses' hostel (Sui Generis) to backpackers hostel (Sui Generis).	FINAL DECISION	28-01-2010	Refused and Warning of Enforcement Action to be Taken
<u>2008/0949/L</u>	70-72 Guilford Street	Works of repair and structural strengthening.	FINAL DECISION	27-03-2008	Granted

PLANNING HISTORY NEARBY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<u>2018/1474/L</u>	66 Guilford Street	Minor changes to approval of details pursuant to condition 3A (doors) & 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4863/L) with respect to details of a set of new basement door and the replacement of the front lightwell stair balustrade.	FINAL DECISION	10-04-2018	Granted
<u>2017/5679/L</u>	66 Guilford Street	Details of service runs for all new bathrooms/kitchens required by condition 3f of listed building consent granted under reference 2016/4863/L dated 10/10/16 for variation of listed building consent 2013/3983/L dated 19/03/2014	FINAL DECISION	02-11-2017	Granted

<u>2017/1996/L</u>	66 Guilford Street	Details of doors (condition 3a), plaster work (condition 3c), new joinery (condition 3d), service runs (condition 3f), details of any works of alteration or upgrading not included on the approved drawings (condition 3g), method statement for cleaning/soot washing and re-pointing (condition 6) of listed building consent dated 2016/4863/L dated 10/10/16	FINAL DECISION	02-05- 2017	Granted
<u>2016/6640/L</u>	66 Guilford Street	Approval of conditions 3b (specifications of jambs, head and cill), 3e Samples and manufacturer's details of new facing materials) and 3g granted under reference 2016/4863/L dated 10/10/16 for variation of listed building consent 2013/3983/L dated 19/03/2014 including front and rear mansard windows positions and minor internal alterations at 4th floor level.	FINAL DECISION	13-12- 2016	Granted
<u>2016/4866/P</u>	66 Guilford Street	Alter 4th floor front and rear mansard window positions under planning permission 2013/3902/P dated 19/03/2014.	FINAL DECISION	12-09- 2016	Granted
<u>2016/4863/L</u>	66 Guilford Street	Variation of listed building consent 2013/3983/L dated 19/03/2014 including front and rear mansard windows positions and minor internal alterations at 4th floor level.	FINAL DECISION	12-09- 2016	Granted
<u>2016/4030/P</u>	66 Guilford Street	Details of condition 3 (measures to mitigate the impact of external noise) of planning permission ref: 2015/6516/P dated 05/07/2016.	FINAL DECISION	03-08- 2016	Granted
<u>2015/6516/P</u>	66 Guilford Street	Variation of condition 3 planning permission 2013/3902/P dated 19/03/2014 namely alterations to roof extension; internal layout of the approved 2-bedroom residential unit on the 3rd and 4th floors and addition of infill extension at rear lower ground level and alterations to doors to rear lower ground.	FINAL DECISION	03-12- 2015	Granted Subject to a Section 106 Legal Agreement
<u>2015/6150/L</u>	66 Guilford Street	Variation of listed building consent 2013/3983/L dated 19/03/2014 namely alterations to roof extension; internal layout of the approved 2-bedroom residential unit on the 3rd and 4th floors and addition of infill extension at rear lower ground level and alterations to doors to rear lower ground.	FINAL DECISION	02-12- 2015	Granted
