

# 4D PLANNING™

Chartered Town Planners & Architectural Technicians

## HERITAGE STATEMENT

Alterations to replace window with door and new access steps at side elevation to basement flat.

**Property Address:** Flat 2, Moreton House, Holly Walk, NW3 6RA.

**August 2023**

## **1.0 INTRODUCTION AND CONTEXT**

**1.1** This Heritage Statement is submitted on behalf of the applicant in respect of a planning application for alterations to replace a window with a door and new access steps at side elevation to a basement flat.

**1.2** This Statement comprises:

- A description of the site in the context of heritage assets;
- An analysis of any heritage asset guidance of specific relevance to the property;
- A summary of relevant planning policy and,
- An assessment of the proposed works in light of relevant heritage matters.

**1.3** The proposed works would comprise making a doorway opening out of what is understood to be a non-original window opening and erecting a small section of 1m high railing to facilitate access to the rear garden (a small amount of the floor of the adjacent lightwell will be lowered by just under 1m and 4 steps installed, in order to allow access from the outside ground level to the floor level of the basement). The proposed doorway would be similar in width to the window it is to replace. The door will be double glazed and of metal/critical construction.

### **The Site in Context of Heritage Assets**

**1.4** The overall property within which Flat 2 sites (i.e. Moreton House) is Grade II listed. The site is also located within the Hampstead Conservation Area.

### **Camden Local Plan (2017)**

**1.5** Policy D2 (Heritage) is of relevance. It states:

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

#### ***Designated heritage assets***

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

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

### **Conservation areas**

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage"

### **Listed Buildings**

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

..."

## **2.0 IMPACT OF PROPOSAL ON DESIGNATED HERITAGE ASSETS**

### **Assessment of the significance of the affected heritage assets**

#### **2.1 The listing for the property states:**

"Q2685NW HOLLY WALK 798-1/26/924 (East side) 11/12/69 Moreton House (Formerly Listed as: HOLLY WALK Moreton)

GV II

Detached house, now divided into flats. c1896. By Thomas Garner. For antiquary & art collector FE Sidney. Rough-cast with stone dressings. Tiled, gabled roofs with tall stone chimney-stacks. EXTERIOR: 3 storeys. 3-bay, gabled front, the central bay projecting, the ground floor forming a porch. Cotswold vernacular Jacobean style. Stone porch in C17 manner with round-arched entrance flanked by columns on pedestals supporting an entablature, broken forward over columns; rectangular openings on returns with baluster mullions. Above the porch a sculptured heraldic tablet and above the 1st floor window a sculptured Virgin and Child in an aedicule. 4-light transom and mullion casements to ground floor, 3 and 4-light transomed casements to upper floors; all with small leaded panes. Decorated rainwater heads and pipes dated 1896. Right-hand return with chimney-stack rising full height of house and flanked at 3rd floor level by 2 small casements. Rear elevation with

*projecting wings having half timbered gables and transom and mullion windows. INTERIOR: not inspected but some main rooms noted to survive including the library.*

*Listing NGR: TQ2620285814”*

**2.2** The property is within the Hampstead Conservation Area. According to the Hampstead Conservation Area Statement (2001), the special character of the area is multi-faceted but in large part derived from its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead’s historical association with clean water and fresh air,

**2.3** There is much variety in the surrounding area to Moreton House in terms of form, massing and architectural style. It is very apparent that many properties nearby have been extended, altered and personalised in varying ways.

**Impact of the proposed advertisement on that significance including any measures to mitigate potential harm and/or better reveal significance.**

**2.4** The new door opening proposed is at basement level with no visibility from the streetscene.

**2.5** Whilst the important historic and architectural features of the building are noted, it is submitted that the architectural character of the property will remain fundamentally intact.

**2.6** It is noted that works of the exact same nature were approved in 2012 under permission Ref No’s 2011/6398/L and 2011/6231/P). It was the assessment in the case of above applications:

*“The proposal will not involve the removal of any significant historic fabric. The detail of the new door is considered to be in keeping with the adjacent simple, metal-framed windows at this level. The works are not considered to harm the building’s special architectural or historic interest. The area proposed to be altered is not visible from the public realm and as such the impact on the character and appearance of the conservation area is minimal. The proposal raises no amenity or sustainability issues”.*

**2.7** Given the works are to be at basement level, it is not considered there would be any adverse impact to the special character or appearance of the conservation area. The proposals will have negligible impact on the Grade II listing and its setting.

### **3.0 CONCLUSION**

**3.1** Having regard to the afore mentioned guidance and policy, it is not considered that the proposed development would have any adverse impact on the heritage asset or its setting. The proposed works would be modest in nature and would not materially impact the Grade II building. Thus there would be negligible impact on the special interest of the Grade II building and the fundamental intrinsic character of the property, and its setting, would remain materially unaltered.

**3.2** A review of planning permission grants on the property and in the neighbouring area indicates that there is precedent for works of the nature proposed. Many buildings nearby have undergone significant alterations and upgrades.

**3.3** *It is the conclusion of this Heritage Statement that there would be no adverse impacts to heritage assets arising from the proposed works.*