

**Cannon Hall
14 Cannon Place
Hampstead
NW3 1EJ**

HERITAGE STATEMENT:

To accompany a full application for planning and listed building consent

Grade II* Listed Building within the
Hampstead Conservation Area



Prepared by:



May 2023

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Cannon Hall, 14 Cannon Place

Heritage Statement.

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1 INTRODUCTION

1.1 Aim of This Report

This report has been prepared by Stephen Levrant Heritage Architecture Ltd (SLHA) on behalf of the owners of Cannon Hall, 14 Cannon Place, NW3 1EJ. SLHA are a specialist practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

Cannon Hall is a Grade II* listed building located within the Hampstead Conservation Area within the London Borough of Camden. The building comprises an early 18thC three-storey dwelling with a stable block and cobbled forecourt with numerous 19th and 20thC alterations and additions. The property is in good/fair condition and is currently occupied as a single-family home. The subject site is referred to throughout the Heritage Statement as ‘the site’, ‘the subject site’ or ‘the application site’.

The purpose of this report is to facilitate the full application for planning permission and listed building consent with the Local Planning Authority (the London Borough of Camden) with regards to the proposed works, which include the replacement of the rear conservatory, replacement of the existing roof covering with slate, changes to the rear dormer windows and rooflights and other minor alterations and refurbishments throughout, including thermal efficiency and M&E upgrades.

A previous iteration of this scheme and this report has been the subject of a pre-application. This demonstrates that from this early stage, the proposed development has been informed by an understanding of the significance of the property and has been based on objectively considered development options in consultation with the local planning authority, to enhance the building and create more amenable spaces for the occupants.

This Heritage Statement is presented in two parts, comprising a significance appraisal of the fabric, character and setting of the relevant heritage assets (Part 1), followed by an outline development impact assessment (Part 2). The conclusions of Part 1 (heritage significance appraisal) were used to evaluate the direct and indirect development impact of the proposed development works on the fabric, character and setting of the identified heritage assets as described in Part 2 (outline heritage impact assessment).

The content and level of detail of the document accords with the NPPF requirements, as well as Historic England’s 2019 guidance on the structure and form and Heritage Statements. The NPPF emphasises that the level of detail submitted in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision and should be proportionate to the significance of the heritage asset(s) affected and the impact on that significance.

The Heritage Statement, therefore, provides sufficient detail to inform decisions relating to this application for listed building consent and planning permission.

This statement should be read in conjunction with the submitted drawings by Charlton Brown Architects.

1.2 Authorship

This statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Francesca Cipolla [Dottore dell'Architettura, MSc, RIBA] - Senior Associate - Architect
- Emily Anderson [BArch (Hons), MSc, IHBC] – Senior Architectural Conservation Consultant
- Shantanu Subramaniam [B.Arch, M.A., M.Sc. (Edin)]- Architectural Conservation Consultant

This document should be read in conjunction with the Morphological and Significance Plans prepared by SLHA and the accompanying architectural drawings by Charlton Brown Architects.

1.3 Executive Summary

The subject site, Cannon Hall, is a Grade II* listed building within the Hampstead Conservation Area. The building is early 18th century but has undergone numerous 19th and 20th-century alterations and additions. This includes previous openings that have since been blocked, previous extensions and additions that have since been demolished, and various extensions, additions and changes that have been retained. The applicant would like to better reveal and enhance the building's historic significance and setting, whilst sensitively improving the current layout, accommodation and amenity spaces to suit modern family needs.

Overall, the significance of Cannon Hall is medium-high. As a grade II* listed building, this assessment is commensurate with the statutory designation. The building's significance can be attributed to the age of its fabric, with a considerable amount of surviving original Georgian fabric and interesting later additions. The building is of particular historic interest as an early Georgian mansion with a largely recognisable planform and some surviving architectural features. It is associated with several influential and famous individuals and has been featured in films. The site also harbours archaeological potential. It is also of great architectural and aesthetic interest for its picturesque and archetypal composition within a wider heritage setting of great charm and character.

The application seeks the following proposed works: Replacement conservatory; previously consented opening in the kitchen to be executed; partial removal of modern fitted joinery in the library; changes to first-floor bathrooms; reduction in size of first-floor balcony; underfloor heating to various rooms throughout; changes to rear dormers and skylights; various changes to the third-floor layout and removal of the raised floor; maintenance access to the roof; replacement of the roof covering with slate; removal of security ironmongery to front façade windows; M&E upgrades; Sustainability and thermal upgrades.

Overall, the proposed works are considered to have a **beneficial impact** on the historic and architectural interest of the listed building. The proposed works to the conservatory, roof and various removals of modern/inappropriate features are considered to offer heritage benefits to the Grade II* listed building. The reduction in size of the first floor balcony will reduce any potential overlooking of the neighbour, which is a public/planning benefit. All other works are considered to have a **neutral**

impact on the building's significance owing to their appropriate, high-quality design, the retention of historic fabric, and the avoidance of areas and fabric of significance. However, should the council perceive there to be a small degree of harm caused by any of the proposed works, this would be suitably outweighed by the aforementioned heritage benefits. The proposals are considered to cause no harm to the significance of the Hampstead Conservation Area or the settings of nearby listed buildings. Therefore, the proposals adhere to the requirements of local and national planning policy and guidance.

1.4 Methodology Statement

This assessment has been carried out by gathering desk-based and fieldwork data. The methods used to undertake the study were the following:

1.4.1 Literature and Documentary Research Review

The documentary research was based on primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the London Metropolitan Archives and Camden Local Studies and Archives. The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as the archive material sourced from:

- Council Planning Records
- Britain From Above
- HER
- 'Collage' historic photograph collection (supplied by the London Metropolitan Archives and Guildhall Art Gallery)
- Historic Maps, as found on 'Old maps', 'Old Maps Online' and 'National Library for Scotland'
- Private research sources, local knowledge and professional judgement

Dates of elements and construction periods have been identified using documentary sources where available, and visual evidence based upon experience gained from similar building types and construction sites.

1.4.2 Area Surveying

An initial visit to the site was undertaken in November 2017 followed by a visual inspection of the site and surrounding areas on 6th March 2018 to analyse the site and identify the key elements of significance and the historical development of the building. Further site visits were conducted in September of 2020 and during the summer of 2021. Specialist knowledge and experience of historic building types and their construction have also informed the findings.

1.4.3 Opening Up Investigations

Opening up works have been undertaken throughout the building in consultation with the Council. These investigative works have provided an insight into the existing fabric, identifying both historic and modern fabric. This has informed a detailed understanding of the development of the building and its significance, which has thus informed the design of the proposed scheme to ensure the significance of the building is preserved.

1.5 Planning Policy Guidance and Legislation

This assessment has been prepared taking into account the information contained in the following planning policy guidance and legislation:

- *National Planning Policy Framework (NPPF)*, 2019
- *National Planning Policy Guidance (PPG) (updated 2019)*
- *Conservation principles, policies and guidance for the sustainable management of the historic environment*, English Heritage, April 2008
- *Good Practice Advice in Planning, Historic England (GPAs):*
 - *Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)*
 - *Planning Note 3: The Setting of Heritage Assets (December 2017)*
- *Advice Notes, Historic England (HEANs):*
 - *Note 1 - Conservation Area Appraisal, Designation and Management (February 2019)*
 - *Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)*
- *The London Plan (2021)*
- *Camden Local Plan (2017)*
- *Archaeological Priority Areas (Map)- Historic England (undated)*
- *Hampstead Conservation Area Statement*, (Camden Council, October 2002)
- *Hampstead Neighbourhood Plan 2018-2033 (2018)*
- *Camden's Local List (Camden Council, January 2015)*

PART 1: HERITAGE SIGNIFICANCE APPRAISAL

2 GENERAL INFORMATION

2.1 Location and Statutory sites

Cannon Hall is located on the corner of Cannon Place and Cannon Lane (Figure 1, Figure 2) within Sub Area 2 of Hampstead Conservation Area. It is located northeast of Hampstead Underground Station and approximately 50m south of Hampstead Heath.

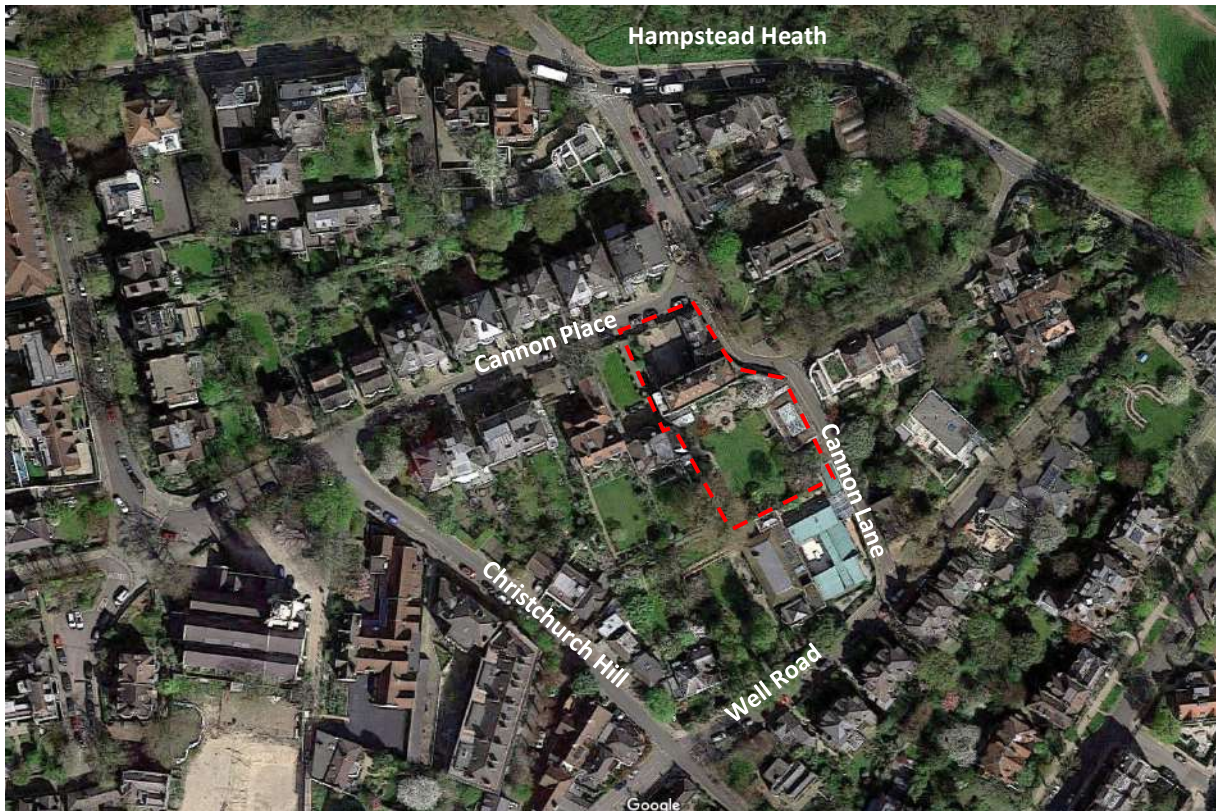


Figure 1: Satellite map of an area within Hampstead showing the subject site (outlined in red). Hampstead Heath is located to the north (top) of this map. (source: Basemap- Google Maps)



Figure 2: Bird's eye view of Cannon Hall with other detached houses along Cannon Place (source: Bingmaps)

The subject building is Grade II* designated whereas the garden walls, gate and bollards to Cannon Hall are designated separately as Grade II. Two grade II* buildings (Chestnut Lodge & Squires Mount to the north east and the immediate neighbour Cannon Lodge to the south-west) and several Grade II listed buildings are located within the immediate vicinity of the site. Figure 3 below illustrates the designated heritage assets in the site's immediate vicinity.



Figure 3: Map showing designated listed buildings in the vicinity of Cannon Hall. Grade II* buildings are shaded in red and Grade II buildings are shaded in blue. (source: Basemap- Historic England)

The listing description for the subject site is provided in Appendix 9.2



Figure 4 (a, b): Map of Hampstead Conservation Area showing the subject site in red(left); Map of Sub-Area 2 showing the subject site (right)

The site is located within The Hampstead Archaeological Priority Area (Tier 2), which covers the medieval settlement of Hampstead that grew from a small farmstead in the 12th century.

3 BACKGROUND AND HISTORICAL INFORMATION

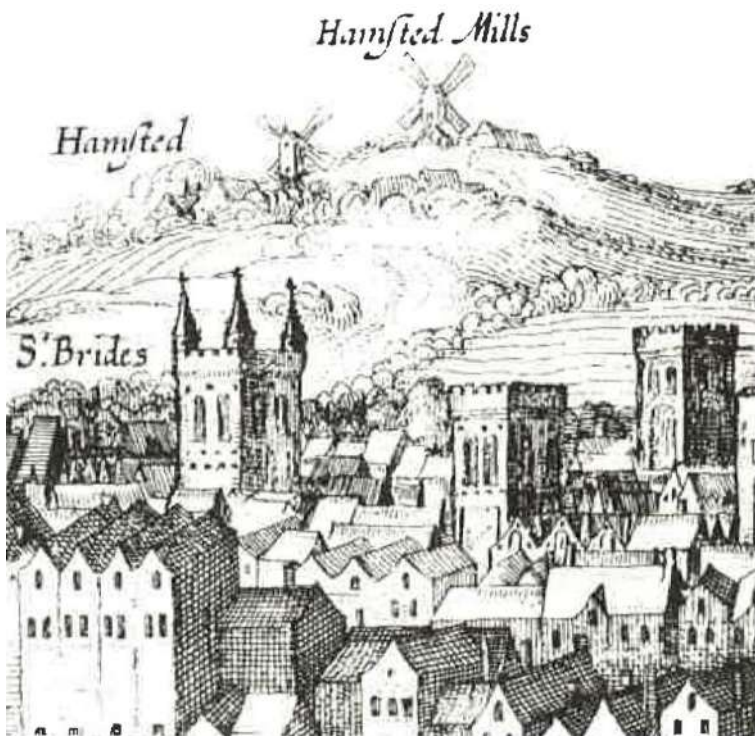
This section discusses the history and development of the area around Cannon Hall. As mentioned earlier, the present building has its origins in the 18thC and is one of the early buildings in the area.

3.1 The Origins and Development of the Area

A Brief History of Hampstead

The Domesday Book of 1086 mentions the village of Hamestede (Anglo-Saxon word for homestead) as a small farm in a woodland clearing. The area has its very early antecedents probably in the Mesolithic period, as interpreted from archaeological finds dating to circa 7,000BC. Later, increasingly persistent settlement patterns are also suggested in the Anglo Saxon and Roman fragments of pottery, and evidence of charcoal burning on the Heath dating to the 10th century. Furthermore, 'cinerary urns and grave goods of 90-120AD were found near Well Walk in 1774'¹ – just to the south of the subject site.

Hampstead appears to have endured with only a tiny population until the 13th century, and the *'manorial demesne farmland occupied the centre of the parish, with woodland and heath to the north and north-east.'*² Post-Conquest, the Manor of Hampstead was in the possession of Westminster Abbey, and then via a reasonably convoluted succession of secular holders including the Viscounts Hampden, Sir Thomas Maryon Wilson and Sir William Langhorne, a merchant of the East India Company. Several important churches including the Old Hampstead church (demolished c.1747) and Kilburn Priory (demolished in the 18th century) were established in the 12th and 13th centuries.



By the 15th century, many of the customary tenements had passed to London merchants and gentry, some of whom began to occupy or lease them, especially for the summer or in old age. The country retreats in an area appreciated c. 1593 for its air and beautiful views were especially favoured by the Londoners' wives, who often lived out their widowhood in houses originally acquired for the income from their rents. Such people replaced the medieval houses of timber and wattle and daub with brick houses, often of considerable size.