<u>2013/3938/L</u>	66 Guilford Street	Erection of a 2 storey part width rear extension, following demolition of existing, erection of a full-width rear dormer, and internal alterations and associated works in connection with change of use from nurses' hostel (sui generis) to 1x 3 bedroom, 1 x 2 bedroom and 2x 1 bedroom self-contained residential units (Class C3).	FINAL DECISION	27-06- 2013	Granted
<u>2018/1475/L</u>	67 Guilford St.	Minor changes to approval of details pursuant to condition 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4864/L) with respect to details the replacement of the front lightwell stair balustrade.	FINAL DECISION	10-04- 2018	Granted
<u>2017/5680/L</u>	67 Guilford St.	Details of service runs for all new bathrooms/kitchens required by condition 3f of listed building consent 2016/4864/L 10 October 2016 (variation of 2013/3939/L dated 18 March 2014)	FINAL DECISION	02-11- 2017	Granted
<u>2017/2000/L</u>	67 Guilford St.	Details of doors (condition 3a), plaster work (condition 3c), new joinery (condition 3d), service runs (condition 3f), Details of any works of alteration or upgrading not included on the approved drawings (condition 3g), method statement for cleaning/soot washing and re-pointing (condition 6) of listed building consent dated 2016/4864/L dated 10/10/16	FINAL DECISION	02-05- 2017	Granted
<u>2016/6641/L</u>	67 Guilford St.	Approval of conditions 3b(specifications of doors and windows including jambs, head and cill), 3e(samples of facing materials) 3g (part)(specifications of alterations and upgrading) & 6 (Method Statement for soot cleaning and washing) granted under reference 2016/4864/L dated 10/10/16 for variation of listed building consent 2013/3939/L dated 18/03/2014 including design changes to the 4th floor rear extension windows, rear upper ground floor window and fenestration to rear extension	FINAL DECISION	13-12- 2016	Granted
<u>2016/4868/P</u>	67 Guilford St.	Design changes to rear dormer, rear upper ground floor window and windows to rear extension facing the courtyard under planning permission 2013/3903/P dated 18/03/2014.	FINAL DECISION	12-09- 2016	Granted
<u>2016/4864/L</u>	67 Guilford St.	Variation of listed building consent 2013/3939/L dated 18/03/2014 including design changes to the 4th floor rear extension windows, rear upper ground floor window and fenestration to rear extension	FINAL DECISION	12-09- 2016	Granted
<u>2016/4029/P</u>	67 Guilford St.	Details of condition 3 (measures to mitigate the impact of external noise) of planning permission ref: 015/6065/P dated 05/07/2016	FINAL DECISION	03-08- 2016	Granted
<u>2015/6457/L</u>	67 Guilford St.	Variation to listed building consent 2013/3939/L dated 18/03/2014 for conversion into residential units with reconstruction of rear closet wings and full width rear dormer namely to convert the approved 3-bedroom residential unit on the lower and upper ground floor into two x 2-bedroom residential units including infill extension to rear lower ground floor and alterations to layout of 3rd and 4th floor residential unit.	FINAL DECISION	02-12- 2015	Granted
<u>2015/6065/P</u>	67 Guilford St.	Variation of condition 3 (approved plans) of planning permission 2013/3903/P dated 18/03/2014 for change of use from nurses hostel to 4x self-contained residential units with rear extension and rear dormer, namely to convert the approved 3-bedroom residential unit on the lower and upper	FINAL DECISION	02-12- 2015	Granted Subject to a Section

