

**3 and 4 HOLLY PLACE
HOLLY WALK , HAMPSTEAD, NW3**

**HERITAGE STATEMENT
IN SUPPORT OF
APPLICATION FOR LISTED BUILDING
CONSENT**



May 2023

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Introduction

1. This statement has been prepared by me, Michael Copeman, MSc, BA, IHBC, (historic buildings consultant). I was instructed on 19 May 2023 by Marco Ortiz of Emergent Design (architects), on behalf of the Roman Catholic Parish of St Mary Hampstead. I inspected the site on 9 May 2023.
2. Nos. 3 and 4 Holly Place are two terraced houses built in 1816. They are listed grade II as part of the terrace comprising nos. 1-4 (conseq.) Holly Place. Nos 3 and 4 are now arranged as a single dwelling that has served for many years as the Presbytery to the adjacent St Mary's Church (listed grade II*). The northern continuation of the same development, nos. 5-8 Holly Place, is also listed grade II. The whole of the terrace (nos. 1-8 Holly Place) with the church at its centre, has group value. The site is within LB Camden's Hampstead Conservation Area.
3. The proposed development is minor, comprising the installation of a new bathroom on the second floor of no. 3 Holly Place. No external changes or other internal alterations are proposed. There will be no impacts on the conservation area or the setting of any listed buildings.
4. The history of the church and parish that follows is drawn largely from Canon Michael Brockie's *St Mary's Church, Hampstead* (2000, new editions 2016, 2021). The author is grateful for the assistance of the archivists at the Camden Local Studies centre for access to historic drainage plans.

Cover photo: St Mary's Church with 3 and 4 Holly Place to right

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History and development

5. Nos. 3-4 Holly Place are two small, terraced houses dating from 1816. They are part of a modest architectural composition, of the same date, with St Mary's Roman Catholic Church (originally chapel) as its centre-piece, with four houses on each side (1-8 Holly Place). The end houses (1 and 8) are at the back of the footway; the remainder of the group is set back from the east side of Holly Hill. Each house is of three storeys, with a wall-head parapet to the front elevation. The two houses that abut the church have stock brick facing to their upper floors; the other houses and the church are stuccoed.
6. The church was one of the earliest Roman Catholic churches to have been new-built in England after the Reformation; well before the act of emancipation in 1829, which finally restored full civil rights to English Roman Catholics. St Mary's was founded by Abbé Jean-Jacques Morel (1766-1852). He was one of many other priest and laity who sought refuge in England following the French revolution in 1792. He moved to Hampstead in 1796, where there was a substantial emigré community of some 200. The congregation first worshipped at rented premises nearby at Oriel House, Little Church Row.¹ By c1814 Morel's congregation of c150 was largely English.²
7. The chapel and the adjoining houses were built at the expense of a group of parishioners. The original appearance of the church is not recorded, but is likely to have been plain. The head of a round-arched window in a central brick gable was exposed during works in 1990-1.³ The present elevation and belfry date from 1850 when the façade was heightened and enriched to the designs of William Wardell, a pupil of A.W.N. Pugin, who is best known for his work in the Gothic Revival style, including St Mary's cathedral, Sydney, Australia.
8. The terraces of houses on either side of the church have had a variety of uses, many associated with the Catholic community. Abbé Morel occupied no. 4 Holly Place until his death. In the late 19th-century, most of the terrace was occupied by a convent and orphanage, St Vincent's, with no. 5 as the priest's house. In the early 20th century, the orphanage was closed, and the convent moved to Canning Town. A school was built onto the rear of the church c1875 was demolished and replaced by the present chancel c1905-7. At around the same date, the presbytery was reinstated to no. 4 and the five other properties that remained in the ownership of the parish were let.
9. The large-scale Ordnance Survey map of 1871⁴ shows that numbers 2 and 3 Holly Place had by then acquired substantial, full-width, ground-floor rear extensions.
10. Drainage plans submitted to Hampstead Council⁵ in 1912-1913 show extensive works to nos. 2 and 3 and an addition to the rear of no. 4, but its extent is unclear.

¹ Brockie M., (2000) *passim*

² T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Roman Catholicism', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 152-153.

³ Brockie M., (2000) p24

⁴ Ordnance Survey, London sheet II.99 (scale 1:1056); 1871

⁵ LB Camden Local Studies Centre, drainage plans, 3-4 Holly Place.

