

Planning and Heritage Statement
43 Downshire Hill NW3 1NU

1.0 Introduction

This Planning and Heritage Statement has been prepared on behalf of I Thompson by Architecture for London.

It accompanies the Design and Access Statement prepared by Architecture for London, and the Heritage Statement prepared by Martin O'Rourke.

2.0 Site

This application seeks planning permission and Listed Building Consent for the modest refurbishment and alterations to the GII listed property at 43 Downshire Hill.

The property lies within the Hampstead Conservation Area, on the South side of Downshire Hill. The general character of the immediate area is residential.

Within Sub Area Three, the property lies within the triangle formed by Downshire Hill, Keats Grove and a stretch of South End Road. This is described in the Conservation Area Statement as follows:

Keats Grove, Downshire Hill and the stretch of South End Road that links them were developed in the early 1800s around the elegant chapel of St John's. Most of the houses date from that period, and are listed. They range from tiny cottages to quite substantial villas of brick or stucco, detached or combined in informal terraces in a variety of classical styles or the Gothic of Nos.7 & 8 Downshire Hill. All are set in spacious front gardens defined by low walls, hedges or railings. These gardens, the numerous mature trees together with quality and variety of the houses give the area a strong identity.

The area lies within Character Area 3, the 19th Century Expansion, as designated by the Hampstead Neighbourhood Plan.

Downshire Hill is characterised by a range of building types including large white stucco detached houses and some modern insertions; Keats Grove and South End Road are smaller in scale with generous front gardens.



Map of Sub Area Three of the Hampstead Conservation Area. Willoughby Road/Downshire Hill

3.0 Planning policy

Relevant to the application are the following planning policies:

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage

Hampstead Neighbourhood Plan 2018

DH1 Design
DH2 Conservation areas and listed buildings

Camden Planning Guidance 2021

CPG (Home improvements)
CPG (Design)
CPG (Access for all)

Hampstead Conservation Area Statement 2001

Hampstead Conservation Area Design Guide

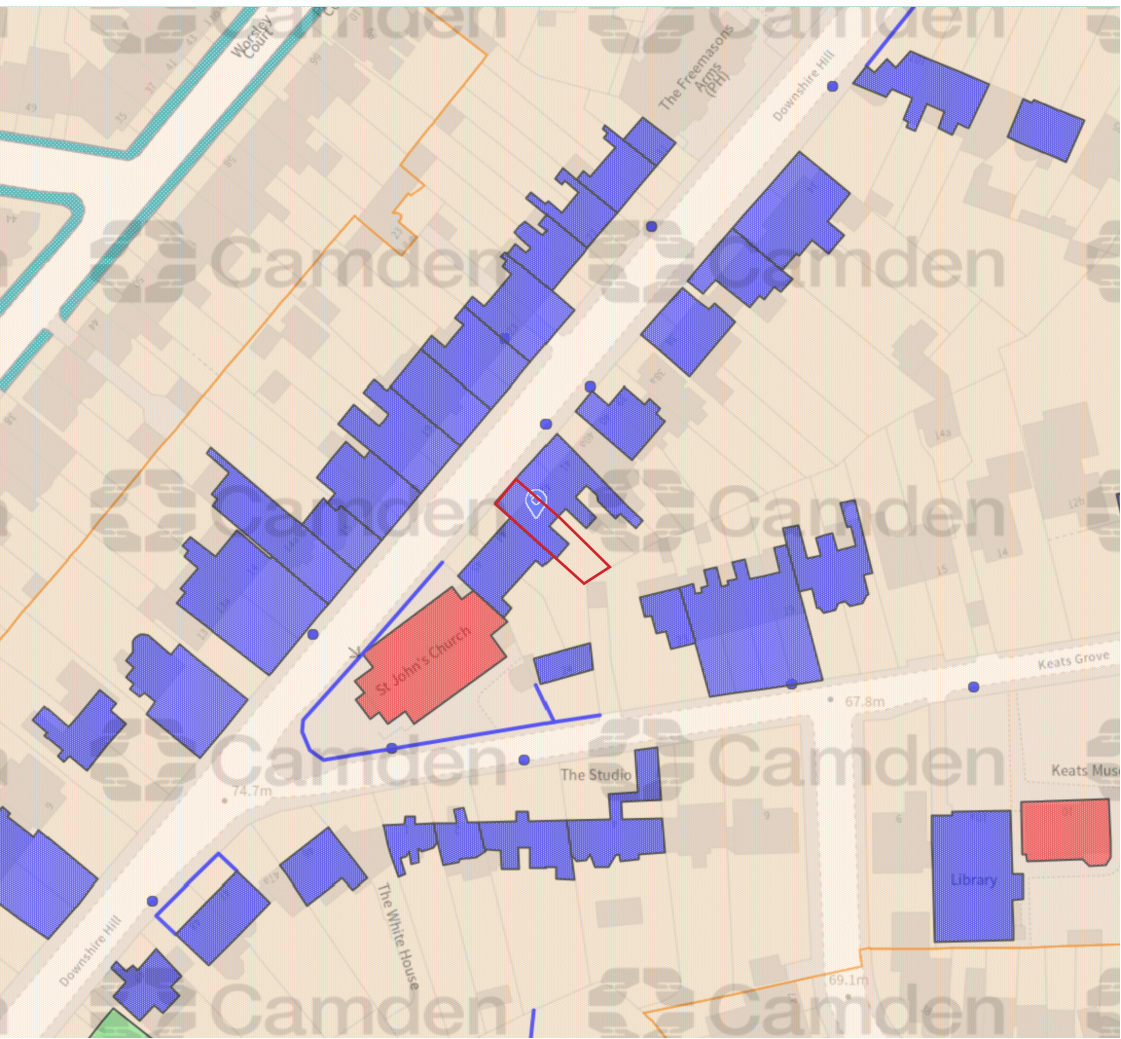
Additional is guidance is provided by the following document:

Historic England: Easy Access to Historic Buildings

3.1 D1 Design

The Council will seek to secure high quality design in development.
The requirements of the policy relevant to the application are:

- a. respects local context and character
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation
- d. is of sustainable and durable construction and adaptable to different activities and land uses
- e. comprises details and materials that are of high quality and complement the local character



Map of 43 Downshire Hill and the surrounding Listed Buildings as shown on Camden’s website

3.2 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.

3.3 DH1 Design

The relevant policies are as follows:

1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified ... through their design and landscaping.
2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s)
3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.

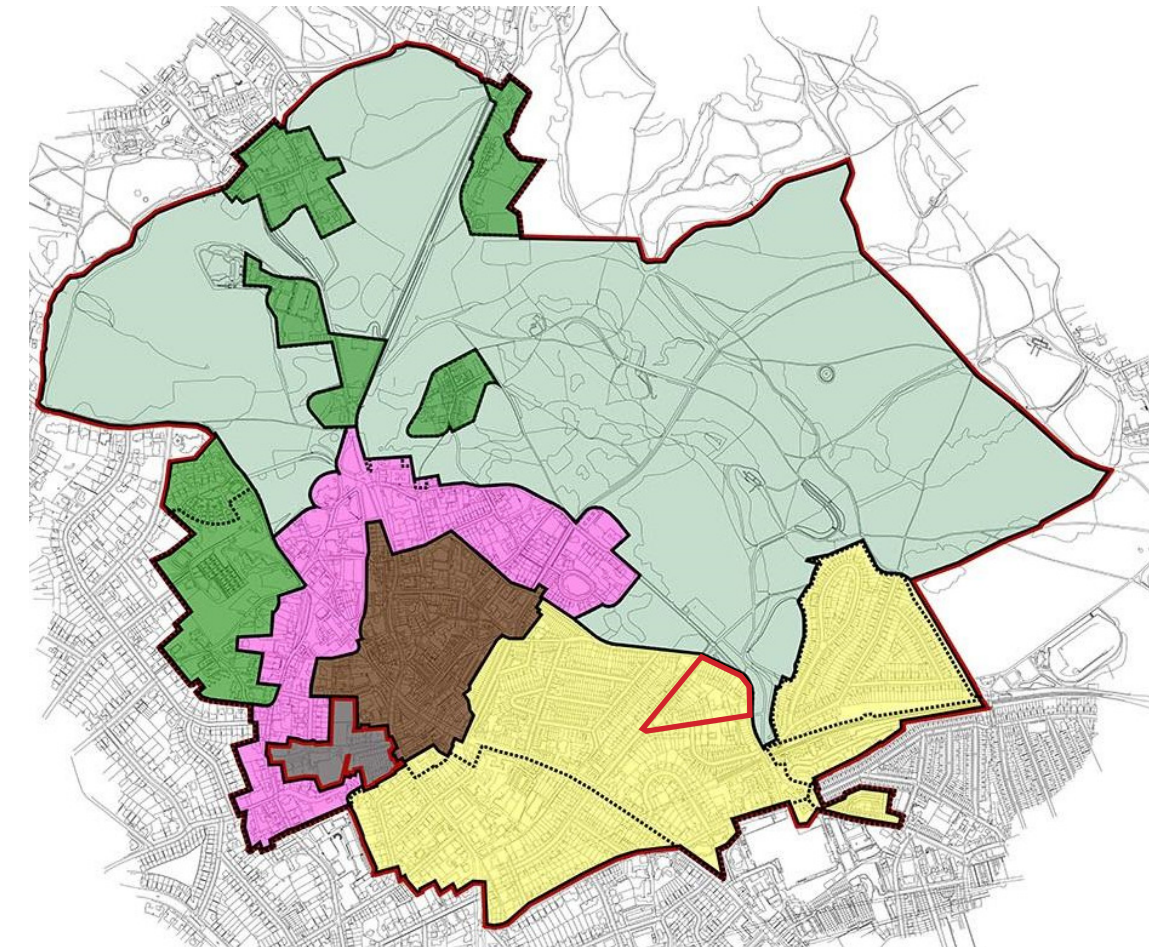
3.4 DH2 Conservation

Conservation areas and listed buildings. The relevant policies are:

1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.
2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies...
3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.
4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.