		ground floor into two x 2-bedroom residential units including infill extension to rear lower ground floor and alterations to layout of 3rd and 4th floor residential unit.			106 Legal Agreement
<u>2013/3939/L</u>	67 Guilford St.	Erection of a 2-storey part width rear extension, following demolition of existing, erection of a full-width rear dormer, and internal alterations and associated works in connection with change of use from nurses' hostel (sui generis) to 1x 3 bedroom, 1 x 2 bedroom and 2x 1 bedroom self-contained residential units (Class C3).	FINAL DECISION	27-06-2013	Granted
<u>2016/3485/P</u>	68-69 Guilford St.	Use as 43 self-contained residential studio units and one 2 bed residential flat on ground floor of no. 69 (Class C3).	FINAL DECISION	28-06-2016	Granted
<u>9370077</u>	68-69 Guilford Street WC1	Internal refurbishment and restoration in connection with the use of the buildings for nurses residential accommodation and hospital administrative offices as shown on drawing numbers 2793/SY/01A 02-08 2793/L/ 101B 102B 103B & 104C and 2793/D/01 02B 03A 04B 05A 06 07 08 09C & 10B revised by letters dated 5 August 1993 and 10 September 1993.	FINAL DECISION	27-04-1993	Grant List.Build. or Cons.Area Consent
<u>9300509</u>	68-69 Guilford St.	Internal refurbishment and restoration in connection with the use of the buildings for nurses bedsit accommodation on first second and third floors and administrative offices for the National Hospital and the Institute of Neurology on ground floor and basement as shown on drawing numbers 2793/SY/01A 02-08 2793/L/ 101B 102B 103B & 104C and 2793/D/01 02B 03A 04B 05A 06 07 08 09C & 10B revised by letters dated 5 August 1993 and 10 September 1993.	FINAL DECISION	27-04-1993	Grant Full or Outline Planning Permissn.
<u>2931</u>	68-69 Guilford St.	For the removal of the existing roofs and their replacement with new roofs to a different profile, and the reconstruction of the wall at third floor front	FINAL DECISION	22-06-1982	Conditional
<u>2012/1292/P</u>	73 GUILFORD STREET LONDON WC1N 1DF	Details pursuant to conditions 8 (a) (new railings and entrance steps with finials, including materials, finish and method of fixing into the plinth) and 8 (b) (all new external doors, windows and fanlights including reveals with typical moulding and architrave detail) of planning permission dated 12/07/10 (ref. 2009/5109/P) as amended by planning permission dated 29/10/10 (ref. 2010/3682/P) for the erection of a 4 storey over basement building to provide 7 residential units.	FINAL DECISION	01-05-2012	Granted
<u>2011/1358/P</u>	73 Guilford St	Details of external materials pursuant to condition 3 of planning permission 2009/5109/P granted on 12/07/2010 (for the erection of a 4 storey over basement building to provide 7 residential units)	FINAL DECISION	24-03-2011	Granted
<u>2010/3695/L</u>	73 Guilford St.	Amendments to Listed Building Consent 2009/5129/L dated 21/04/2010 for "Works associated with the erection of a 4 storey over basement building to adjoin and connect to 72 and 74 Guilford Street".	FINAL DECISION	18-08-2010	Granted
<u>2010/3682/P</u>	73 Guilford Street LONDON WC1N 1DK	Amendments to planning permission ref: 2009/5109/P (dated 12/07/2010) 'Erection of a 4 storey over basement building to provide 7 residential units (4 x 1bed; 2 x 2 beds and 1 x 3 bed) following the demolition of 73 Guilford Street,' to include an amended unit mix (4 x 1 bed 1 x 2 bed and 2 x 3 bed units), a lift, an additional window to the rear elevation, an enclosed roof terrace at third floor level, and a 'Juliet balcony' at first floor level.	FINAL DECISION	05-08-2010	Granted Subject to a Section 106 Legal Agreement
<u>2009/5131/C</u>	73 Guilford St.	Demolition of existing two storey building at 73 Guilford Street.	FINAL DECISION	14-01-2010	Granted
<u>2009/5129/L</u>	73 Guilford St.	Works associated with the erection of a 4 storey over basement building to adjoin and connect to 72 and 74 Guilford Street.	FINAL DECISION	14-01-2010	Granted
<u>2009/5109/P</u>	73 Guilford St.	Erection of a 4 storey over basement building to provide 7 residential units (4 x 1bed; 2 x 2 beds and 1 x 3 bed) following the demolition of 73 Guilford Street.	FINAL DECISION	14-01-2010	Granted Subject to a Section 106 Legal Agreement
<u>009/1310/P</u>	73-74 Guilford St.	Erection of a 4 storey over basement building to provide 14 residential units (1 x 1bed; 12 x 2 beds and 1 x 3 bed) following the demolition of 73 and 74 Guilford Street (Sui Generis).	FINAL DECISION	20-04-2009	Refused
<u>2009/1327/C</u>	73-74 Guilford St.	Demolition of existing buildings and redevelopment of a five-storey building to provide 14 residential units.	FINAL DECISION	17-04-2009	Refused
<u>2009/1326/L</u>	73-74 Guilford St.	Works associated with the erection of a 4 storey over basement building to provide 14 residential units (1 x 1bed; 12 x 2 beds and 1 x 3 bed) following the demolition of 73 and 74 Guilford Street (Sui Generis).	FINAL DECISION	17-04-2009	Granted
<u>2008/3221/P</u>	73-74 Guilford St.	Redevelopment of site to provide a 4 storey plus basement building providing fourteen residential flats (Class C3).	WITHDRAWN	17-11-2008	Withdrawn Decision