Figure 5: View of Hampstead from Visscher's View of London (before 1632). Source: Christopher Wade: Hampstead's Past (1989)

¹ Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., Hampstead, Hampstead Town in *A History of the County of Middlesex*, Volume 9, 1989, pp15-33

² Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., Hampstead, Settlement and Growth in *A History of the County of Middlesex*, Volume 9, 1989, pp8-15

Hampstead was favoured by the Tudors who used the heath as hunting grounds. A beacon warning of the Armada was purportedly installed on the hill close to Whitestone Pond in the late 16th century³. The earliest views of Hampstead dating from the early-17th century (Figure 5) depict it as a small hamlet on the outskirts of London with several windmills.

As more formal and more substantial developments were being pursued at Belsize, Hampstead appears to have been bolstered by not only population displacement (*'indigenous inhabitants tended to move to the heath... most sought grants on the waste, which became copyhold, on which they built small cottages...'*⁴), a pattern which might explain the less formal and more disordered spatial plan of the village – reflecting the inconsistencies of tenure, and ephemeral nature of inhabitation – but by an increase in new settlers attracted by the growing status of Hampstead as a spa, and the opening up of its wells. The Gainsborough family, in 1698, *'gave six swampy acres east of the High Street to the poor of Hampstead and the Wells Trust was established to develop the chalybeate springs as a spa.'*⁵



Figure 6: Prospect of Hampstead from Mrs Holford's garden, opposite the Well Walk', (i.e. Cannon Hall's garden) by William Henry Toms, March 1745. London Metropolitan Archives, p5376282

Renowned for its fresh air and water, Hampstead was a desirable spa town on the outskirts of London and was favoured by the Georgians and Victorians. Several buildings on the high street were redeveloped on their ancient plots and newer larger mansions and lodges were constructed in the area surrounding the main roads. Expansion appears to have been especially intense in the first two decades of the 18th century, so much so *'that "the town almost spreads the whole side of the hill"... There was some good terraced housing... which was probably speculative, but most building was of*

³ Wade, Christopher, *Hampstead Past* (1989)

⁴ Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., *Hampstead, Settlement and Growth in A History of the County of Middlesex*, Volume 9, 1989, pp8-15

⁵ Camden Council, *Hampstead Conservation Area Statement*, 2001

*one or two houses, good substantial carpenters' jobs'*⁶. Furthermore, Defoe remarked in 1725 that Hampstead had grown from a 'little village to almost a city'⁷.

Hampstead did not suffer heavy damage during the WWII air raids over London and consequently, much of its historic buildings are preserved. It is today a leafy and affluent suburb of London situated within the Borough of Camden.



Figure 7: Bucolic ideal – Constable's vision of the Heath painted in 1836

Brief History of Christchurch and Well Walk

As described in the Hampstead Conservation Area statement (2002), *'The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.'*

Though the area of Christchurch and Well Walk may have been occupied in medieval times, its present form predominantly dates from the early 18thC onwards. By the early 18thC, the area was occupied by several large mansions and detached houses with extensive gardens and parkland. This reflects the

⁶ Baker, T.F.T., Bolton, Diane K. and Croot, Patricia E.C., Hampstead, Settlement and Growth in *A History of the County of Middlesex*, Volume 9, 1989, pp8-15

⁷ Hibbert, Christopher, Weinreb, Ben, Keay, Julia and Keay, John, *The London Encyclopaedia*, 2008, p375

overall layout and sub-urban character as seen in 1746 map (Figure 8). Development was concentrated along the main streets with ribbon development along High Street and Heath Street.

By the early 19thC, the area east of Heath Street was further developed as seen in William Hyett's 1807 map (Figure 10). The streetscape and overall suburban form continue to reflect the mid-18thC map, however, the density of buildings was greater.

An influx of the professional middle classes, aristocratic families, and highfliers of the legal, military, and nautical establishments corroborated Hampstead's status as a desirable village in the hinterland of London. Known by the early 19th century as an area for those concerned with improving their health, and increasingly so as the capital became more polluted in the Victorian period, Hampstead's reputation as a genteel place to live was fuelled by an upturn in the population of respectable residents including Sir James Cosmo Melvill, secretary to the East India Company who installed himself at Cannon Hall in 1838 with his family and four servants, and stayed until the 1850s when he and his family moved to Tandridge Court in Surrey. The Hall was renamed while he was resident: he was the initiator of the siting of several cast-iron naval cannon around the grounds and on the roadside.

The present street layouts were largely formalised by the mid-19thC and several buildings were built. The Gothic Revival Christ Church was built around this time, and the adjacent school and some public houses came into existence by this time. The townscape was still dominated by large houses with gardens. Several open spaces are seen in the area, vacant plots used as gardens or meadows that have not yet been built upon. This is reflected in the 1864-65 OS (Figure 11) and 1870 OS Maps (Figure 12).

By the late 19thC, many of the mansion blocks had been sold off and redeveloped. The large open areas and gardens which were part of the estate were subdivided and several buildings were developed within them. Whereas before c.1870 the maximum building height was around two or three storeys, the mansion blocks brought in a considerably taller typology within the area. In the late 19thC (Figure 13), there was still a considerable amount of open space in the area. Minor changes to the street layout were undertaken at this time, urged by the development.

By the early 20thC (Figure 14), new typologies such as mansion blocks and nursing homes had already firmly been established in the area. Some modifications were undertaken to existing homes. Before WWII (Figure 15), large buildings such as Queen Mary Maternity Home and the mansion block- Bell Moor were built in the area, altering the otherwise domestic scale of the neighbourhood.

Overall, Hampstead suffered relatively less bomb damage during the air raids over London with very few buildings having been destroyed. By the late 1950s, new apartment blocks were built, furthering the scale of residential development in the neighbourhood. Large extensions to existing buildings were also undertaken, in some cases rendering the original building forms illegible.

Most of the development in the late 20th and early 21stC has reflected Hampstead place as an affluent residential neighbourhood in London with the construction of single-family homes and domestic extensions to existing houses.

3.2 Map Progression of the area

The following maps show the overall development of the area from 1746 to 2018. In this assessment, an inset area south and west of East Heath Road and north of New End and bound by Heath Street to the west, which best represents the immediate urban context and setting of the subject site is considered. A more detailed assessment of the subject building and its development is undertaken in Section 5. The area marked in red shows the exact or approximate location of the subject site.

1. 1746- John Rocque's Map of London
2. 1762- Conjectured map from T.F.T. Baker et al from 'Hampstead- Hampstead Town'
3. 1807- William Hyett's map
4. 1864-65 Ordnance Survey map
5. 1870 Ordnance Survey Map
6. 1896 Ordnance Survey Map
7. 1915 Ordnance Survey Map
8. 1938 Ordnance Survey Map
9. 1954 Ordnance Survey Map
10. Contemporary Map



Figure 8: John Rocque's 1746 map (source: Old-Maps)

Inset from John Rocque's 1746 map showing Hampstead with the subject site circled in red. In the mid-18thC, Hampstead still has a rural character to it, as a distant suburb of London. An idyllic and verdant area, the extant houses were spread out in the landscape, provided with private gardens and parkland. Except for a concentration of street-facing houses (ribbon development) along the High Street, development in the rest of the area was dispersed in the landscape. An extension of the heath is seen to the east (right).

In the 18thC, Hampstead was known as a fashionable suburb of London and therefore several large mansions- such as 'Branch Hill Lodge', 'Cannon Hall', 'Fenton House', 'Chestnut Lodge' and others were built.

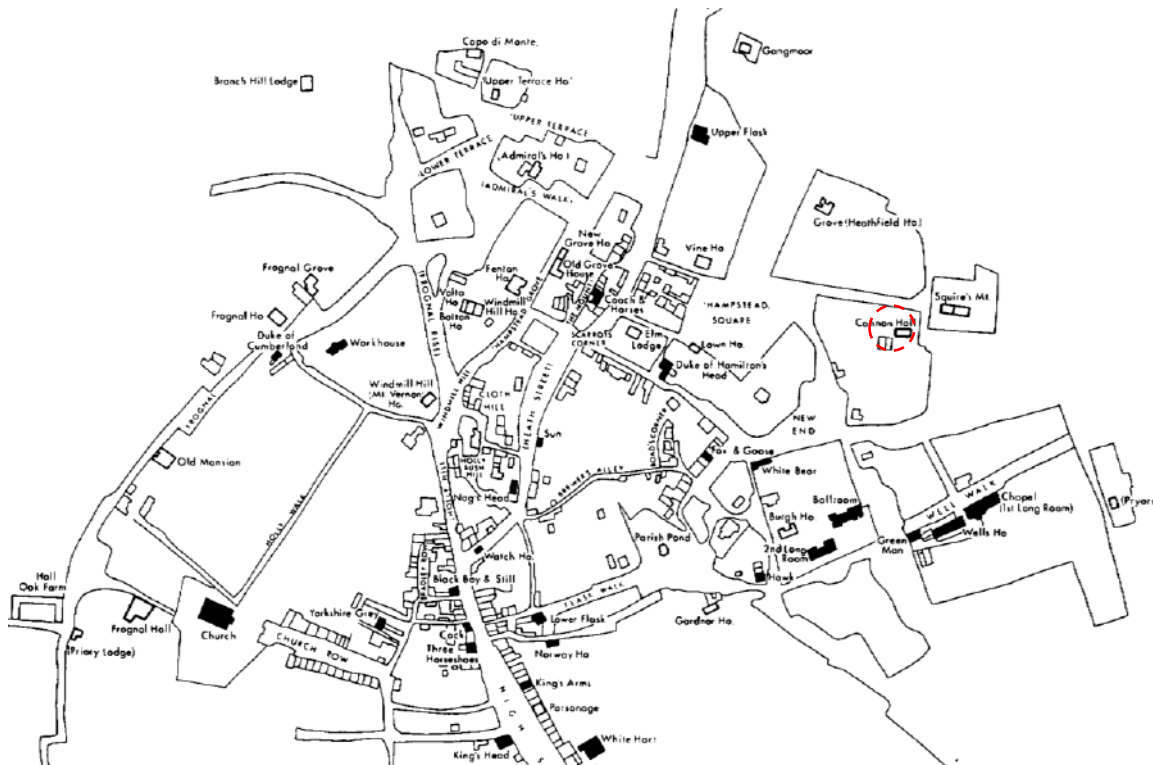


Figure 9: Conjectured map of Hampstead in 1762 (source: T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in A History of the County of Middlesex: Volume 9, Hampstead, Paddington, ed. C R Elrington (London, 1989))

This conjectured map shows the principal layout of streets in Hampstead with development concentrated along High Street. Several buildings/houses are named and a few public houses are seen in the area.

The overall layout of Hampstead is similar to the 1746 Rocque Map, with large mansions and lodges spread out in the landscape. Larger houses are located within parklands whereas smaller homes are provided with generous garden plots. A few organically developed town squares such as Hampstead Square can be seen on this map.



Figure 10: William Hyett's 1807 map of London (source: Old-Maps)

Inset of Hampstead from William Hyett's 1807 map of London. The subject site is circled in red. This map records the extent of development between the c.1760s and early 19thC. While Hampstead largely retained its suburban character, several new houses were developed especially on the east side of Heath Street. The road layouts were formalised and new houses were built along the streets. The density of development was greatest along High Street and Heath Street, with the peripheral areas having a different character. To the west of Frognal, the existing 18thC pattern was largely retained with large houses surrounded by parkland. Areas to the south, east and west of Hampstead were occupied by farmland while the Heath dominated the north side.



Figure 11: Inset from 1864-65 (surveyed) OS Map of London showing the area of Hampstead around the subject site (marked in red). (source: National Library of Scotland)

By the mid-19thC, the street layouts had been formalised to their present extent. A large number of detached houses were built in Hampstead in the early and mid-19th C and are seen on this map. While the concentration of houses was greater to the southeast, closer to Heath Street, the older and larger mansions- such as Heathfield House, Cannon Hall and Squire's Mount stood within their grounds and are seen to the northeast of this inset. The Hampstead waterworks reservoir, south of Whitestone Pond is seen in the northwest corner of this inset. Christ Church had been built in 1850-52 and is shown on this map. A National School is shown to the east of Christ Church.



Figure 12: Inset from 1870 OS Map of London showing the area of Hampstead around the subject site (marked in red). (source: National Library of Scotland)

This large scale plan provides good detail of the building forms and their setting including landscape features. Several large mansions houses such as Heathfield House, Squire's Mount, Cannon Hall and The Parsonage dominated the northeastern edge of Hampstead. These houses were provided with large landscapes gardens and had several outbuildings such as stabling. This map mentions a sun-dial and fountain within the grounds of Heathfield House and a well within the rear gardens of Cannon Hall.

Christ Church, built in 1850-52, is shown without its north porch and projecting aisles (added in c.1880s) with the National co-ed school to its east. A smaller Baptist Church was built to its south, along New End.

In contrast, the density of development in the western and southern areas is greater, with several terraces and a few detached houses. Along the south side of Well Walk, a row of terrace houses which were built in the mid-18thC are seen. Hampstead parish workhouse, later St John's Hospital is seen to the south of New End.

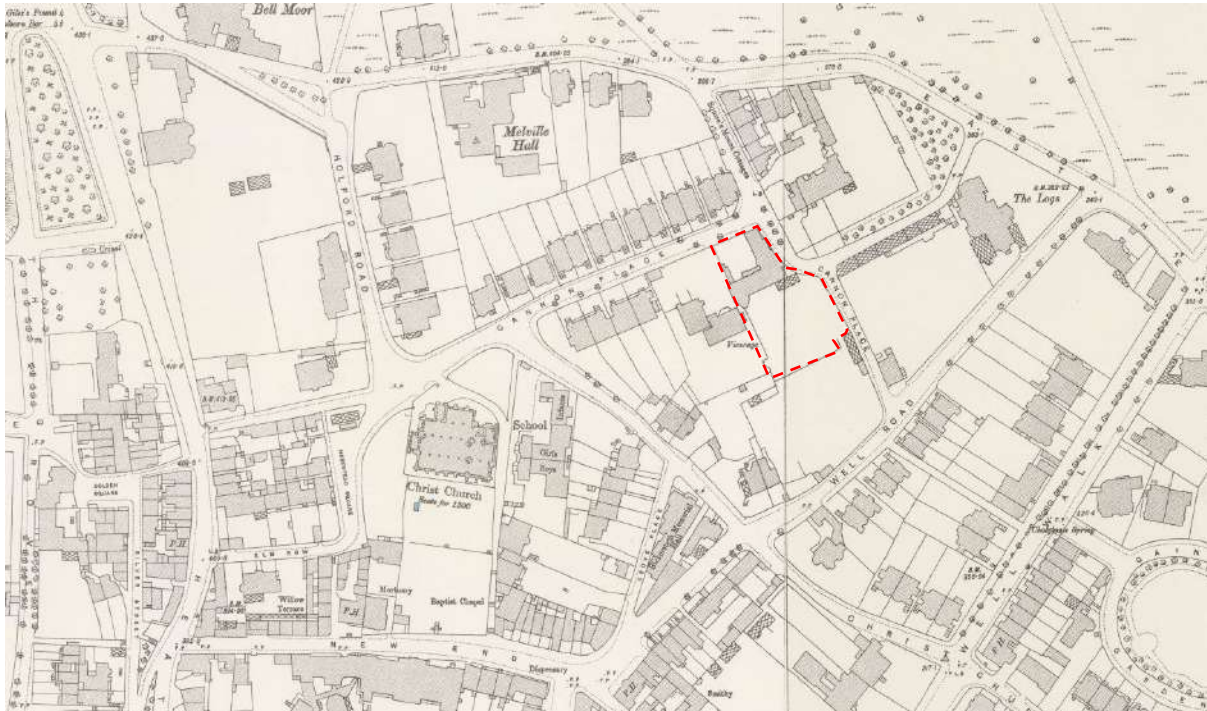


Figure 13: 1896 OS Map of London (source: National Library of Scotland)

Inset from 1896 OS Map of London showing the area around the subject site (marked in red). Several new developments are seen in the area in the two decades between c.1870s and c.1890s. To the southeast side of Well Walk, demolition of some 19thC terraces allowed for a new street linking it with Gainsborough Gardens.