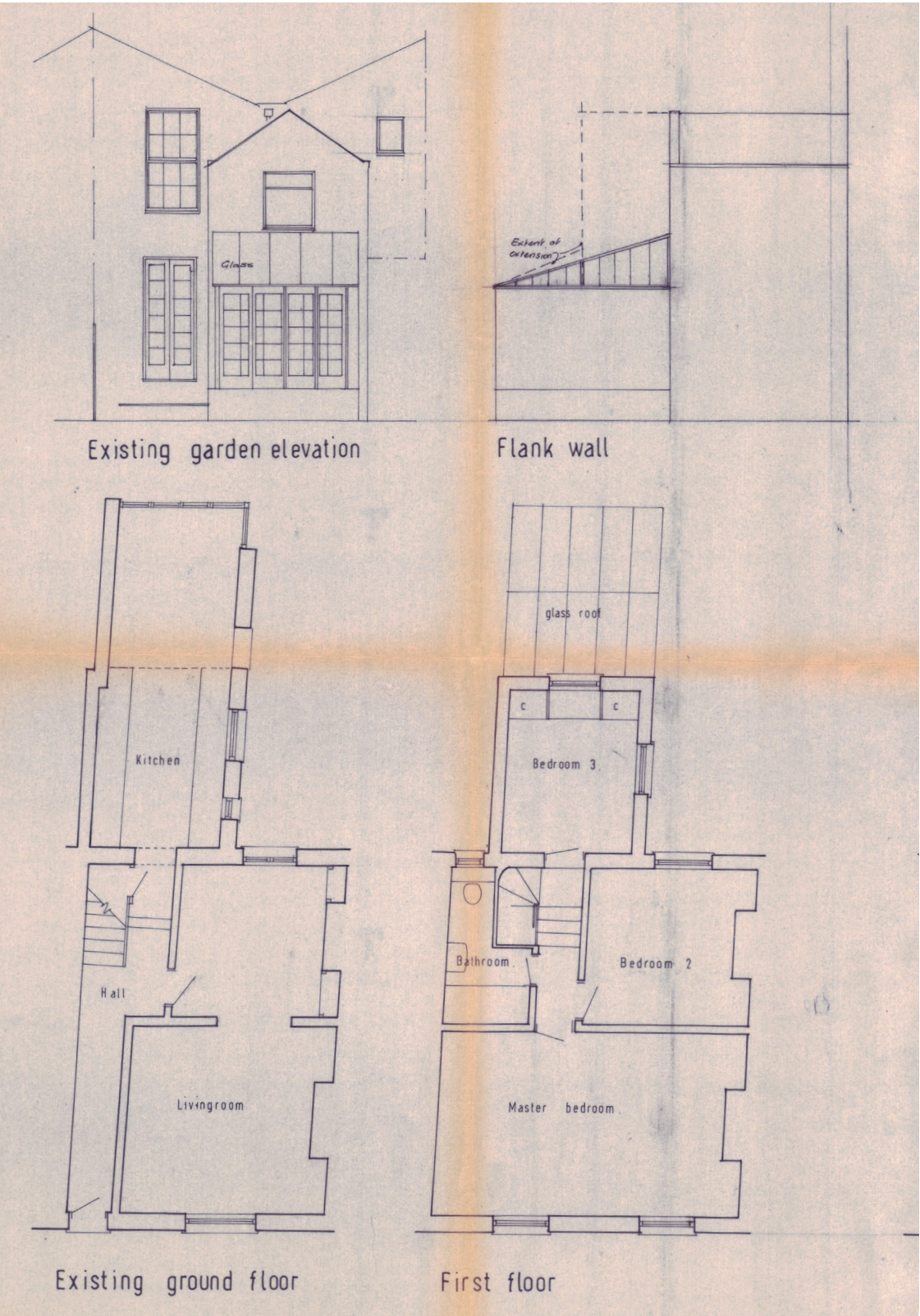
It states:

Historic features are easily lost or compromised through development but development can prove positive by restoring historic features, particularly windows, doors, railings and gardens and, where appropriate, restoring painted brickwork to its original state. Development should



Map of the Hampstead Character areas, the 19th Century Expansion is highlighted in yellow

	follow the guidance given in the relevant Conservation Area Appraisals and Management Strategies and manuals.
3.5 CPG Improvements	<div>3.0 External Alterations</div> <div>3.5 Rooflights<ul style="list-style-type: none">• They should not protrude more than 0.15m beyond the plane of the roof slope or be flush with the roof slope for properties in Conservation Area;• They are significantly subordinate both in size and number to the roofslope being altered and roof form overall</div>
3.6 CPG Design	<div>3.0 Heritage</div> <div>In assessing applications for listed building consent the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We will consider the impact of proposals on the historic significance of the building, including its features</div> <div>It is important that everyone should have dignified and easy access to and within historic buildings, regardless of their level of mobility. With sensitive design, listed buildings can often be made more accessible, while still preserving and enhancing the character of the building.</div>
3.7 CPG Access for all	<div>6.0 Listed buildings and heritage assets</div> <div>For listed buildings and other heritage assets, the Council will balance the requirement to provide access with the interests of conservation and preservation. Sensitive design solutions that achieve access for all, to and within listed buildings, should be sought.</div>



Existing floor plan at No 42 Downshire Hill showing original position of steps to the Kitchen

4.0 Existing

The significance of the existing property relates to the group value of the Nos 41, 42 & 43 as an early 19th century terrace. Much of the original floor plan remains, however it has been altered over time as described in the Design and Access Statement.

The original features of the house include the ground to first floor staircase, some of the windows, some floorboards, the front door and fanlight, and the garden railings. The Victorians altered the house extensively, moving doorways, opening up walls (living room to library) adding cupboards and picture rails.

Please refer to the separate document for the existing site photos

The rear outrigger has been altered many times over the years, and this is where minor alterations are proposed.