<u>2014/7909/NEW</u>	80 Guilford Street London WC1N 1DF	Submission of a method statement for cleaning/soot washing and re-pointing including proposed colour and texture of any new pointing as required by condition 6 of planning permission ref 2013/8203/P dated 25/09/14, for the change of use from nurses hostel (Sui Generis) to residential (Class C3) to provide 5 flats (3 x 1 bed and 2 x 2 bed) with associated basement terrace and cycle & refuse storage, raising and replacement of roof, installation of 4 rooflights, alterations to fenestration and hard and soft landscaping.	WITHDRAWN	--	Withdrawn Decision
<u>2014/6954/P</u>	80 Guilford Street London WC1N 1DF	Details of condition 6 (a method statement for cleaning/soot washing and re-pointing) of planning application ref 2013/8203/P granted on 25/09/2014 for change of use from nurses hostel (Sui Generis) to residential (Class C3) to provide 5 flats (3 x 1 bed and 2 x 2 bed) with associated basement terrace and cycle & refuse storage, raising and replacement of roof, installation of 4 rooflights, alterations to fenestration and hard and soft landscaping.	FINAL DECISION	05- 01- 2015	Granted
<u>2014/3963/L</u>	80 Guilford St.	Change of use from nurses' hostel (Sui Generis) to residential (Class C3) 3 x 1-bedroom flats and 1 x 4-bedroom flat and associated internal and external alterations.	WITHDRAWN	30- 07- 2014	Withdrawn Decision
<u>2014/3736/P</u>	80 Guilford St.	Details of noise assessment required by condition 5 of planning permission 2012/6167/P granted on 22/5/13 for change of use form nurses' hostel to maisonette and flat.	WITHDRAWN	03- 07- 2014	Withdrawn Decision
<u>2014/3735/L</u>	80 Guilford St.	Detailed drawings required by condition 2 of listed building consent 2012/6219/L granted on 22/5/14 for change of use form nurses' hostel to maisonette and flat.	WITHDRAWN	03- 07- 2014	Withdrawn Decision
<u>2014/3755/P</u>	80 Guilford St.	Change of use from nurses' hostel (Sui Generis) to residential (Class C3) 3 x 1 bedroom flats and 1 x 4 bedroom flat and associated internal and external alterations.	WITHDRAWN	17- 06- 2014	Withdrawn Decision
<u>2014/3917/L</u>	80 Guilford St.	Change of use of basement and ground floor level from nurses' hostel (sui generis) to residential (C3) 2x2 bed flat and associated internal and external alterations.	WITHDRAWN	16- 06- 2014	Withdrawn Decision
<u>2014/3759/P</u>	80 Guilford St.	Change of use of basement and ground floor level from nurses' hostel (sui generis) to residential (C3) 2x2 bed flat and associated internal and external alterations.	WITHDRAWN	16- 06- 2014	Withdrawn Decision
<u>2014/0063/L</u>	80 Guilford St.	Change of use from nurses' hostel (Sui Generis) to residential (Class C3) to provide 5 flats (3 x 1 bed and 2 x 2 bed) with associated basement terrace and cycle & refuse storage, raising and replacement of roof, installation of 4 rooflights, alterations to fenestration, hard and soft landscaping and internal alterations to stairs and partition.	FINAL DECISION	17- 01- 2014	Granted
<u>2013/8203/P</u>	80 Guilford St.	Change of use from nurses hostel (Sui Generis) to residential (Class C3) to provide 5 flats (3 x 1 bed and 2 x 2 bed) with associated basement terrace and cycle & refuse storage, raising and replacement of roof, installation of 4 rooflights, alterations to fenestration and hard and soft landscaping.	FINAL DECISION	17- 01- 2014	Granted Subject to a Section 106 Legal Agreement