Most notably some of the large mansions houses were sold and their plots divided for the creation of terraces. Heathfield House was redeveloped into Melville Hall, and its former gardens were subdivided, and a number of multi-storey mansion blocks were built along the north side of Cannon Place and the east side of Holford Road. Similarly, the gardens of the former mansion west of Holford road were redeveloped and a single house with street frontage was built on the plot. Christ Church was enlarged in c.1880s with a new northern porch and extensions on the west and east facades and is seen in the present map. The adjacent school building was further enlarged during this time.

The Bickersteth Memorial Hall built along Grove Place in c.1895 is seen on this map. To its south and further along Well Road, several new semi-detached houses were built in the late 19thC. A large detached house- 'The Logs' was built to the west of Cannon Place on former farmland.

In summary, the two decades between the 1870s and 1890s was a phase of intense development, with the loss of many early mansions and the division of their former pleasure gardens into smaller plots for housing. Whereas up until the mid-19thC, development had largely been restricted along Heath Street and High Street, in the late 19thC, the area to the northeast of Hampstead was developed, reflecting an overall upsurge of building activity in London.



Figure 14: 1915 OS Map of London (source: National Library of Scotland)

Inset from 1915 OS Map of London showing the area around the subject site (marked in red). In the two decades between 1896 and 1915, a small number of changes were undertaken in the area around the subject site. Melville Hall along East Heath Road was converted into a Nursing Home.

On the corner of Heath Street and Hampstead Square, the existing house was demolished and replaced by a larger building- Northcote Mansions, a four-storey mansion block. Similarly, on the west side of Grove Place, the existing houses with large front gardens were replaced by four-storey mansion blocks faced in yellow stock brick with red bay extensions.

To the immediate west of the subject site- the site of The Vicarage (earlier known as The Parsonage), the existing early 18thC building was modified, its western wing was demolished, and a new building was constructed. The surviving (18thC) remnant was called Cannon Lodge (also Grade II* listed), whereas the new building constructed in the late 19th or early 20th (pre-1915) building was known as Vicarage.



Figure 15: Inset from 1938 OS Map of London showing the area around the subject site (marked in red). (source: National Library of Scotland)

Bell Moor, the large mansion block was built to the north of East Heath Road. Queen Mary's Maternity Home, on the opposite (south) side of East Heath Road, was opened in c.1919 and is seen on this map. Likewise, a few properties on the east side of Heath Street were redeveloped around this time.

The group of buildings at the intersection of New End and Well Road appears to have been joined together at this time, the western end being occupied by the Baptist Chapel. Squire's Mount, to the northeast of the subject site, appears to have been under the possession of the National Trust.

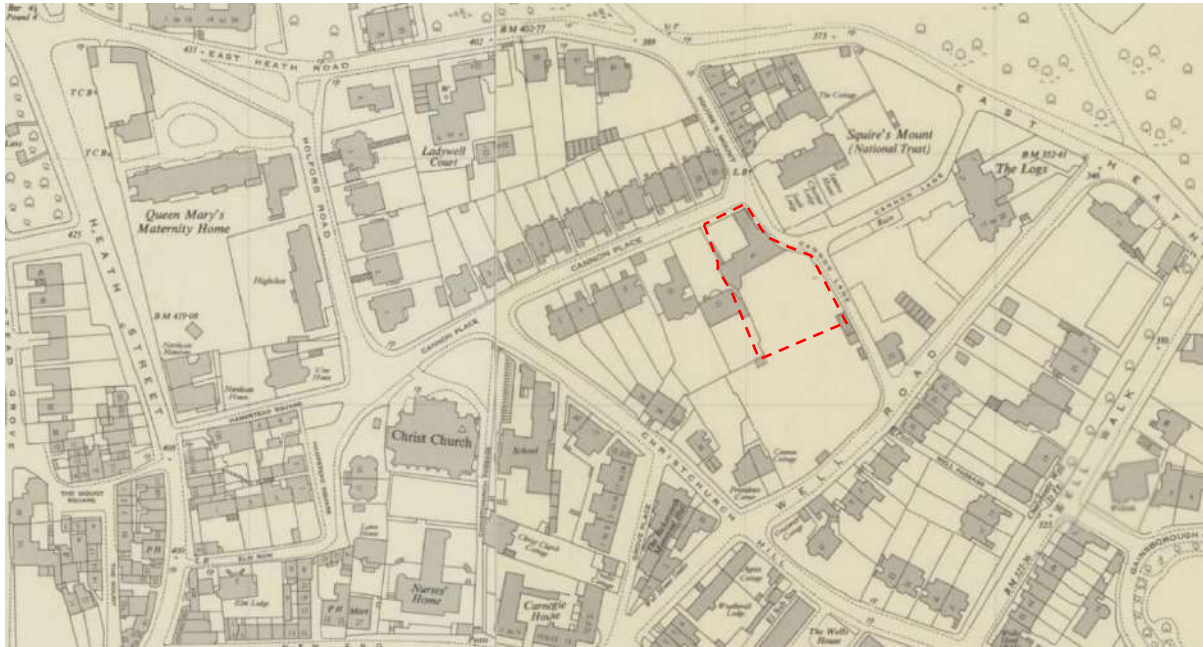


Figure 16: Inset from 1954 OS Map of London showing the area around the subject site (marked in red). (source: National Library of Scotland)

By 1954, a detached house had been built at the junction of East Heath Road and Holford Road. Along the same road (Holford Road), an additional wing to Queen Mary's Maternity Home was established replacing an earlier building. To the west of Heath Street, apartment blocks were built replacing vacant plots.

A Nurse's home was built to the south of the church, along North End, and immediately adjacent to it, the site of the former Baptist Chapel and other 19thC terraces was redeveloped into a five-storey apartment block- Carnegie House.



Figure 17: Inset from Contemporary Map of London showing the area around the subject site (marked in red). (source: Historic England)

Several developments were undertaken in the area around Cannon Hall in the second half of the 20thC and early 21stC. These deal with enlarging or redevelopment of existing buildings. Queen Mary's Maternity Home was enlarged and converted into the Royal Free Hospital with wings added to the north-south and east sides. The mid-20thC detached house at the junction of East Heath Road and Holford Road was redeveloped into a larger detached house.

Further along East Heath Road, at the junction with Squire's Mount, a detached house was built into the former gardens of No.18 East Heath Road. A new dwelling was constructed on the northeast side of Squire's Mount. Two large modernist houses were built within the walled compound to the immediate south of the subject site- Cannon Hall, on land which housed the private gardens of Cannon Hall. Three new houses were built east of Cannon Place within the former grounds of 'The Logs'. Similarly, two new houses were built to the south of Well Road.

4 CHARACTERISATION APPRAISAL

4.1 Hampstead Conservation Area

Hampstead was designated as a conservation area on 29th January 1968 (see the map of the Conservation Area - Figure 4). The area occupies the sand and pebble-capped hills that extend across this part of North London from Finchley Road to Highgate and is visible from parts of central London. The Conservation Area includes Hampstead Village, South End Green, Frognal and Rosslyn Hill. The conservation area is noted for its numerous listed buildings of architectural interest, its interesting street pattern reflecting the development of the original village, a striking topography and its proximity to the unique open space of Hampstead Heath to the north⁸. The area has strong historical associations with good health, having excellent water and air quality.

4.1 Christ Church and Well Walk- Conservation Area Sub-Area 2

As defined in Historic England's (2017) Understanding Place - Historic Area Assessments guidance⁹, the characteristic features of Sub-Area 2 are discussed below:

Topography

The interesting topography of Hampstead is at the heart of the townscape and makes a key contribution to local character. The Conservation Area spans the heights of the hills that extend across this part of North London, rising as high as Whitestone Pond at 135m above sea level. It also falls to 60m above sea level at South End Green. This topography allows viewpoints overlooking central London in some places.

The neighbourhood of the subject site is located on the southern slopes of Hampstead Heath and slopes towards the south from East Heath Road. Unlike some areas within Hampstead, this area has been built up since the early days of Hampstead's development. As such, it displays a heritage rich intricate pattern of streets with organically formed public squares.

Layout, Streetscape and Urban Grain

The Christ Church and Well Walk sub-area exhibit a fine urban grain of intricate narrow lanes and alleyways. The layout of this area and the overall streetscape lends itself to the existing contoured topography. The street layout is organic and has followed the historic paths up to the heath, and thus are curved and with gentle slopes in some areas. Different levels of streets are interconnected with narrow footpaths, steps and lanes. It is thought that the street pattern in this area has evolved as a response to former estate boundaries of houses. Footpaths are provided on one or both sides and are slightly raised from the street with a kerb. The principal streets are East Heath Road, Christchurch Hill and Well Road.

The area is punctuated by small and irregular open spaces of great charm and character, formed at the intersection of streets. This includes Hampstead Square, New End Square, Mansfield Place and Stamford Close.

⁸ Hampstead Conservation Area Statement (2002)

⁹ Understanding Place (2017)- Section 2.2, pg.11



Figure 18: Houses along Elm Row as seen from the intersection of Holford Road with Cannon Place. The interface between streets and buildings is important, with a large number of street-facing buildings, terraces and apartments. Some of the surviving mansions and large detached houses are located within walled estates with minimal interface with the street; however, the number of such properties is relatively low.

The area immediately surrounding the subject site is characterised by tall brick boundary walls (see Figure 23). The gault and red brick terraced houses on the north side immediately address the street in a uniform manner, whilst the more historic Cannon Hall and Cannon Lodge on the south side display a more spacious and organic relationship with the street, with front courtyards behind boundary walls. Cannon Lane winds down the hill to Well Road between Squire's Mount and the subject site. The name of Cannon Hall, Cannon Lane and Cannon Place refers to the series of 18th and early 19th century cast iron naval cannon that serve as bollards along the west side of Cannon Lane. Cannon Lane also exhibits the Old Parish Lock-Up (c1730), which is located within the historic garden walls of Cannon Hall. A Modern house (11 Cannon Lane) designed by Edward Greenaway in the 1970s has since been built in proximity to the lock-up, which used to hold prisoners on their way to the Magistrates Court in Cannon Hall.



Figure 19: Parish Lock up on Cannon Lane within the historic boundary wall of Cannon Hall

This and other structures nearby, albeit much altered (such as Cannon Lodge) – are surviving remnants of the preliminary stages of the development of this part of Hampstead which occurred during the very early 1700s as a result of interest in the opening up of Hampstead's wells.

The local dialect is represented for the most part not by the modern form, but instead by a plethora of predominantly brick-built dwellings, and snippets of Hampstead's administrative and tourism past, in different colours and forms, sited alongside grander villa-type semi-detached houses to the west of No. 10 Cannon Place and the north of Cannon Hall. The earlier constructions in the area also reflect some irregularity in the architectural and aesthetic style and the organic evolution of what is a complex street network shaped by Hampstead's undulating terrain. Although a broad architectural theme and proportion pervade the built environment here, there is a gratifying idiosyncrasy to this suburban grain, suggesting an authentic response to the natural environment.



Figure 20: Cannon Lane looking towards Well Road. Some of the larger detached houses located within garden estates have tall brick compound walls with little or no interface between the street and the gardens.

Buildings

A wide variety of building types, styles and ages exist in the area. This is dominated by residential buildings such as surviving mansions and detached houses with gardens, smaller detached cottages, terraces, mansion blocks and apartments. Christ Church, a mid-19thC gothic revival church, is an important landmark within the area and is the only surviving religious building. Its spire forms a dominant feature and focal point within the townscape, contributing to the area's sense of place and distinctiveness. Apart from this, several public houses and a large hospital are present in this neighbourhood. An interesting feature is the almost complete absence of commercial spaces and shops since they are concentrated along High Street and Heath Street.



Figure 21: View of Christ Church



Figure 22: Cottages looking north along Squires Mount

Most buildings dating from before the 1890s are two-three storeys tall, and with the introduction of the mansion block typology and terraces, the skyline and streetscape were transformed at the turn of the last century. Most buildings are traditional materials with brick being the predominant building material. Many of the 18th-century buildings are faced with stock brick, while the examples of Victorian buildings tend to blend stock brick and red brick. There are also examples of gault brickwork, such as the terraces opposite the subject site, which have red brick dressings. Whilst fewer in number, the more prominent buildings have stone cladding or feature stone details such as window surrounds, sills and cornices.

In terms of architectural features and styles, there is no one prevailing form. However, they largely consist of archetypal traditional forms, such as sash and casement windows, canted bays, distinctive gables, prominent chimney stacks, external porches (sometimes with classical columns and/or pediments) and traditional pitched roofs (including mansards, hips and gables).



Figure 23: View along Cannon Lane with Cannon Hall, Cannon Lodge and the Vicarage to the left and the late 19thC terraces to the right.



Figure 25: Cannon Place



Figure 24: Well Road



Figure 26: Bell Moor mansion block along East Heath Road built between c.1915 and c.1938

Open Spaces

Most open spaces within the Christchurch Hill and Well Walk sub-area are private and located within the compounds/ estates of individual detached houses. The public squares have evolved organically at the intersection of streets and are unlike other open spaces in the city owing to their scale and lack of street furniture. Gainsborough Gardens, a large garden to the southeast of the sub-area is demarcated as private with no public access. Hampstead Square is a small, irregular public space outside of Christ Church at the junction between Cannon Place and Holford Road. It is characterised by mature and semi-mature trees, tall brick boundary walls to neighbouring residences and traditional street furniture and bollards.



Figure 27: Hampstead Square

5 ARCHITECTURAL DEVELOPMENT OF CANNON HALL

5.1 Introduction

Cannon Hall was built in the early 18th century. Over the last three centuries, the building has changed and evolved considerably, with various additions, extensions, removals, and other alterations. The building preserves much of its built fabric from the 18th, 19th, early and late 20thC. This section discusses the architectural development of Cannon Hall with help of historic maps, photographs, drainage plans and illustrations. Whilst primary source documents on the house appear to be strangely scant, all found documentation has been included or assessed as part of this report.



Figure 28: Front of 1995 sales brochure

5.2 Timeline of occupation

A brief outline of the development and timeline of the house is as follows:

- Pre-18thC- Tudor/ Medieval house existing on site¹⁰
- c.1720 - Cannon Hall (known as Rous Buildings) constructed. Known as Rous Buildings after Joseph Rous who became the lessee of the Wells Estate in the early 18th century and died in 1931. The house was part of a large estate and extended to Christchurch Hill to the west and Well Road to the south and included three other houses.
- c.1745 - House leased by a widow Sarah Holford, as suggested by a '*prospect of Hampstead, from the corner of Mrs Holford's garden, opposite the Well Walk*'¹¹ published in the same year – although primary source documents on the house appear to be strangely scant
- c.1780 - Sir Noah Thomas, a physician in ordinary to George III, occupied the house.

¹⁰ Clark Leonard & Gay John; Prospect of Highgate and Hampstead (1967), pg. 79

¹¹ London Metropolitan Archives, LMA SC/GL/LYS/002/003/p5376282, published by W.H. Toms, 25th March 1745

- c.1838-1850s - Sir James Cosmo Melville, last secretary to the East India Co. had lived at Cannon Hall with his family. He reputedly changed the name of the house to Cannon Hall after he displayed cast-iron cannons in the garden.
- c.1860s - Mr James Marshall, a local magistrate, owned the house during this period. He converted the room next to the stable on the north side of the house into a magistrate's courtroom. By this time the parish lock-up was no longer used, as it fell into disuse with the foundation of the Metropolitan Police in 1829
- c.1880s- Mr Henry Clarke, Chairman of Hampstead Magistrates purchased the house and occupied the house at least until 1912.
- c.1916 - Sir Gerald Du Maurier, actor and manager lived in the house from 1916 to 1934 with his family. His wife, Muriel Beaumont, was a noted actress. One of his daughters Daphne Du Maurier later became a famous author.
- c.1934 - House owned by Adolph Carrol-Marx¹²
- c.1948-64 – House owned by Cecil Baker
- 1966 – House owned by Alasdair Menzies
- c.1977 - House owned by Mr and Mrs A.J. Simpson
- c.2015 - House sold to present owners

5.3 Overview of Site History and Characteristics

Cannon Hall was built in c.1720 possibly replacing an earlier building on the site. The parcel of land on which the house stood was much more extensive than it is today, with the original grounds stretching from Christchurch Hill in the west to Well Road in the south. The property was part of the Wells Estate, first leased by Joseph Rous and may have included several other houses. Before c.1840s, the land and houses on it were known as Rous' Houses, referring to its original owner in the early 18th century period of development.