1. Ground Floor Kitchen

There is currently a modern fitted kitchen. The existing floor is non-original painted timber floorboards and the ceiling is painted plasterboard.

The modern window and door to the rear elevation are non-original and date from the 1970s extension. The three-over-three sash window to the side elevation is original.

There are no original skirtings or architraves and there is no cornice.

2. First Floor Bedroom and Bathroom

The current bathroom was installed following the Listed Building Consent application from 2015.

The existing six-over-six window to the rear elevation is a re-positioned original window and to be refurbished. The six-over-six window to the side elevation is non-original and to be replaced.

The bedroom floor is carpet and the ceilings are painted plasterboard. There is a non-original skirting and there is no cornice.

3. Second Floor Bedroom and Bathroom

The current bathroom is in poor condition and dates from the 1970s.

The two windows to the rear elevation are non-original sash windows and to be replaced. The architraves are non-original. It is believed these were installed in the 1970s when the outrigger was extended. The bathroom window to the side elevation is a modern window of 1970s design.

The bedroom floor is carpet and the ceilings are painted plasterboard. There is a non-original skirting and there is no cornice.

4. Staircase from first to second floor

The existing staircase consists of timber treads and risers and simple handrails mounted to the walls either side. It is painted either side of where a runner would have been in the centre.

The staircase dates from the late 1800s / early 1900s when the second floor was added to the outrigger.