CAMDEN UDP

HERITAGE

CAMDEN'S HERITAGE

POLICY D2 HERITAGE

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

DESIGNATED HERITAGE ASSETS

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.

ARCHAEOLOGY

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

OTHER HERITAGE ASSETS AND NON-DESIGNATED HERITAGE ASSETS

The Council will seek to protect other heritage assets including non- designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

ENHANCING THE HISTORIC ENVIRONMENT

DESIGNATED HERITAGE ASSETS

CONSERVATION AREAS

LISTED BUILDINGS

- 7.57 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations.
- 7.58 The Council has a general presumption in favour of the preservation of listed buildings. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total or substantial demolition of a listed building are those set out in the National Planning Policy Framework.
- 7.59 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.
- 7.60 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.

ACCESS IN LISTED BUILDINGS

- 7.61 Where listed buildings and their approaches are being altered, disabled access should be considered and incorporated. The Council will balance the requirement for access with the interests of conservation and preservation to achieve an accessible solution. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.

SUSTAINABILITY MEASURES IN LISTED BUILDINGS

- 7.62 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics.

ARCHAEOLOGY

OTHER HERITAGE ASSETS

NON DESIGNATED HERITAGE ASSETS

- 1.1 GG1 Building strong and inclusive communities
- 1.2 GG2 Making the best use of land
- 1.3 GG3 Creating a healthy city
- 1.4 GG4 Delivering the homes Londoners need
- 1.5 GG5 Growing a good economy
- 1.6 GG6 Increasing efficiency and resilience
- 2.0 **Chapter 2 Spatial Development Patterns**
- 2.1 Policy SD1 Opportunity Areas
- 2.2 Policy SD2 Collaboration in the Wider South East
- 2.3 Policy SD3 Growth locations in the Wider South East and beyond
- 2.4 Policy SD4 The Central Activities Zone (CAZ)
- 2.5 Policy SD5 Offices, other strategic functions and residential development in the CAZ
- 2.6 Policy SD6 Town centres and high streets
- 2.7 Policy SD7 Town centres: development principles and Development Plan Documents
- 2.8 Policy SD8 Town centre network
- 2.9 Policy SD9 Town centres: Local partnerships and implementation
- 2.1 Policy SD10 Strategic and local regeneration
- 3.0 **Chapter 3 Design**
- 3.1 Policy D1 London's form, character and capacity for growth
- 3.2 Policy D2 Infrastructure requirements for sustainable densities
- 3.3 Policy D3 Optimising site capacity through the design-led approach
- 3.4 Policy D4 Delivering good design
- 3.5 Policy D5 Inclusive design
- 3.6 Policy D6 Housing quality and standards
- 3.7 Policy D7 Accessible housing
- 3.8 Policy D8 Public realm
- 3.9 Policy D9 Tall buildings
- 3.10 Policy D10 Basement development
- 3.11 Policy D11 Safety, security and resilience to emergency
- 3.12 Policy D12 Fire safety
- 3.13 Policy D13 Agent of Change
- 3.14 Policy D14 Noise
- 4.0 **Chapter 4 Housing**
- 4.1 Policy H1 Increasing housing supply
- 4.2 Policy H2 Small sites
- 4.3 Policy H3 Meanwhile use as housing
- 4.4 Policy H4 Delivering affordable housing
- 4.5 Policy H5 Threshold approach to applications
- 4.6 Policy H6 Affordable housing tenure
- 4.7 Policy H7 Monitoring of affordable housing
- 4.8 Policy H8 Loss of existing housing and estate redevelopment
- 4.9 Policy H9 Ensuring the best use of stock