The house originally appears to have been built facing Cannon Place (known previously as Cannon Hall Road until c.1880s). As seen in John Rocque's 1746 map (Figure 52), the house is shown as a simple rectangle with its longer axis oriented east-west, reflecting its original Georgian form. The house was located within a walled compound with the principal entrance on the north and fronted by a garden. Large gardens are provided to the rear of the property extending through to the bordering roads on the east and south.

The original central section of Cannon Hall is the six-window wide two-storey house, as indicated on John Rocque's 1746 map. Although the windows on both the north (entrance) and south (rear) elevations retain their original exposed sash boxes and semi-flush windows, most of the front sashes are of later 18th-century date and some are more modern replacements. To the rear, the majority of the sashes at ground and first-floor level were replaced around the early 20th century. Internally, many windows have panelled shutter boxes with astragal mouldings typical of the later 18th century.

Other noteworthy original features include some areas of raised and fielded panelling and some of the internal doors. The grand oak cantilevered staircase between the ground and first floor is an impressive 19th-century addition, although is somewhat oversized for the house and space. There are

¹² Application and Drainage plans

various fireplaces throughout, which mostly date from the later 18th century and 19th century and are of good quality. The fireplace in the reception hall at ground floor level is thought to be early, but probably not original, dating from the latter half of the 18th century. Similarly, the secondary stair at the western end is thought to be early, but perhaps not an original feature. It exhibits typically moulded skirt brackets that were common in the latter half of the 18th century and early timber panelling.



Figure 30: Fireplace in entrance hall - late 18th century



Figure 29: Original moulded timber shutters



Figure 32: Principle stair



Figure 31: Historic secondary stair at western end

The parquet floor found at the first-floor level is a later addition (probably early 20th century); parquet flooring was highly uncommon during the Georgian period. The kitchen and the utility areas at the west end of the house all have plain modern finishes.

The original kitchen location remains an unresolved enigma in this house. It must have been a substantial size and incorporated scullery, larders, pantry and substantial fireplace to facilitate a house of this size and standing. The original house was virtually in the country at time of construction, so would have to have been self-sufficient to a degree, catering for a family and servants. It must have been within in the original plan of the early house (before extensions), yet it would have been unorthodox for it to be located on the ground floor in one of the three main rooms, which would have been prime living space as opposed to servants quarters. Furthermore, there is no evidence of the

necessary parties and larder, or the required space for such a kitchen. A substantial basement seems logical but has not yet been found. It is possible the kitchens were later housed in the northern extension, but it is unclear how this arrangement would have worked with the magistrate's courtroom. Regardless, the currently location of the kitchen is unlikely to be original.

The roof covering and structure is largely modern, clad in pantiles (consented in 1977). Opening up investigations show large steel beams at the eaves and mostly modern timbers, with some reuse of older timbers. Historic illustrations indicate that previously a slate roof covering was used. However, it is believed that the roof would have originally been clad in plain clay tiles. The formal dining room (east of the main entrance hall and primary staircase) was consented to be fully panelled in 1996 and has modern fitted joinery either side of the fireplace. All bathrooms and the kitchen have modern fixtures and fittings. The security grills to the front elevation are all modern additions.



Figure 34: Kitchen with modern fittings



Figure 33: Non-original parquet floor



Figure 36: Formal dining room with modern panelling



Figure 35: Roof with modern pantiles

A particular curiosity is the westernmost bay of the original 6 bay range. At the rear, the uppermost window on this bay does not have a red brick apron, as per the other 2nd floor windows on the rear elevation. Furthermore, the red brick arched lintel appears to be a different colour brick compared to the neighbouring lintels. This is quite odd and may indicate that this bay was built separately from the other 5 or, more likely, that it has undergone considerable alterations resulting in rebuilding of the arch and loss of the apron. Indeed, there appears to be slight variation to the brickwork of the parapet, although it must be noted that the brickwork of the rear elevation is somewhat patchy and has

undergone various repairs historically. Opening-up investigations of the westernmost kitchen wall (which would have been the original external wall of the 6-bay range) show this fabric to be historic. The front elevation does not suggest a separately built additional bay to the west. Therefore, despite the anomaly of the missing apron and different brick lintel, the house probably consisted of 6 bays originally, albeit with the rear of the western bay being heavily altered. This interpretation aligns with the floorplan and positioning of historic chimney stacks, which would not work with a 5 bay arrangement.



Figure 37: 1st and 2nd bay of the rear elevation



Figure 38: rear elevation showing 19th-century extension of the right in paler brick

In terms of later extensions, the original range of the building was extended westwards with a 19th century 2 storey service wing, constructed of paler buff brick with red brick dressings. This protrudes forwards of the front elevation at ground floor level, providing storage and WC facilities.

To the east is a far more substantial 19th-century extension that is partly full height, part 1.5 stories. It sits to the side of the main range, respecting the building line of the original garden elevation at the rear and protrudes forwards of the front elevation at the front. This is constructed of paler buff brick and is characterised by a mansard roof, cupola, and clock over the lower frontmost section. This was constructed in the 19th century and accommodated the magistrate's courtroom (now a billiards room). The extension also provided guest accommodation and a coach house/stabling, today used as a garage. The openings and surrounding brickwork are modern alterations.



Figure 39: 19th-century side extension with modern alterations to the garage door openings and surrounding brickwork. The old courtroom (now billiards room) is shown on the right

The front elevation exhibits a single-storey flat-roofed conservatory type lobby with a classically styled entrance that provides a covered passageway from the front entrance hall to the magistrate's courtroom. This is thought to date from the turn of the 20th century, well after the formation of the courtroom around the 1860s-70s.



Figure 40: Front elevation early 20th-century lobby extension

To the rear on the western side is a modern conservatory of negligible historic interest, which facilitates the first-floor balcony above. This conservatory is accessed via a double opening to the southernmost wall of the kitchen and is at a lower level than the ground floor. It was consented and built in the 1980s and replaced a modern semi-circular bay that was consented in 1977. The larger orthogonal rear conservatory to the east (as seen in historic photos) was removed in the 20th century.

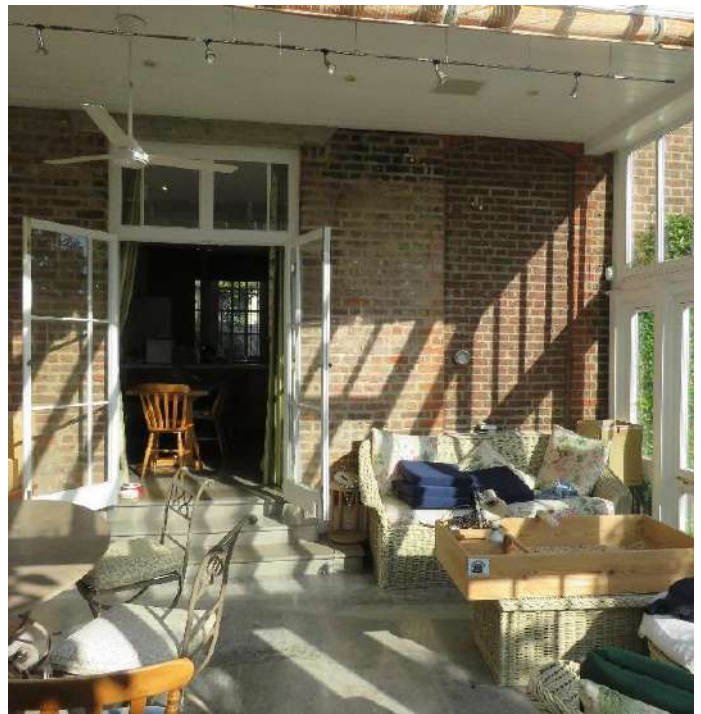


Figure 41: Modern rear conservatory with balcony above. Double door access to kitchen shown on the right.

Other modern extensions and additions include the substantial swimming pool building, that has been constructed at a lower level to the rest of the house. This is connected to the main house via a link building. This was consented in 1997 and is of no historic significance and limited architectural merit.



Figure 42: Rear elevation in the context of the modern swimming pool extension

5.4 Historic Illustrations

Given the site's preeminent character and standing within Hampstead, it has been the subject of many illustrations and paintings. This provides an interesting snapshot of the building's history, as well as the development of its features, character and setting.



Figure 43: Cannon Hall by Fred Cook (No date, but the artist was Active 1878 - 1891)

This early painting by F. Cook portrays the junction between Cannon Place and Cannon Lane from Squires Mount in the latter part of the 19th century. The painting shows an informal street without paving or kerbs, however the bollards (some or all of which were likely cannons) and railings can be seen in front of the front boundary wall of the subject site. Overall, the character appears to be far more rural and bucolic than it is today. The 19th-century extension to the east dominates the view of the site. It is covered in substantial vegetation (unlike today). As well as the cupola, a tall chimney structure can be seen, which today has been greatly reduced. Also, the current day dormer facing Cannon Lane is now much larger and located on the upper slope of the mansard roof, as opposed to the small lower dormer shown here. Now the window is shown to the left of the central window underneath the dormer.



Figure 44: Cannon Hall in 1900, Mary Hill

This painting from the turn of the 20th century also shows the tall chimney structure protruding from the 19th-century extension. This painting shows significantly more vegetation than exists today, including a reasonably mature tree that was out of view in the earlier painting. The main gate to Cannon Hall shows the previous finials as urns (today they are statuettes of lions). It also shows a solid timber gate as opposed to a decorative wrought iron style gate. The over lantern with wrought iron fittings still exists today. Interestingly, this painting shows second-floor windows to the end two bays; the previous painting did not show a window on the 2nd bay, and today, this is a blind window. Only one central dormer is suggested on the lower part of the 19th-century side extension, as opposed to the current 3 dormers.



Figure 45: Cannon Hall by Frederick Adcock (no date, but the artist was active between 1909-1933)

This illustration shows the front elevation, including the lesser pictured western service wing, which sits subservient to the main range of the house. Given the fact that the 19th-century extension tall chimney has not yet been altered, it is believed that this is one of Adcock's early productions.



Figure 46: Front of Cannon Hall, 1911 by A.R. Quinton

This illustration shows a few changes from the previous painting. The tall chimney appears to have had its prominent pot removed and replaced with a plainer clay pot. Windows are shown for all bays. A very small window appears to be present on the easternmost bay of the original 6 bay range at the second-floor level. Today, this small window does not exist, and the brickworks is paler suggesting a patch repair.



Figure 47: Photo of the rear elevation of Cannon Hall (No date, but thought to date from the late 19th century)

This photograph of the rear elevation shows the previous orthogonal conservatory on the eastern side of the rear elevation. This was a substantial structure of a traditional design, built on a plinth (probably brick). Here, the parapet appears to be lighter in colour compared to the rest of the rear elevation. Many of the windows on the original range of the building appear to be late Victorian or Edwardian replacements at the ground and first-floor levels, as opposed to today's 6-over-6 sashes. Interestingly, the upper sash seems to be divided in two horizontally, which is an intriguing arrangement. The second-floor windows appear to be the original 6-over-6 sashes, however, the lower sash is open so cannot be seen. A small roof light is visible in the centre of the rear roof slope. The roof appears to be reasonably smooth, indicating slate.



Figure 48: 1961 News Paper cutting from "the Tatler" during the occupation of Sir Gerald Du Maurier

This again shows the previous rear conservatory. It also shows the windows on the ground and first floors have been replaced with the 6-over-6 sashes that are still present today.



Figure 49: 'Street Scene' – the narrow junction of Cannon Place and Cannon Lane, Evan Walters, circa 1930
The National Library of Wales, PG04990

This war-time painting by John Walter in the 1940s was executed to make a record of Hampstead's streets. In it, he portrays a pleasing clutter of styles of building and 'accessories', in one single scene of Cannon Hall taking in high boundary brick walls, a mansard roof, and the rest of the 19th-century extension behind. Unfortunately, the painting omits from view the main part of the facade, so it is difficult to identify any differences from previous illustrations.

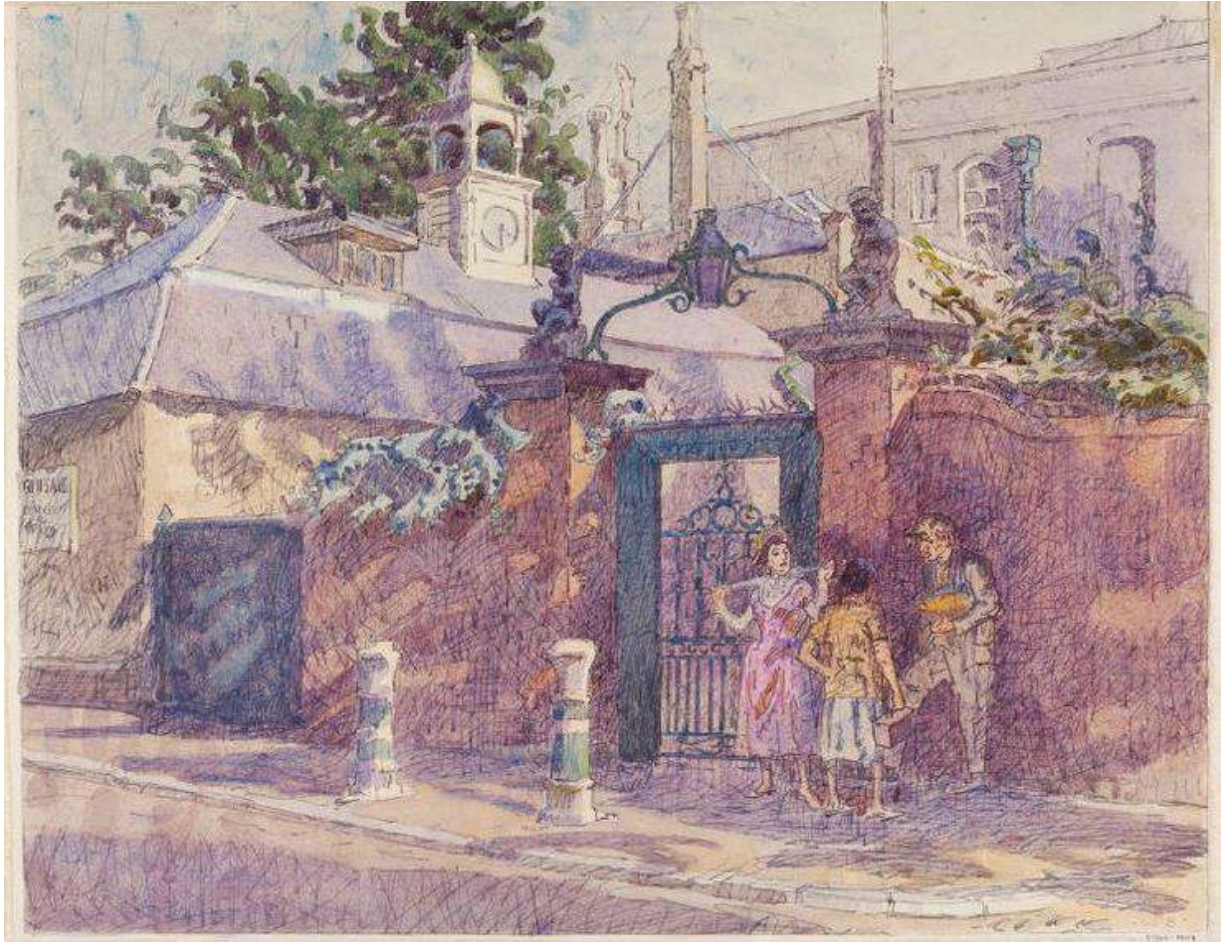


Figure 50: The Entrance to Cannon Hall, John Walter, circa 1940s (V&A, E.1745-1949)

This painting shows cherub statuettes have replaced the previous urn finials. The previous solid timber gate has been replaced with a decorative wrought iron alternative. The dormer window on the mansard roof has moved position from the previously central location (possible a mistake).