(Drainage plans are generally diagrammatic rather than accurate to scale.) No. 3 retained what appears to be its primary plan, with two rooms per floor and a staircase behind to the rear of the entrance hall in the usual London terrace house arrangement. Further drainage plans for no. 4 submitted in 1917 confirm that by then it had its present rear wing, including the staircase and roof terrace, with a bathroom (in what is now the kitchen) to the rear of the first floor. The (presumed) primary staircase had evidently been removed. The new extension is not present on the 1895 Ordnance Survey map, but it is shown on the 1935 edition.⁶



Rear elevations to nos. 3 (left) and 4 (right) Holly Place showing additions of 1912-13 (right) and 1971 (foreground)

11. The church and adjoining houses were listed in 1950. In 1971, 3-4 Holly Place received planning permission and listed building consent for a small rear extension at semi-basement level, along with various works at ground and lower ground floors including 'removal of dado (match board) fireplaces, partitions, & redecoration'. This created the present parish office at the front of no. 4 and living space for the clergy on the upper levels. The interconnecting door between the houses at ground floor level appears to have been introduced as part of this phase of work. There do not appear to have been any substantial changes to the property since 1971.
12. Today, the houses continue to provide parish rooms at ground floor (with a door to the church vestibule from no. 4) and accommodation for the clergy above. Internally, the original late-Georgian character of the houses survives mainly in some of the first

⁶ Ordnance Survey, London sheet II.99 (scale 1:1056); 1895, 1935

and second floor rooms; to a slightly greater extent in no. 3 than no. 4. No. 3 retains its primary staircase with stick balusters and turned newels, typical of the early 19th century. The first floor has a double reception room, as is usual in houses of this date and type, although the chimney pieces have been removed. (There is a modern replica in the front room.) The second floor has the standard two-room plan. Only the window and door joinery and skirting boards appear to be primary. The chimney pieces have been taken out and the hearths blocked. The cornices are modern.

Heritage significance

13. The heritage significance of the houses derives from their special architectural and historic character. They have high significance:
 - As good examples of small early-19th-century London terraced houses in an informal architectural composition with the grade II* listed church giving them a significant group value and making a positive contribution to the conservation area street scene;
 - For their historical association with the church.
14. The houses have moderate heritage significance for:
 - The surviving elements of the original plan form (mainly at first and second floor levels) and primary details including the staircase to no. 3.

Planning policy

15. The *National Planning Policy Framework* (NPPF, rev. 2021) sets out the key national planning policies for the conservation of historic built environment, against which the impact of proposals affecting heritage assets and their settings must be assessed. Its over-arching principle is a presumption in favour of ‘sustainable development’ (para. 11). The key provisions in relation to historic buildings are that the significance of heritage assets (including the contribution made by their setting) should be fully understood (paras. 194-198); that great weight should be given to the conservation of heritage assets (para. 199); that substantial harm to heritage significance should be justified (paras. 200-201) and that less than substantial harm should be weighed against the benefits of a development (para. 202), and the settings of heritage assets should be protected.
16. Local planning policy must be consistent with NPPF. The provisions of NPPF are reinforced but not fundamentally altered by the *London Plan* (2021) Policy HC1. The relevant LB Camden policies are set out in the *Camden Local Plan* (2017), supported by Camden Planning Guidance (CPG), *Altering and Extending your Home* (2019); *Design* (2021); *Energy Efficiency* (2021), *Camden Town Conservation Area Appraisal and Management Plan* (2007) and the council’s guidance on heritage statements.

The proposed development

17. The proposed development will create a new bathroom within the second floor front room of the former no. 3 Holly Place. No other alterations are proposed. The

bathrooms will be formed with a lightweight partition that will be carefully installed so as not to harm the historic skirting boards.

18. Drainage will be designed to have the minimum impact on the historic structure. It will be routed below the floor, through the party wall and along the first floor corridor of no. 4 in discreet boxing, to connect with existing drainage to the rear of the property. The corridor has modern finishes and no historic features, as it occupies the space from which the original staircase was removed.



Location of proposed new bathroom.

Heritage impact assessment

19. The proposal will alter the plan and proportions of the second floor front room to no. 3. The alteration will be fully reversible without harm to any historic fabric. It will have no impact on any other part of the house, except in relation to the services. It is acknowledged that this intervention may be regarded as a very minor (less than substantial) 'harm' to heritage significance in term of NPPF. It is therefore subject to the provisions of NPPF para. 202 that: 'harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use', and the parallel provisions of Camden Local Plan policy D2 (2021).
20. In this case, the change is considered minor on the grounds that no historic fabric will be lost, and that it is reversible. The primary plan will remain clearly legible, with the new enclosure clearly forming a subsidiary space within the larger room. Any

perceived harm resulting from this change will be outweighed by the benefits of the proposal. The bathroom and WC will allow for the use of a self-contained area of the house, which does not at present have any facilities at this level, by a retired priest. A working parish priest will use the existing accommodation in no. 4. This change will not create a separate dwelling in the usual sense, because the presbytery will continue to be shared accommodation for the parish clergy. However, the proposed alteration will make far better and more efficient use of the existing accommodation, in a way that provides for the needs of an older person.

21. In conclusion, any potential harm to the special architectural or historic interest or heritage significance of the listed building arising from the proposals will be very minor. It will be outweighed by the benefits scheme. On this basis we submit that the proposals conform with the relevant national and local policy and guidance for granting listed building consent.