- 4.10 Policy H10 Housing size mix
- 4.11 Policy H11 Build to Rent
- 4.12 Policy H12 Supported and specialised accommodation
- 4.13 Policy H13 Specialist older persons housing
- 4.14 Policy H14 Gypsy and traveller accommodation
- 4.15 Policy H15 Purpose-built student accommodation
- 4.16 Policy H16 Large-scale purpose-built shared living
- 5.0 **Chapter 5 Social Infrastructure**
- 5.1 Policy S1 Developing London's social infrastructure
- 5.2 Policy S2 Health and social care facilities
- 5.3 Policy S3 Education and childcare facilities
- 5.4 Policy S4 Play and informal recreation
- 5.5 Policy S5 Sports and recreation facilities
- 5.6 Policy S6 Public toilets
- 5.7 Policy S7 Burial space
- 6.0 **Chapter 6 Economy**
- 6.1 Policy E1 Offices
- 6.2 Policy E2 Providing suitable business space
- 6.3 Policy E3 Affordable workspace
- 6.4 Policy E4 Land for industry, logistics and services to support London's economic function
- 6.5 Policy E5 Strategic Industrial Locations (SIL)
- 6.6 Policy E6 Locally Significant Industrial Sites
- 6.7 Policy E7 Industrial intensification, co-location and substitution
- 6.8 Policy E8 Sector growth opportunities and clusters
- 6.9 Policy E9 Retail, markets and hot food takeaways
- 6.10 Policy E10 Visitor infrastructure
- 6.11 Policy E11 Skills and opportunities for all
- 7.0 **Chapter 7 Heritage and Culture**
- 7.1 Policy HC1 Heritage conservation and growth
- 7.2 Policy HC2 World Heritage Sites
- 7.3 Policy HC3 Strategic and Local Views
- 7.4 Policy HC4 London View Management Framework
- 7.5 Policy HC5 Supporting London's culture and creative industries
- 7.6 Policy HC6 Supporting the night-time economy
- 7.7 Policy HC7 Protecting public houses
- 8.0 **Chapter 8 Green Infrastructure and Natural Environment**
- 8.1 Policy G1 Green infrastructure
- 8.2 Policy G2 London's Green Belt
- 8.3 Policy G3 Metropolitan Open Land
- 8.4 Policy G4 Open space
- 8.5 Policy G5 Urban greening
- 8.6 Policy G6 Biodiversity and access to nature