Figure 51: Painting of rear façade of Cannon Hall, 1967 by D. Towner

Intriguingly, this painting shows the rear façade to have only 5 bays to the original range, with the 6th bay behind the trees portrayed in lighter brickwork. As previously discussed, this window was likely rebuilt or substantially altered, as all other evidence suggests that the original house had 6 bays originally. A semi-circular windowless structure is shown at ground floor level (in the location of the modern conservatory), with the adjacent window being blind. This window remains this way today, incorporated into the conservatory. The dark grey colour of the roof highlights the previous use of slate.

5.5 Map Progression of the subject site



Figure 52: Inset from John Rocque's 1746 map showing the house

This map shows the original range of the building as a rectangular form with no extensions or outbuildings. The other buildings within the island site are likely to be the other 'Rous Houses' associated with the Wells estate.

The next definitive map of the house is the 1870 OS Map and shows the house's outline in detail alongside other properties in the area. The original 18th-century house appears to have extensions, most notably:

- a. to the east and north with the construction of an additional wing
- b. a small extension to the west of the main building
- c. an apsidal extension to the southwest
- d. a glasshouse to the southeast

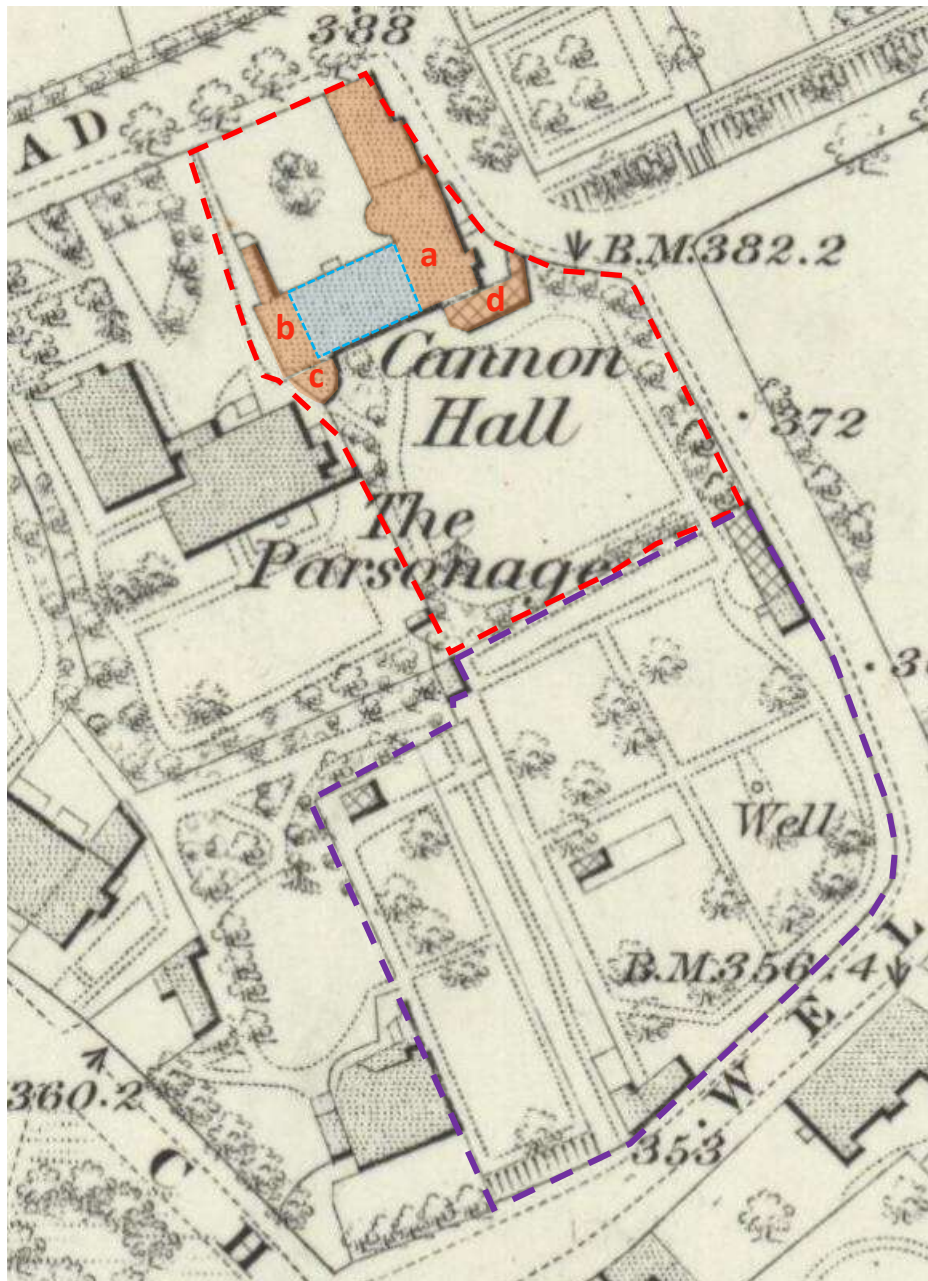


Figure 53: Inset from 1870 OS Map showing Cannon Hall. The early-mid 19th century extensions have been indicated in pale red, and the original extent of the Georgian building is indicated in pale blue.

The front garden is in the form of a courtyard with a central circular landscaped patch-possibly brushwood.

To the rear, the garden is divided into two sections: a main rear garden with wooded walkway around a central lawn (this together with the frontage and house forms the currently site) and a formal garden divided into four quadrants further south (this area, indicated in a purple dashed line, is no longer part of the site). A well is located on the southeast side, and a small glasshouse is seen to the southwest.

Two outbuildings- a rectangular building with a glazed roof is seen along the eastern wall, and an 'L' shaped building is seen to the south.



Figure 54: This less detailed OS Map from c.1896 shows the subject building and outbuildings similar to the previous 1870 OS Map. The landscape is however not shown in detail and therefore it is difficult to estimate the garden design and vegetation; however, the site retained its mid-19th century extents.

A porch and entrance hallway is added to the front (northern) façade of the house, built protruding from the 18thC house. Likewise, the existing glasshouse has been altered.

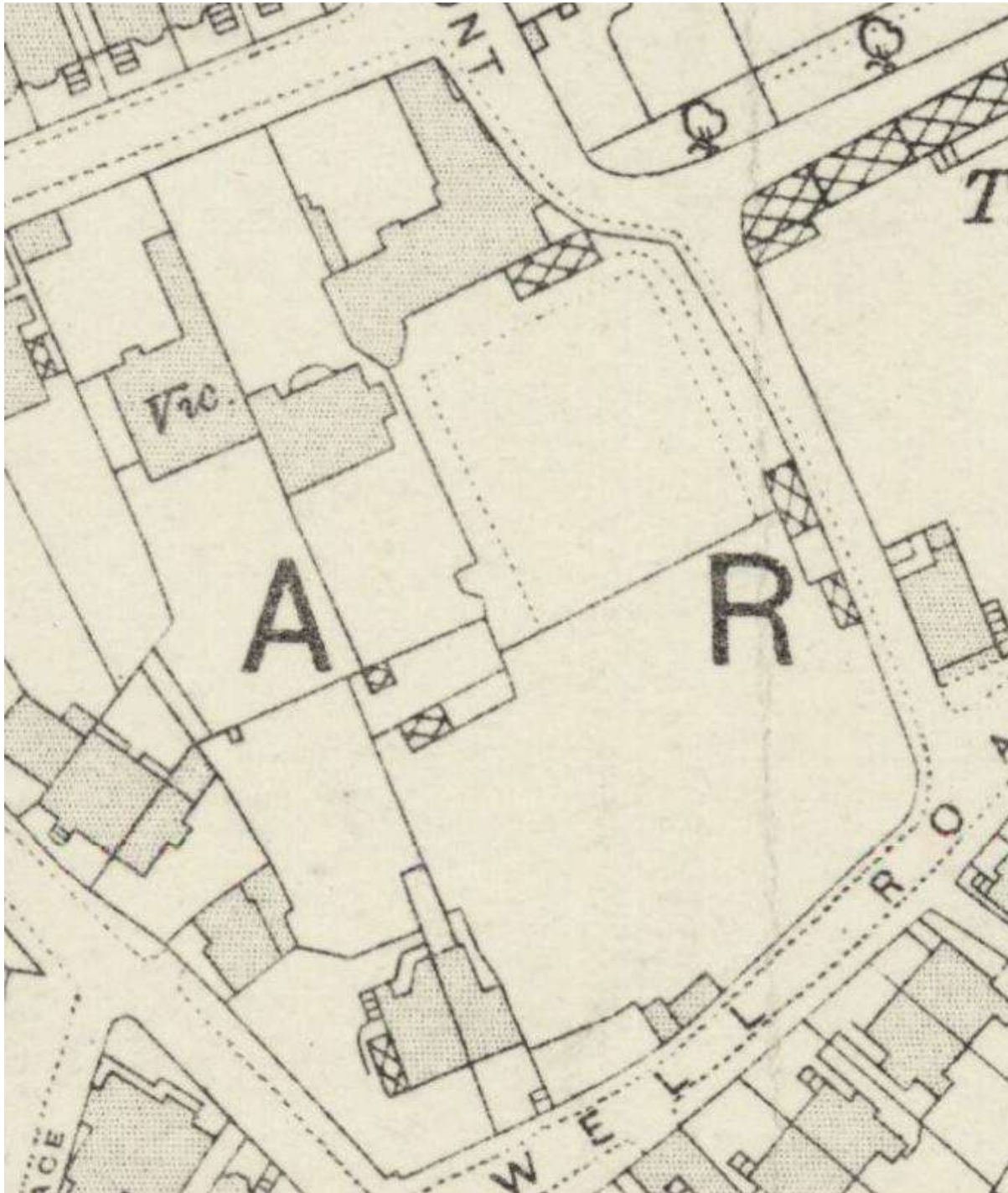


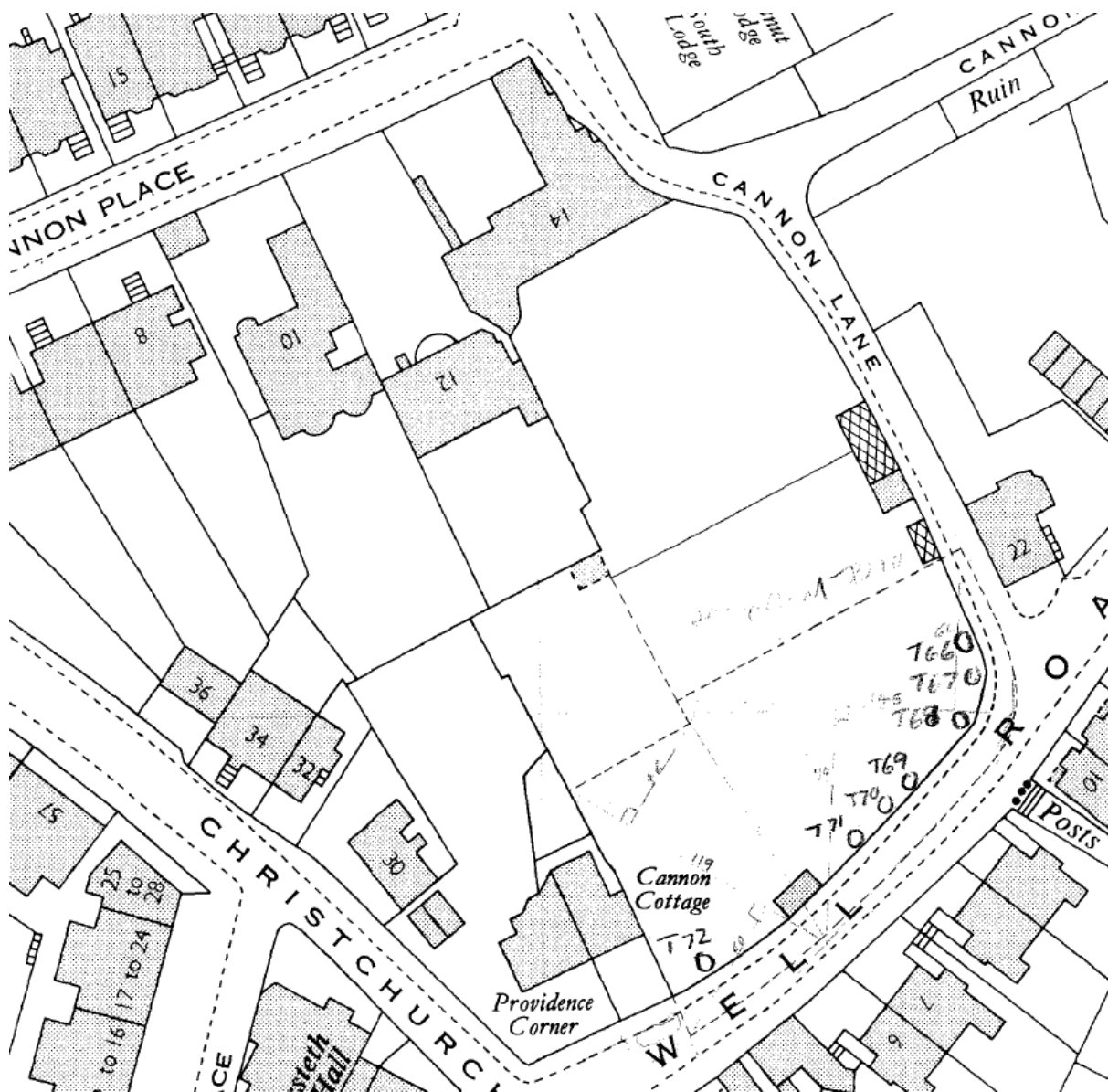
Figure 55: This inset from the 1915 OS Map shows an unchanged overall layout of the building. Several internal alterations were undertaken at this time, including the erection of partition walls within the 19th-century extensions.



Figure 56: In this OS Map dating from 1938, few changes are seen to the building outline with a small portion infilled on the southeast side of the house, between the extant house and the compound wall. However, this is judged to be an error on the surveyor's part since that area was not built up and infilled and continues to remain an open space to the rear with the staircase window opening out to that side. The glasshouse to the southeast of the house appears to have been demolished by this time. The lines shown within the rear garden possibly indicate a change of levels. The rectangular patch to the southwest of the garden may indicate a tennis court, which were popular at this date.



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5.6 Opening up Investigations



This opening is in the lower ground area underneath the main staircase. It shows an embedded timber within the brickwork.



This opening is in the lower ground area underneath the main staircase. It shows the historic brick floor is laid directly onto earth



The conservation officer requested complete removal of plaster to the westernmost kitchen wall, which reveals a timber lintel, confirming that there was previously an opening in this location.



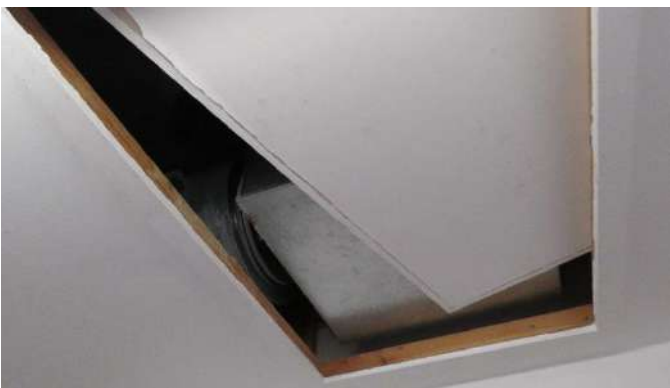
Westernmost kitchen wall plaster removal shows the wall has been subject to considerable alterations and has been heavily carved to accommodate services.



This opening in the ceiling boxing in the kitchen shows that this is entirely modern and accommodates modern services only



This ceiling hatch in the utility shows the ceiling is modern



This second ceiling hatch in the utility shows the ceiling is modern



This removed downlight in the utility confirms the ceiling is modern plasterboard



This is the opening from a removed floor grill in the floor in the lounge (within the 19th-century extension). The parquet is exceptionally thin, applied modern floorboards. The joists are historic.