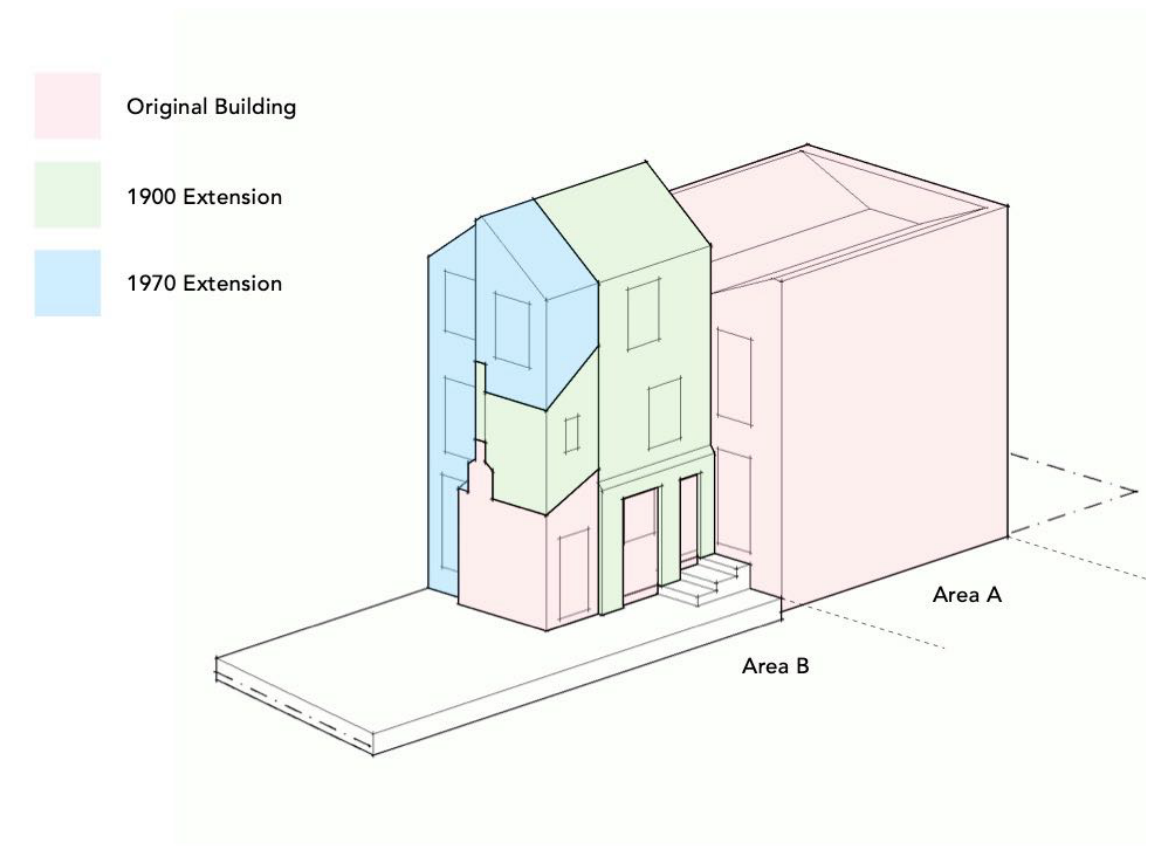


Diagram showing the alterations to the property over time

5.0 Assessment	The following provides an overview of the proposals and their impact on the Listed Building.
5.1 Oriel Window	<p>The proposed oriel window replaces a non-original window to the rear elevation of the outrigger. It is an addition to an already much altered rear elevation of the much altered rear outrigger. As the oriel window is at ground floor level, it will not be visible from wider views of the rear of the property along Keats Grove.</p> <p>Although the new window is contemporary in design, it is in proportion with the other windows to the rear elevation. It will be of high quality design, detailing and construction, ensuring it is sustainable and durable in accordance with policy D1 of the Camden Local Plan.</p> <p>On other properties along Downshire Hill, a replacement glazed conservatory to an altered design was permitted to a Listed Property at 39 Downshire Hill (2022/3135/P & 2022/4161/L) and a contemporary extension was permitted at 34 Downshire Hill (2014/6545/P & 2014/6610/L), therefore there is a precedent in the immediate area.</p>
5.2 Kitchen Floor	<p>The kitchen floorboards are non-original and they result in a low kitchen ceiling height. The proposals to lower the floor level will return it to the level when originally built, bringing a benefit to the property. The relationship of the sill level of the existing kitchen window to the floor level will be returned to it's original proportion.</p> <p>Lowering the floor of the kitchen and area of hallway immediately adjacent to it will improve accessibility to the kitchen and the access to the rear garden. It will also serve to return this element to its original state as evidenced by the properties at Nos 41 & 42, this will be a heritage benefit.</p> <p>The proposals are in accordance with Hampstead Neighbourhood Plan policy DH2 and the Camden Design and Access for all CPG. It is a sensitive design solution that will improve access for all to the property.</p>
5.3 Staircase	<p>The staircase does not date from the period when the house was originally built, and as such it does not contribute to the building's heritage significance.</p> <p>The current staircase is very steep and the proposals are to adapt this to create a staircase in line with current building regulations. These are detailed further in the Design and Access Statement.</p> <p>The proposal to adapt the existing staircase does not constitute harm to the property, and is acceptable in the wider context of improving accessibility</p>

	inside the property in accordance with Camden's CPGs of Design and Access for all.
5.4 Shower rooms	The existing shower rooms are modern and have no heritage significance. The plan form and partitions are non-original, therefore the proposed layouts have no impact on the heritage significance of the property.
5.5 Windows	<p>The refurbishments to the existing windows are detailed in the window survey, and will improve the existing features of the property. The modern float glass will be replaced by handdrawn histoglass, which will improve the character of the house and benefit the wider area.</p> <p>This is an opportunity to restore the original windows, and is in compliance with Camden policy DH2. This is an overall benefit to the property</p> <p>The replacement windows to the rear outrigger will bring improvements to the host property, they are more in keeping with the existing property and as such will be a heritage benefit. The replacement windows will be detailed in accordance with the original age and design of the property.</p>
6.0 Conclusion	<p>The alterations and refurbishment described in the application will bring a benefit to the property both internally and externally, and will benefit the surrounding Conservation Area.</p> <p>The property dates from the early 19th century, and it's heritage significance lies in the nature of the terrace of the three properties. The listing makes no reference to the internal layout.</p> <p>The proposals have been carefully considered and will sensitively upgrade the living accommodation of the building. This will allow investment in maintenance and repair and ensure the property is viable over the long term.</p> <p>The proposals are in accordance with national and local planning policy, and this report therefore concludes that the proposals are acceptable in heritage terms.</p>