- 8.7 Policy G7 Trees and woodlands
- 8.8 Policy G8 Food growing
- 8.9 Policy G9 Geodiversity
- 9.0 **Chapter 9 Sustainable Infrastructure**
- 9.1 Policy SI 1 Improving air quality
- 9.2 Policy SI 2 Minimising greenhouse gas emissions
- 9.3 Policy SI 3 Energy infrastructure
- 9.4 Policy SI 4 Managing heat risk
- 9.5 Policy SI 5 Water infrastructure
- 9.6 Policy SI 6 Digital connectivity infrastructure
- 9.7 Policy SI 7 Reducing waste and supporting the circular economy
- 9.8 Policy SI 8 Waste capacity and net waste self-sufficiency
- 9.9 Policy SI 9 Safeguarded waste sites
- 9.10 Policy SI 10 Aggregates
- 9.11 Policy SI 11 Hydraulic fracturing (Fracking) Policy SI 12 Flood risk management
- 9.12 Policy SI 13 Sustainable drainage
- 9.13 Policy SI 14 Waterways – strategic role
- 9.14 Policy SI 15 Water transport
- 9.15 Policy SI 16 Waterways – use and enjoyment
- 9.16 Policy SI 17 Protecting and enhancing London’s waterways
- 10.0 **Chapter 10 Transport**
- 10.1 Policy T1 Strategic approach to transport
- 10.2 Policy T2 Healthy Streets
- 10.3 Policy T3 Transport capacity, connectivity and safeguarding
- 10.4 Policy T4 Assessing and mitigating transport impacts
- 10.5 Policy T5 Cycling
- 10.6 Policy T6 Car parking
- 10.6.1 Policy T6.1 Residential parking
- 10.6.2 Policy T6.2 Office Parking
- 10.6.3 Policy T6.3 Retail parking
- 10.6.4 Policy T6.4 Hotel and leisure uses parking
- 10.6.5 Policy T6.5 Non-residential disabled persons parking
- 10.7 Policy T7 Deliveries, servicing and construction
- 10.8 Policy T8 Aviation
- 10.9 Policy T9 Funding transport infrastructure through planning
- 11.0 **Chapter 11 Funding the London Plan**
- 11.1 Policy DF1 Delivery of the Plan and Planning Obligations
- 12.0 **Chapter 12 Monitoring**
- 12.1 Policy M1 Monitoring

HERITAGE ASSESSMENT BASED ON WESTMINSTER POLICY

DES 8(A) *To preserve buildings of special architectural or historic interest, their settings and features of special architectural or historic interest by using all its available powers.*

The proposal casts minimal intervention, the street elevation is kept as existing, the new roof follows the existing slopes, behind the preserved parapet wall. The small addition at the rear is completely integrated within the existing, matching all the materials, proportions, remaining subordinate to the main building volumetry.

DES 8(D) *All proposed works should be shown in an application and any matter that might be the subject of control under other legislation or by another authority should be resolved or be capable of resolution in a satisfactory manner. Where it is necessary to determine the manner in which work should be carried out, sensitive opening-up and limited investigation will be encouraged, providing it is carried out in consultation with the City Council.*

The proposal is preserving the existing fabric, the new works are above the roof level, without disrupting the existing fabric. The only internal intervention is on the second floor, removing a newer staircase, re-instating the floor / ceiling and opening up a new small staircase at the rear, providing access to the old and new mezzanine half level floors, with no impact on the external fabric. The small rear elevation will be elevated from the existing flat roof, by extending the parapet walls, keeping the chimney structure entirely and abutting the new wall into it.

DES 8(E) *The Council will need to be satisfied that all aspects of proposals are necessary and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building. Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest. Wherever possible existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced. All works, whether they are repairs or alterations, will be required to be carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate.*

The proposal does not affect the integrity of the existing building, the new roof and small rear extension will be completely integrated and “absorbed” by the existing textures, colours and finishes as the existing.

DES 8(F) *Extensions to listed buildings will only be acceptable where they relate sensitively to the original building. Where the existing original roof structure is of specific architectural or historic interest, it should be preserved.*

The proposal is practically invisible, it does not affect the integrity of the existing building, the new roof and small rear extension will be completely integrated and “absorbed” by the existing textures, colours and finishes as the existing.

DES 8(G) *The City Council will impose, as necessary conditions on planning permissions or listed building consents in order to govern any aspect of work to a listed building including any that is necessary for the protection of parts of the building not within the area of the permitted works. In order to be able to consider the grant of permission or consent the Council will require sufficient information to enable it to be sure that any works that might be permitted can be carried out without danger to the fabric and structure of the building and adjoining historic properties or buildings of character which may be affected by such works.*

Should, during the course of approved works, part of a building be found to be insecure or unstable or otherwise affected by the works, the City Council may require that such measures as may be necessary be taken in order to ensure the preservation of the building.

END