The floor of the master bedroom, showing historic (but not original) and historic joists, which are severely notched to facilitate modern services.



Main living room parquet floor, showing thin timber veneer strips applied to backing floorboards (which are of no significance)



Master bedroom floor, showing severely notched historic floor joists



Hatch opened to view roof eaves. Modern steel beam and many modern timber rafters, evidencing modern replacement of roof



Raised floor 2nd-floor studio space – modern, to accommodate services.



Opening next to roof light shows a mix of timber rafters, suggesting some reuse of old timbers in modern replacement roof



Raised floor 2nd-floor studio space – modern, to accommodate services.



Hatch opened to view roof eaves - modern timber rafters and services.



This shows the roof space above the 19th-century extension on the eastern side



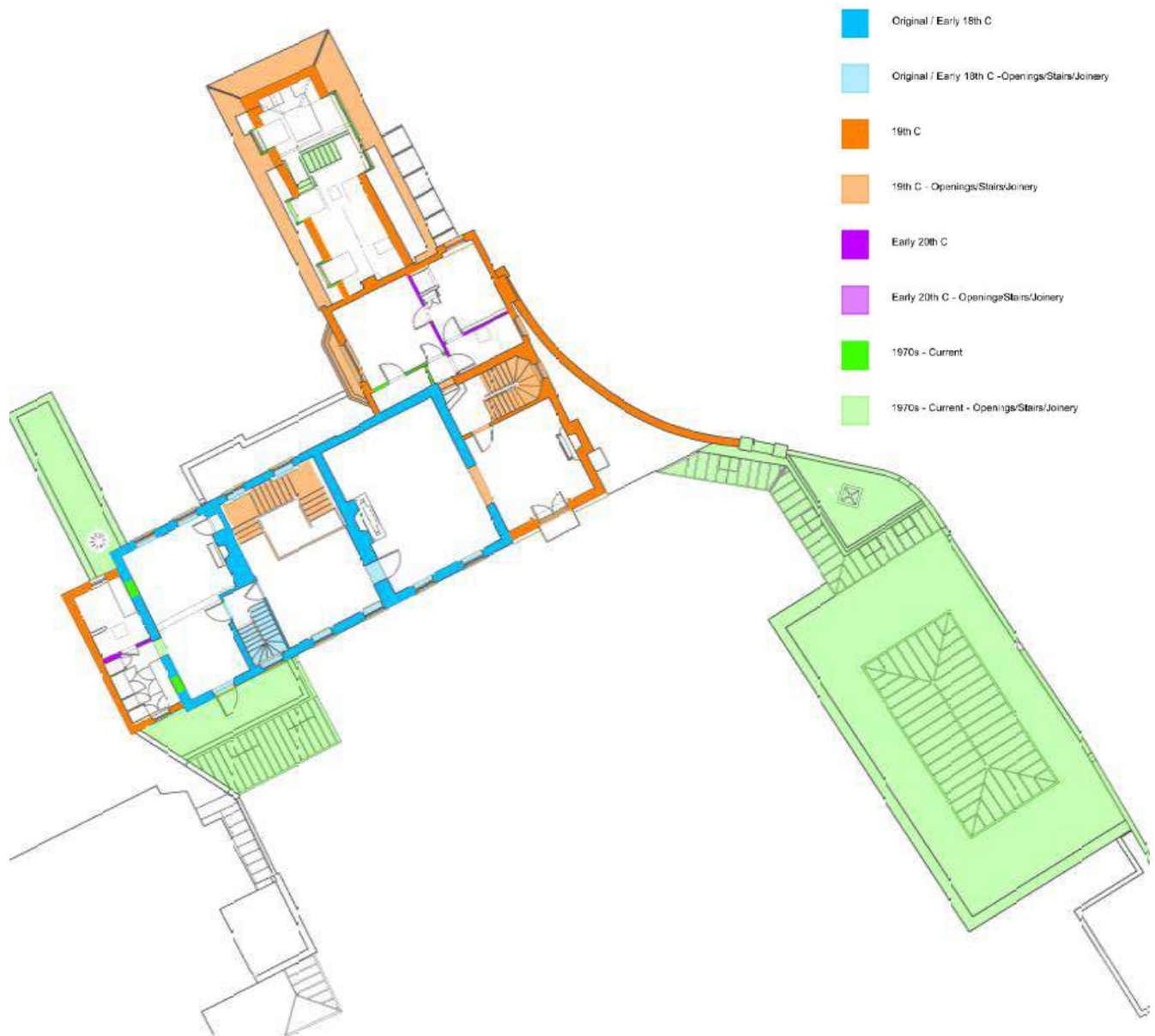


Figure 60: First Floor



Figure 61: Second Floor

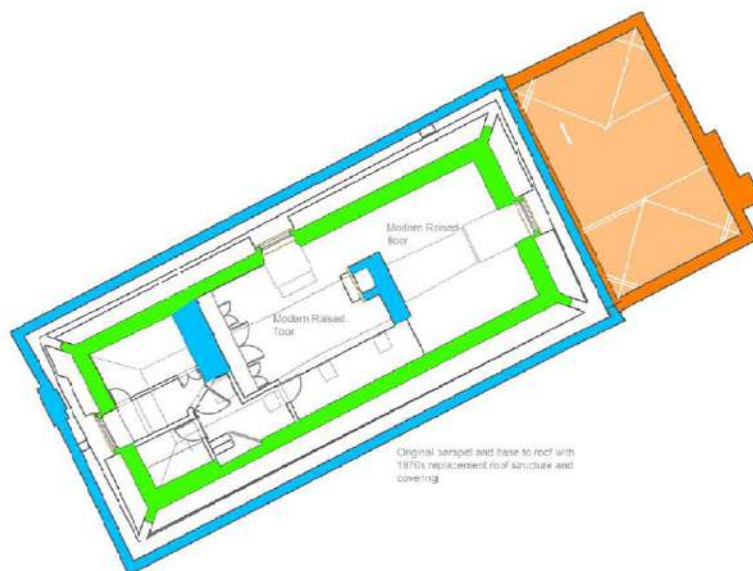


Figure 62: Third Floor

6 SIGNIFICANCE APPRAISAL

As recommended by NPPF (2019), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Area should be considered and be based on an understanding of the site's significance.

Paragraph 189 of the NPPF states that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."*

Significance is defined by English Heritage as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of Cannon Hall.

6.1 3.1 Introduction

The descriptive appraisal will evaluate the buildings against the listed selection criteria of 'Principles of Selection for Listing Buildings', DCMS, 2010 and 2018. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- **Evidential Value** – this relates to the potential of the place to yield primary evidence about past human activity;
- **Historical Value** – relevant to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – focusing on the ways in which sensory and intellectual stimulation is derived from the place;
- **Communal Value** – relating to the meaning the buildings on site has for the people of Manchester and the collective experience of memory it holds.

Whilst the latest version of Historic England's Conservation Principles (draft, 2017) has not yet been adopted, the key criteria for assessing the significance of a heritage asset has been recently updated by Historic England in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', published 21 October 2019. These definitions are in alignment with the NPPF definition of significance and are as follows:

- **Archaeological interest** – There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science

of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- **Historic interest** – An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

6.1.1 Archaeological Interest

The site is located within The Hampstead Archaeological Priority Area (Tier 2), which covers the medieval settlement of Hampstead that grew from a small farmstead. The area covered by the APA has been subject to continuous settlement since this time and therefore there is potential for the area to harbour medieval and post-medieval sites and finds of archaeological interest. The area has its very early antecedents probably in the Mesolithic period, as interpreted from archaeological finds dating to circa 7,000BC. Later, increasingly persistent settlement patterns are also suggested in the Anglo Saxon and Roman fragments of pottery, and evidence of charcoal burning on the Heath dating to the 10th century. Furthermore, 'cinerary urns and grave goods of 90-120AD were found near Well Walk in 1774 – just to the south of the subject site.

The subject itself has existed since the early 18th century and may have replaced a previous building on the site. As such, there is potential for archaeological evidence to be present on the site. However, it must be remembered that this is a domestic site and has no confirmed use before the construction of Cannon Hall. Whilst there is clear potential for archaeological evidence to be present, it is not guaranteed. Whilst the house itself has undergone various developments since its early Georgian inception, a substantial quantity of original fabric remains, providing a source of above-ground archaeology of evidential value.

The archaeological interest of the site is **medium**.

6.1.2 Historic Interest

Cannon Hall is an important building of considerable standing within Hampstead and the wider area. First and foremost, it has historic interest as an early Georgian mansion with generous grounds as part of the Wells Estate. Given its size, quality and status, the house would have played a role in the historical development of Hampstead at a time when its popularity and renown as a healthful spa town away from the grimy city was booming.

Over the last three centuries, the building has changed and evolved considerably, with various additions, extensions, removals, and other alterations. The building preserves much of its built fabric from the 18th, 19th, early and late 20thC. The planform of the building is a good reflection of Georgian houses of this size, orientated towards the street and compartmentalised into 3 clear sections at ground and first-floor level, each 2 bays wide. The later service wing to the west and extension to the east are both of 19th-century origin. Whilst they are of lesser significance compared to the original portion of the house, they are still of some age and historical value. In particular, the magistrate's courtroom, and indeed the later entrance lobby that provided separate access to the courtroom, are of historic interest for their previous usage and the role these spaces would have played within the

local community. However, the highest level of significance remains attached to the original Georgian portion. The roof is of eroded significance and interest as much of this has been replaced and altered in the 1970s. The rear conservatory, swimming pool building, and link building are of no historic interest or significance.

The name 'Cannon Hall' contributes considerably to the building's historic interest, being bestowed on the building following the placement of several cannons (some of which were of considerable value in their own right) around the grounds and as bollards by the previous owner, Sir James Cosmo Melville. Indeed, the house was owned by several notable and influential individuals. Its association with Gerald De Maurier and his daughter Daphne De Maurier is of particular interest, as both famous figures still feature in the collective memories of many people today, and will continue to do so through their recordings and writings.

More recently, the house has featured in several films including the recent action/thriller/sci-fi *Tenet* (2020) directed by Christopher Nolan and starring John David Washington. It was also used in the filming of *Bunny Lake is Missing* (1965), starring Laurence Olivier and directed and produced by Otto Preminger. Both films have provided an interesting snapshot of the house, viewed and appreciated by wide audiences.

The wider setting and landscape also make a relevant contribution to the site's historic interest. The relationship of the street pattern to the development of Hampstead, its distinctive topography and Cannon Hall's siting presents an interesting insight into the earliest phase of the site and before. The heritage-rich surroundings also contribute to the overall historic interest of the wider setting and Cannon's leading role within it.

The Historic Interest of the site is **high**.

6.1.3 Architectural and artistic interest

The built form of Cannon Hall presents a pleasing, well-proportioned and picturesque front and rear façades, illustrative of early Georgian fashions. The house exhibits a great deal of architectural formality, representative of its standings within the local area. The later 19th century extensions create an interesting asymmetry, remaining subservient to the original Georgian range and complementing its materiality, rhythm, and proportions. The house is embellished with simple yet well-considered architectural decoration, adding neoclassical grace and visual interest. Its materiality is reminiscent of the vernacular architecture in the region, using brown brick with red dressing and timber sash windows.

The house presents a picture of bucolic Hampstead, within reach of the city but retaining a somewhat rural village character in a heritage-rich setting. This is reinforced by the tall historic boundaries walls and narrow streets and lanes, the multitude of historic neighbouring buildings (both listed and unlisted), the variety of the skyline resulting from the topography, mature trees and the spire of Christ Church, and of course the sense of space and openness provided by generous residential plots and the expanse of nearby Hampstead Heath. As such, the setting of Cannon hall contributes greatly to its character and aesthetic appeal.

As a broader composition of garden space, established vegetation and proximity to other properties including Cannon Lodge, the whole is an attractive setting merging vernacular styles, architectural formality, different ages of built form, and aesthetic distinctiveness. This is characteristic of Hampstead: an unconventional, yet harmonised, scene of visual idiosyncrasy and intrigue.

The architectural and artistic Interest of the site is **high**.

6.2 Summary of significance

Overall, the significance of Cannon Hall when assessed against the latest Historic England Guidance *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) has been found to be **medium-high**. As a grade II* listed building, this assessment is commensurate with the statutory designation.

The building's significance can be attributed to the age of its fabric, with a considerable amount of surviving original Georgian fabric (of higher significance) and interesting later additions (of lesser significance). The site also harbours archaeological potential. The building is of particular historic interest as an early Georgian mansion with a largely recognisable planform and some surviving architectural features. It is associated with several influential and famous individuals and has been featured in films. It is also of great architectural and aesthetic interest for its picturesque and archetypal composition within a wider heritage setting of great charm and character.

PART 2: HERITAGE IMPACT ASSESSMENT

7 PROPOSED WORKS

This section lists the proposed works. Please refer to the documents and drawings produced by Charlton Brown Architects for more information and detail on the proposals.

The proposed works can be summarised as the following: Replacement conservatory; previously consented opening in the kitchen to be executed; removal of modern fitted joinery in the library; changes to first floor bathrooms; reduction in the size of first floor balcony; underfloor heating to various rooms throughout; changes to rear dormers and skylights; various changes to third floor layout and removal of the raised floor; maintenance access to the roof; replacement of roof covering with slate; removal of security ironmongery to front façade windows; various other minor changes and refurbishments, as set out below.

8 IMPACT ASSESSMENT

All design changes are based on a thorough understanding of the building's significance and special interest. For the purpose of assessing the effects likely to result from the amendments, established criteria have been employed. The impact of the proposal has been assessed against receptor sensitivities, ranging from:

- **Substantial adverse:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of a statutorily listed building.
- **Moderate adverse:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in extensive long-term change to the setting or structure of listed buildings.
- **Minor adverse:** effects which create dis-benefits to the historic fabric of the area, but may also provide benefits. May involve demolition of an undesignated historic building, or, limited encroachment upon a conservation area, or historic parkland, where intrusive views are created or slight impacts upon its integrity would result.
- **Neutral:** the development would not materially affect the status quo.
- **Minor beneficial:** perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- **Moderate beneficial:** effects which help to explain the significance and history of the site and surrounding area; ensuring the long-term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings, but enabling a viable long-term use for the buildings.
- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which improve the setting of a Listed Building or historic parkland and, which repair and conserve the most significant fabric of the Listed Buildings.

Detailed Proposed	Impact and Justification
<i>External Works</i>	
Remodel the existing conservatory with an appropriate alternative inspired by Regency glass house design. The conservatory will have timber framed windows with slimline double glazing over a brick plinth. The roof will be partly solid with a large skylight. The existing balcony to the master bedroom will be reduced in size and the balustrading will be replaced with a simpler alternative.	<p>Moderate Beneficial: The existing conservatory is modern and bears no relationship to the house or garden. It is therefore proposed to replace the existing conservatory with a traditional conservatory inspired by Regency designs. The Regency period is an extension of the Georgian period and started to produce examples of smaller domestic conservatories and glasshouses in comparison to the larger, grander examples, which are out of scale with the subject site. Both periods exhibit styles based on classical proportions, hierarchy and detailing. Therefore, the Regency style of conservatory is believed to be the most appropriate style precedent that most closely aligns with the Georgian styling of the rear elevation of Cannon Hall whilst remaining a suitable precedent of scale. The alternative approach would be a lightweight contemporary conservatory, which we believe would appear alien and at odds with the heritage asset.</p> <p>The proposed conservatory design is based on classical styling and proportions to rationalise the relationship between the kitchen and the garden. It is orientated along a north-south axis, thus presenting its shorter elevation to the more significant rear elevation, minimising its impact and assuring its subservience. It will appear lightweight whilst relating well to the taxis of the rear elevation by aligning with existing windows and replicating the existing pattern of the sashes. The brick plinth will appropriately reference the host building. Double glazing is appropriate for this modern addition, which is constructed of a large quantity of glass; double glazing is therefore a logical and essential feature to ensure thermal efficiency and future usability. The proposals will also slightly reduce the size of the balcony above and replace the inappropriate balustrade with a far simpler, more appropriate design.</p> <p>The conservatory design and the enhancements, the reduction of the balcony and the revised balustrade are considered to be heritage benefits that actively enhance the character of the rear elevation and garden setting.</p>
Two dormers to be added to the rear-facing roof slope with timber-framed double-glazed windows, aligned over the windows below.	<p>Neutral: This will provide vital headroom to make the attic a more usable and functional space. The dormers have been carefully designed to be as discrete and in keeping as possible, aligned over the existing fenestration, and respecting the hierarchy and taxis of the rear elevation. This aligns with the conservation officer's comments to ensure the rear elevation is balanced. They will not be prominent features within the wider conservation area and will be largely concealed when viewed from ground level as a result of the pronounced parapet. The roof has been inspected and the majority of timbers are modern with large steel beams at the eaves, indicating replacement (whole or part) as part of the 1970s works. However, opening up also shows some reuse of historic timbers. The dormers will trim around the existing roof timbers, retaining existing fabric wherever possible. Double glazing is appropriate in this location; the attic level is of lesser significance and the dormers are new additions. Double glazing will greatly improve thermal efficiency, making the building more sustainable.</p>

The existing 3 rooflights will be revised to 2 conservation-style rooflights (double-glazed) with adjusted sizes and locations to ensure symmetry and alignment above the windows below.	Neutral: The existing rooflights are randomly placed and do not relate well to the design and taxis of the rear elevation. This work will provide additional light to make the attic a more usable and functional space. The rooflights have been carefully designed to be as discrete and in keeping as possible, aligned over the existing fenestration, and designed to be conservation style and flush fitting. They will not be prominent features within the wider conservation area and will be largely concealed when viewed from ground level as a result of the pronounced parapet. The roof has been inspected and the majority of timbers are modern with large steel beams at the eaves, indicating replacement as part of the 1970s works. However, opening up also shows some reuse of historic timbers. The rooflights will trim around the existing roof timbers, retaining existing fabric wherever possible. As above, double glazing is appropriate in this location; the attic level is of lesser significance and the dormers are new additions. Double glazing will greatly improve thermal efficiency, making the building more sustainable.
Replacement of side-facing dormers on the east and west slopes of the main roof with appropriate and symmetrical alternatives with glazing to the southern cheeks. The eastern dormer will include a casement to form a door, facilitating roof access for maintenance. Double glazing will be used.	Neutral: The existing dormers are not original. This will provide additional headroom at the western end of the attic and ensure symmetry with the western dormer, which will remain approximately the same size. At the eastern end, this change will allow for essential roof access for maintenance purposes. A glazed southern cheek to each dormer will allow for views of the city and additional light. The replacement side dormers will not be prominent features within the wider conservation area and will be largely concealed when viewed from ground level as a result of the pronounced parapet. The building's symmetry will be enhanced. The roof has been inspected and is a modern alteration. Therefore, no historic fabric will be lost. As above, double glazing is appropriate in this location; the attic level is of lesser significance and the dormers are new additions. Double glazing will greatly improve thermal efficiency, making the building more sustainable.
Removal of some of the security ironmongery over windows on the front (north) elevation	Minor Beneficial: This is not original ironmongery and is of no historic or architectural interest. With modern technology, the need for security bars has become superfluous and it is therefore correct and appropriate that it is removed.
The roof will be recovered with slates. Roof-level breathable insulation is also to be installed.	Minor-moderate Beneficial: The existing roof covering is not original and is believed to have been installed in the mid-late 20 th century, alongside substantial alterations to the roof. Slate will better match what is believed to be the original roof covering, as indicated in historic imagery (see Chapter 5 of this report). Therefore, this is a clear enhancement of the building's original character. The installation of breathable insulation is also a public benefit by making the building more thermally efficient and sustainable.
Ground Floor Works	
Opening between the kitchen and utility, as per previous consent (maintaining the pre-existing infilled doorway)	Neutral: Historic research and opening up investigations have found that there were several previous openings in this wall. There is already consent to reopen one of these previously blocked openings. The existing kitchen is disproportionately small and inconsistent with a house of this size and standing and desperately requires enhancement to meet modern-day requirements and market expectations. Indeed, the location of the original kitchen is an enigma (see section 5.3), meaning the existing kitchen space is forced to adapt, with further adaptations necessary to ensure functionality. These proposals will result in no unacceptable loss of historic fabric, utilising the previous consent.
New reconfigured kitchen joinery.	Neutral: The new kitchen units and associated fittings and services are usually considered acceptable, reversible, and essential to the viable use of the building as a dwelling.
The unused WC adjacent to the kitchen is to be converted to a cold store.	Neutral: This will result in the removal of a small amount of non-original 19 th century fabric. This does not affect the special significance of the building, but will better support its viability and modern use.

Removal of the cold-water tank and modern false ceiling in the existing utility room.	Minor Beneficial: This will remove adverse modern features and restore the correct head height in the space
Upgrade to M&E, removing kitchen ducting.	Minor Beneficial: This will remove an adverse modern feature and restore the original perception of the ceiling in the kitchen
Underfloor heating and new English limestone finish installed in the kitchen, utility area (second kitchen) and conservatory	Neutral: The house requires an M&E upgrade to meet modern building regulations and to sufficiently service such a large house in line with modern requirements and expectations. Underfloor heating will be added only where there is adequate space in the floor void, retaining the existing floorboards and floor joists. The kitchen/utility floor is one such area, and the flooring in this location has been found to be modern stone tiles. The new finish is appropriate and in keeping with the house's character, whilst being hard-wearing and high quality.
Partial Removal of modern fitted joinery in Study, with the remainder to be painted	Neutral: This joinery is modern and is of no significance.
<i>First Floor Works</i>	
Remodelling of the master ensuite bathroom	Neutral: The new bathroom units and sanitaryware and associated fittings and services are usually considered acceptable, reversible, and essential to the viable use of the building as a dwelling.
Underfloor heating and a new oak board finish installed throughout the area of the original house. Flooring to be English Oak in random widths and lengths	<p>Neutral: The house requires an M&E upgrade to meet modern building regulations and to sufficiently service such a large house in line with modern requirements and expectations. Underfloor heating will be added only where there is adequate space in the floor void, retaining the existing floorboards and floor joists. The first floor is one such area. The first-floor floor exhibits a non-original Victorian parquet floor (which is essentially a laminate). This form of flooring is untypical of an early 18th-century house. The existing floor has been harshly sanded in the past so that much of the depth of the wood has been removed leaving the nail heads exposed. Additionally, as the house requires rewiring, disruption to the parquet flooring is unavoidable, providing an opportunity to restore a boarded floor more in keeping with the original house.</p> <p>The previous planning consent from 2016 included the replacement of the first-floor flooring, however, this did not include the Master Bedroom. It is now proposed to include the master bedroom flooring for replacement.</p> <p>The new oak board finish is appropriate and in keeping with the house's character. Georgian houses of this size and status would typically have wide oak floorboards of random widths and lengths at first floor level, which is being carefully recreated here. Boards of an appropriately generous width will be selected. English oak will be used to ensure the highest quality and an appropriate, authentic finish is achieved.</p>
The removal of the partition wall in the ancillary wing to enable the creation of a bathroom and study area.	Neutral: The bathroom and bedroom in the ancillary wing will be remodelled to provide better, more functional accommodation. This part of the house is not original. The current layout dates from the 20 th century and is not significant. Therefore, this work is considered to have no impact on the building's significance.
<i>Attic (Third) Floor Works</i>	

The amalgamation of the WC and kitchenette to form a bathroom and Remove the cold water tank.	Neutral: The existing attic space is poor quality and dysfunctional. Removal of the cold-water tank and amalgamation of the WC and kitchenette to form a bathroom will result in no harm to the building's significance. None of the original walls will be impacted, as the work will relate to the slim partitions that appear to be a modern addition.
Existing raised floor (modern) to be lowered/removed to maximise head height.	Minor Beneficial: The existing attic space is poor quality and dysfunctional with very limited headroom. Lowering the modern raised floor (inspected during opening up investigations) will result in no loss of historic fabric, whilst greatly enhancing the usability of the space.
Provision of retrospectively installed roof insulation	Minor beneficial: The house requires a thermal performance upgrade to improve energy efficiency and reduce carbon consumption. This will allow greatly enhanced thermal efficiency. Insulation will be breathable; it must be remembered that the roof structure and covering is modern (with some instances of historic timbers, suspected to have been reused).
Internal steps to allow roof access for maintenance (see external works for changes to dormers and skylights)	Minor Beneficial: Maintenance is essential to the longevity of a listed building, especially at the roof level to ensure proper cleaning and repair of gutters and other high-level features. Safe and easy access is important to this and greatly reduces the risk of leaks, damp and other issues in the future. The steps will be discrete and will not adversely impact the character of the space.
General Works	
Various M&E upgrades and refurbishments (as shown on M&E plans) including new hot water cylinder and cold water tank in the 19 th century extension garage area, various changes and upgrades of the electrical services in the utility area, provisions to facilitate new underfloor heating on ground and first floor level, retention of existing radiators and removal of the skirting level heaters in the first floor living room. Removal of the attic cold water tank. Conversion to LED and replacement of existing spotlights.	Minor Beneficial: The house requires an M&E upgrade to meet modern building regulations and to sufficiently service such a large house in line with modern requirements and expectations. The house requires rewiring as the old electrics are old and out of date. This is a safety requirement and will allow for greater efficiency and decreased risk of electrical failure, fire, etc. In terms of heating, the current system makes zonal heating impossible. The new system will allow for partial heating of certain areas, greatly reducing the heating needs and energy demands. The removal of the unsightly skirting radiators is certainly a heritage benefit by enhancing the character. Finally, the existing attic-level cold water tank has leaked in the past and is no longer needed; its removal greatly reduces the risk of further leaks and water damage to the listed fabric.
General repair and refurbishment of all existing single glazed sash windows with new thermal brushes and secondary glazing	Minor Beneficial: This work is in line with good maintenance and upkeep, which enhances the thermal properties and performance of the windows where possible. This will greatly improve the building's sustainability and energy efficiency. Secondary glazing will be applied to all windows at the ground, first and second floor levels (subject to investigation of existing reveals) and detailed to avoid harm to existing mouldings and joinery. This will provide essential thermal enhancement and allow the building to be more sustainable.

Application of breathable hemp insulation to any areas of flat, plain wall (internal face of external walls only), avoiding interference with windows, skirtings, cornices and any other existing decorative details	<p>Minor Beneficial: This work will enhance the thermal properties and performance of the building, improving sustainability and energy efficiency. This superior natural material retains the breathability of the existing fabric, preventing any damage that typically coincides with standard modern insulation. Special care will be taken to avoid interference with architraves and other decorative mouldings. The insulation will not be applied to areas where this cannot be achieved.</p> <p>Applicable rooms: kitchen, utility and WC/cold room, front Victorian lobby, the master bathroom, west bedroom and bathroom (1st floor), the coach house, second floor corridor (courtyard side), the guest bedroom and the attic. The first-floor reception rooms may also be included, subject to review of decorative mouldings.</p>
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8.1 Impact Summary

The proposed works to the conservatory, roof covering, sustainability/thermal/M&E improvements and the removal of various undesirable modern features throughout are considered to offer clear heritage benefits to the Grade II* listed building.

The new slate roof covering would restore the building's historic character and appearance, as evidenced in archive imagery. The new conservatory is based on a far more appropriate style precedent, better responding to the taxis, hierarchy and style of the existing façade whilst remaining subservient. Furthermore, reducing the existing balcony size on top of the conservatory will improve the privacy of neighbours and restore a more simplistic, uncluttered design. The removal of modern features such as the security bars, raised modern floor in the attic, attic water tank and first floor skirting heating vents, will all allow the original design, planform and/or features of the house to be better experienced and appreciated. Sustainability and thermal performance enhancements are also considered to be a public benefit, as the NPPF puts great emphasis on sustainability. These items have been designed to be technically appropriate, maintaining breathability and avoiding loss of historic fabric.

The minor internal layout changes, new dormer windows and skylights have been assessed and found to have a neutral impact on the historical significance of the listed building. The proposed changes adhere to the principle of maintaining the building's significance and historic fabric by focusing on areas of lower significance, utilising historic openings, or making minimal physical and visual interventions, as appropriate. Furthermore, new interventions have been designed to be in keeping, sympathetic, subservient, and discrete; they have been designed to the highest architectural standards using appropriate materials and detailing. The changes will assist in the building's use as a family dwelling, meeting modern expectations and requirements to ensure the building remains a viable family home for many years to come.

The proposed changes are considered to result in no impact on the setting of nearby heritage assets, nor the character and appearance of the Hampstead Conservation Area. However, as previously mentioned, there is a minor beneficial impact on the immediately neighbouring grade II* listed Cannon Lodge, as a result of the reduction of the first-floor balcony above the existing conservatory, as well as a simplification of the currently incongruous balustrading. The changes to dormers and skylights have been designed to respect the taxis and hierarchy of the rear elevation, maintaining symmetry and alignment. They will not be publicly visible.

Overall, the proposed works are considered to have a **minor beneficial** impact on the historic and architectural interest of the listed building. However, should the council perceive there to be a small degree of less than substantial harm caused by any of the proposed works, this would be suitably outweighed by the aforementioned heritage benefits. The proposals are considered to cause no harm to the significance of the Hampstead Conservation Area or the settings of nearby listed buildings. Therefore, the proposals adhere to the requirements of local and national planning policy and guidance.

9 HERITAGE POLICY JUSTIFICATION

9.1.1 Planning (Listed Buildings And Conservation Areas) Act 1990

In relation to conservation areas it is stated in section 72 that there is a “general duty as respects conservation areas in exercise of planning functions.” In this clause it is said that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

9.1.2 National Planning Policy Framework (NPPF) (2021)

The NPPF is the principal policy guidance on the application of the 1990 Act, and the most relevant criteria for testing of applications for the development of heritage assets and other properties within the historic environment. As recommended by NPPF, proposals for the alteration or redevelopment of listed buildings or buildings within conservation areas should be considered and based on an understanding of their significance.

Para 189: “Heritage assets range from sites and buildings of local historic value to those of the highest significance...these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

Para 194: States that ‘In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on that significance’.

Para 195: “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para 199: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Para 200: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: Grade II listed buildings, or grade II registered parks or gardens, should be exceptional...”

Para 202: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Response to NPPF requirements: The proposal meets the criteria of this policy and has duly assessed the relevant heritage assets and understood their significance. The proposals have been assessed and

found to cause no harm to the significance of the listed building or conservation area, including setting. Indeed, the net impact of the scheme is considered to be minor beneficial, with several heritage and public benefits being proposed, as set out in section 8 of this report.

9.1.3 Camden Local Plan (2017)

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...”

Response: It is not considered that these proposals will cause loss or substantial harm to the listed building.

Policy D2 Heritage: “...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.”

Response: As with the response for NPPF, it is considered that the proposals cause no instances of less than substantial harm, but instead the net impact is beneficial.

Policy D2 Heritage: 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.”

Response: The proposals are largely obscured from the wider conservation area and public realm, however, the removal of security bars will have a visible beneficial impact when viewed from the street, and the slate roof covering will be a clear publicly visible enhancement. The changes to dormers and skylights have been appropriately designed to respect the existing façade taxis and hierarchy and will have a neutral impact that is not readily visible from the public realm.

9.1.4 Hampstead Neighbourhood Plan (2018)

Policy DH1 Design:

“1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 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) by:

- a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.
- b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.
- c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
- d. Protecting the amenity and privacy of neighbouring properties.
- e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.

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.

4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.”

Response: All aspects of the proposal have been carefully designed to reflect the history and distinctiveness of the area, as well as the significance of the listed building. The amenity of the neighbours will be better protected by the smaller balcony, and the new conservatory has been designed to the highest architectural standards based on appropriate precedents to ensure a respectful and positive addition to the listed building in place of the poorly designed existing conservatory. As already mentioned, the changes to the dormers and skylights have been carefully designed and are considered appropriate and sympathetic. The replacement of the roofing with slate and the security bars’ removal are clear heritage benefits.

Policy DH2 Conservation areas and listed buildings:

“1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies...

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 (see Appendix 3).”

Response: It is considered that the proposals do offer what is stipulated in Policy DH2 of the Hampstead Neighbourhood Plan, 2018. This has been done by retaining and therefore protecting the aspects of the building that are most significant, removing redundant and undesirable modern features where possible and practicable to bring about clear enhancement.

10 CONCLUSION

Historic England's "*Conservation Principles*" and the NPPF (2021) define conservation as "managing change". Buildings, designated or undesignated, are dynamic environments that have been subject to change and in order to remain a sustainable, welcoming and pleasing place, they will continue to change. The site and the wider conservation area are not static places.

The proposals have been based on a thorough understanding of the subject site and the wider area in terms of the prevailing architectural style and historical development. SLHA has undertaken detailed research into the history of the building and area to understand its significance, thus informing the design development of this scheme. This has been developed in consultation with the Local Planning Authority through the pre-application process and through responding to feedback.

Overall, the proposed works are considered to have a beneficial impact on the historic and architectural interest of the listed building. The proposed works to the conservatory, roof, sustainability upgrades and removal of various undesirable modern features are considered to offer clear heritage benefits to the Grade II* listed building. All other works are considered to have a neutral impact on the building's significance owing to their appropriate, high-quality design, and the avoidance of areas and fabric of significance. However, should the council perceive there to be a small degree of less than substantial harm caused by any of the proposed works, this would be at the lowest possible end of the "less than substantial harm" scale and would be suitably outweighed by the aforementioned heritage benefits. The proposals are considered to cause no harm to the significance of the Hampstead Conservation Area or the settings of nearby listed buildings. Therefore, the proposals adhere to the requirements of local and national planning policy and guidance.

The applicant has recognised the importance of undertaking investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial concerning the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.

It is considered that the impact of the proposed works would not harm and would rather assist in the long-term use and appreciation of the relevant heritage assets. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles.

11 APPENDIX

11.1 PLANNING HISTORY

Date Validated	Proposal	Reference	Decision
17-11-1952	The conversion of the garage wing at "Cannon Hall", Cannon Place, Hampstead, into a self-contained maisonette.	14327	Application Permitted
27-05-1965	In outline, the erection of three dwelling houses in the garden at the rear of Cannon Hall, 14 Cannon Place, Camden.	481	Application Permitted
10-11-1976	The erection of three single storey dwelling houses with three garages and a new access to the highway.	23664	Application Permitted
10-11-1976	Cannon Hall, 14 Cannon Place, NW3 The construction of an entrance arch and doorway in the wall along the Well Road boundary.	HB1540	Application Permitted
17-03-1977	Re-roofing the main three storey wing of the house in terracotta coloured clay pantiles with matching segmental ridges and hips, and finished with dentil slips.	HB1631	Application Permitted
06-05-1977	Demolition of the existing semi-circular addition at rear and the erection of a new semi-circular extension with balcony above, demolition of the western chimney stack, construction of two new french doors and enlarged 1st floor rear window, and internal alterations to ground and 1st floors (rear).	D7/7/2/1669	Application Permitted
14-02-1978 (applies to No. 11)	Erection of a dwelling house.	26032	Application Permitted
20-02-1978 (applies to No. 11)	Erection of a dwelling house.	26111	Application Permitted

25-10-1978 (applies to lock up)	Formation of an opening in the brick wall fronting Well Road to provide vehicular access to the site, together with details of rebuilding including a new gate and increased height to the wall.	HB2142	Application Permitted
26-02-1979	erection of a new semi-circular extension with balcony above, demolition of the western chimney stack, construction of two new french doors and enlarged 1st floor rear window, and internal alterations to ground and 1st floors (rear).	D7/7/2/2139	Application Permitted
04-06-1980	Demolition of breakfast room at the rear ground floor and erection of conservatory with balcony over at first floor level and internal works to an existing kitchen and utility room.	D7/7/2/2463	Application Permitted
23-01-1989	Demolition of part of existing outbuildings and alterations to the remainder and the replacement of the existing gates.	8970907	Application Permitted
01-08-1996	Internal and external refurbishment works and elevational alterations, including replacement conservatory and balcony at rear, as shown on drawing numbers 536/01/1 to /5, /02/1D, /2D, /3G, /4B, /5B, /6B and /7C.	L9601370R2	Application Permitted
01-08-1996	Elevational alterations to coachhouse ring and rear garage doors including provision of three new dormer windows, erection of replacement conservatory and balcony on rear elevation, and installation of additional rooflight on rear roofscape, as shown on drawing numbers 536/01/1 to /5, /02/1D, /2D, /3G, /4B, /5B, /6B and /7C.	P9601369R2	Application Permitted
25-11-1996	Approval of details pursuant to conditions 3 and 8a-e of listed building consent granted on 6th September 1996 (Ref. L9601370R2) for internal and external alterations and conservation extension, as shown on drawing numbers C/02/01, 02, 03A; 04A; 05/01A, 02, 04, 06; 06/01, 05; details of vent. extracts; letter dated 27-11-96	L9603005R1	Application Permitted
29-11-1996	Variation of planning permission dated 6th September 1996 (ref. P9601369R2) for external alterations and extensions in respect	PW9605082 & LW9605083	Application Permitted

	of installation of two security grilles on main house and coach house windows. As shown on drawing numbers SK/MS/1 to /5; SK/6 to /15; C/03/08; C/02/01B and C/02/02E.		
30-01-1997	Approval of details of sample brick panel, method of paint removal, and rear conservatory extension, pursuant to conditions 6, 8f and 9 of Listed Building Consent (L9601370R2) granted 6th September 1996, as shown on . 10 x A4 sheets, letter dated 12.2.97.	LW9702129	Application Permitted
15-08-1997	Variation of planning permission and Listed Building Consent dated 6/9/96 (Ref. P9601369R2 and L9601370R2) for external alterations and extensions, in respect of installation of three security grilles on ground and first floor windows on the Cannon Lane frontage, as shown on drawing number> C/02/06D	PW9702648 & LW9702649	Application Permitted
01-04-1998	Erection of a glazed swimming pool enclosure in rear garden, incorporating glazed link to main house and separate plant room, as shown on drawing numbers: L549/02/10, /11, /12 and /13	LW9702186R2 & PW9702185R2	Application Permitted
17-03-1999	Approval of details of foundations and service trench works adjoining trees on the site, pursuant to condition 02 of planning permission granted on the 27th May 1998 (Ref: PW9702185R2), for erection of a swimming pool extension, as shown on drawing numbers; T/02/01D, T/02/04B; 6212/01F, /03F, /06C and letter received on 17th March 1999.	PW9902230	Application Permitted
23-03-1999	Approval of details of brick materials pursuant to condition 01 of planning permission (PW9702185R2) granted on 27th April 1998 for erection of pool enclosure, as shown on letter from Nash Parker to London Borough of Camden dated 27th April 1999/03/97.	PW9902246	Application Permitted
26-03-1999	Variation of planning permission dated 27th April 1998 (ref: PW9702185R2) for the erection of swimming pool and glazed link, in respect of substituting lead roof for glazed	PW9902263	Application Refused

	roof on link structure. As shown on drawing no T/02/01D, 02A, 10A, 11A, T/04/01A.		
27-05-2016	Formation of new opening between ground floor kitchen and utility room.	2016/2839/L	Application Permitted
27-05-2016	Alterations to internal layout of existing bedroom and bathroom and replacement floor finish at first floor level; enlargement of existing Conservation rooflights.	2016/2925/L	Application Permitted

11.2 Listing Description

Name: CANNON HALL

List entry Number: 1244093

Location: CANNON HALL, 14, CANNON PLACE

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II*

Date first listed: 11-Aug-1950

UID: 476849

List entry Description:

TQ2686SE CANNON PLACE 798-1/17/173 (South side) 11/08/50 No.14 Cannon Hall

GV II*

Detached mansion. Early C18 with later alterations and additions. EXTERIOR: north front: brown brick with red brick dressings. Hipped pan-tiled roof with dormer. 2 storeys and attic. 6 windows (second to left blind) plus early C19 extension at east end and north addition (former coachman's house) and stable block with weather-boarded clock and bell-turret (now converted to a garage). C20 portico with pilasters supporting an entablature; panelled door with sidelights. C20 passage along the front of the house. Segmental red brick arches and dressings to slightly recessed sash windows with exposed boxing. Red brick cornice and parapet. South (garden) front: 6 windows with 1-window early C19 addition at east end and 1 window, 2 storey, C18 addition at west end. Segmental red brick arches and dressings to slightly recessed sashes with exposed boxing; 2nd floor with projecting red brick surrounds and aprons. Red brick cornice and 1st floor band. INTERIOR: not inspected but noted to retain some good panelling including bedrooms and back staircase. Some early C19 fireplaces in extension. Good early C20 staircase in mid C18 style with twisted balusters and carved brackets. HISTORICAL NOTE: part of the stable-block was once a magistrates' court dealing with prisoners in the Parish Lock-up, Cannon Lane (qv). Sir James Cosmo Melville, Secretary to the East India Company lived here during the C19; Sir Gerald du Maurier, actor-manager, from 1916-34 (GLC plaque).

Listing NGR: TQ2660286159

National Grid Reference: TQ 26602 86159

11.3 Historic Plans

Drawings from 1932:

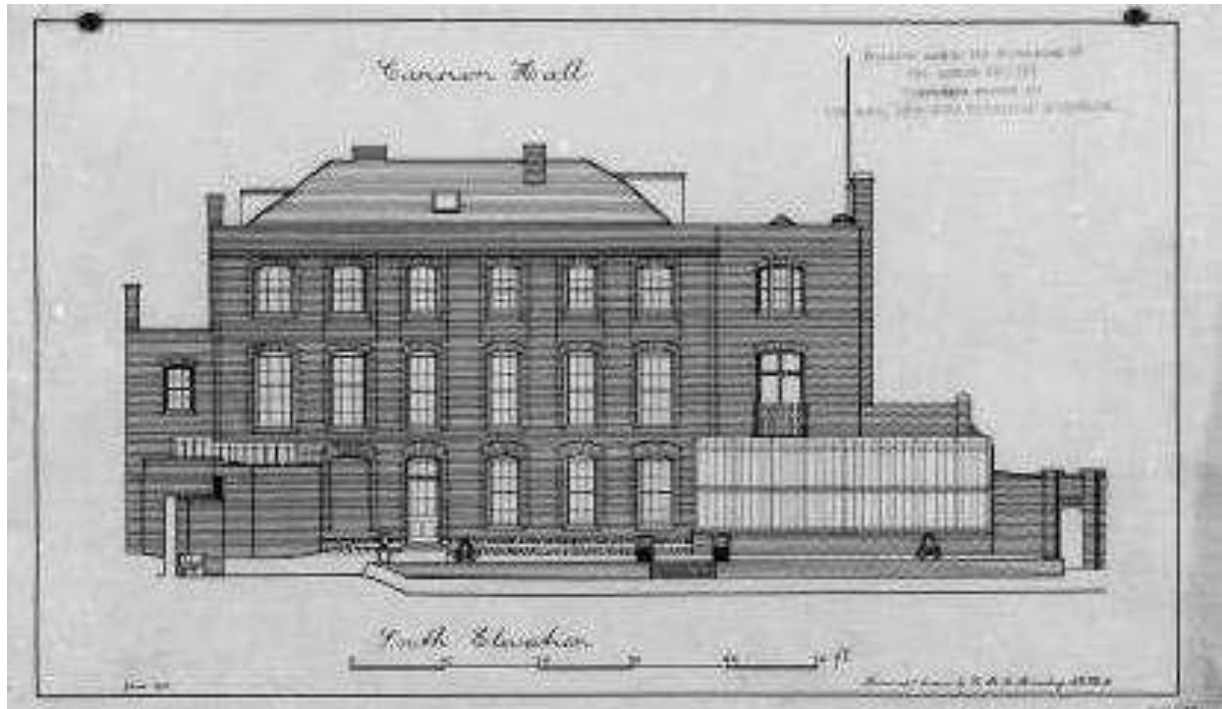
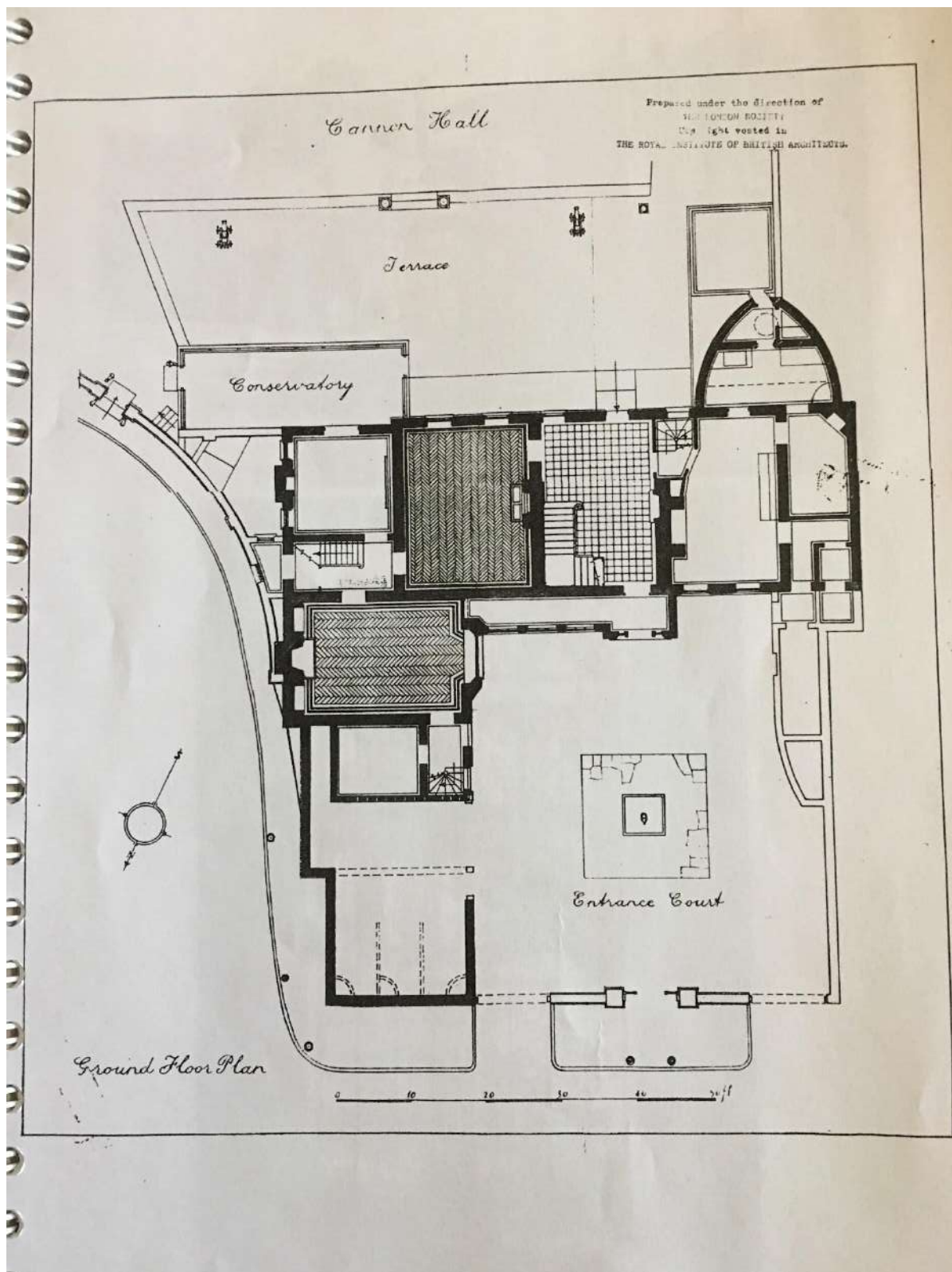


Figure 63: Cannon Hall, rear façade, H.M.A. Armitage, 1932 Historic England Archive, MD47/00149



1995 Estate Agent Plans:

