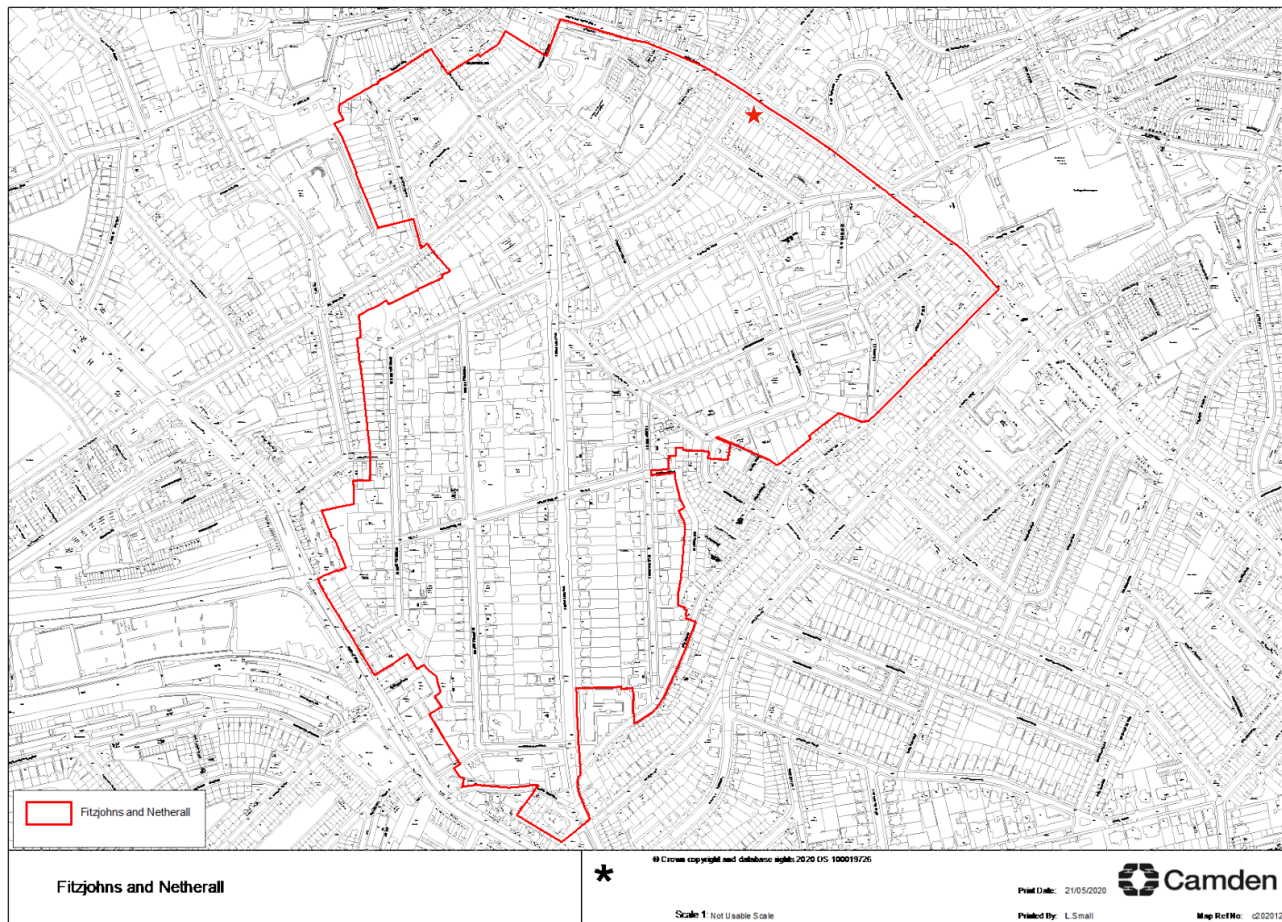


# Heritage Statement 39c Rosslyn Hill, Hampstead, London, NW3 5UJ

## The Area

The site is located within the Fitzjohns Netherhall Conservation Area. No. 39 Rosslyn Hill is an unlisted semi-detached four-storey residential property located on the south side of Rosslyn Hill, which has been subdivided into residential flats (Class C3) over lower-ground, ground, 1st & 2nd floors near to its junction with Thurow Road.



## Considerations & Guidance

A review of the relevant guidance and documentation was undertaken including:

- The previous Fitzjohns/Netherhall character appraisal (2001).
- The National Heritage List for England.
- Web-based materials.
- National and local planning policies and guidance.

## Planning History

19273 – *Refused permission for the change of use (of 39 & 41 Rosslyn Hill and 29 & 30 Thurlow Road) to provide 14 self contained flats including works of conversion and the erection of a three storey residential block to the rear. (09/08/74)*

20266 – *Refused permission for Alterations to 29/30 Thurlow Road to provide eight self- contained flats. Erection of a new building facing Eldon Grove to provide five residential units. (12/02/75)*

8500288 – *Permission for alterations including the raising of the front garden wall and brick piers as shown on one un-numbered drawing. (19/02/85)*

8892182 – *Permission for the pruning of trees. (19/10/88)*

9200143 – *Permission for the retention of a porch entrance to the basement flat including enlargement of the basement area as shown on drawing no 107/1-4 revised on 11.03.92.(10/02/92)*

9201177 – *Permission for erection of porch at rear lower ground floor level to the existing flat. as shown on drawing no 1 2 3 4 5 and 6. (08/10/92)*

9293326 – *Agree to tree pruning. (12/10/92)*

9293366 – *Agree to pruning of tree. (07/11/92)*

PW9902335 – *Permission for the erection of a single storey side extension to the existing house. As shown on drawing no(s) 19/1, 2, 3, 5 and one un-numbered revised plan with dimensions as clarified by letter dated 9th June 1999. (28/04/99)*

2006/09/98/T – *No objection to CA Tree works for FRONT GARDEN: 1 x Beech - Thin throughout the crown by 20%. Reduce extremities of branches growing towards property to give clearance of 2-3m. Reduce extremities of branches growing across first floor. (01/03/06)*

2006/12/46/T – *No objection to CA Tree works for REAR GARDEN: 1 x Pear - Reduce height by 1- 1.5m. Reduce spread to balance crown & thin crown density by 15%. (15/03/06)*

2008/41/06/P – *Permission for replacement of an existing roof access hatch with a roof light to the internal valley roof of the residential building (Class C3). (11/09/08)*

2008/41/79/P – *Permission for replacement of an existing roof access hatch with a roof light and installation of an additional roof light to the internal valley roof of the residential building (Class C3). (11/09/08)*

2009/17/83/T – *No objection to CA tree works for FRONT GARDEN: 1 x Beech - Crown thin by 20%, shorten to clear building. (20/04/09)*

2009/19/38/T – *No objection to Ca tree works for FRONT GARDEN: 1 x Beech - Crown thin by 20%, shorten to clear building. (28/04/09)*

2011/5684/P – *Permission for erection of single-storey rear and side extension as replacement for three separate single-storey rear extensions at lower ground floor level; associated rear garden excavation with new patio and access to garden level; enlarged roof terrace including installation of new refurbished iron balustrade on new rear extension, all to existing self-contained lower and upper ground floor flats (Class C3)*

2014/7214/P *Permission Full Planning Permission Enlargement of window in side elevation*

2014/4310/P *Permission Full Planning Permission the erection of a ground floor side extension and associated alteration to existing terrace*

2016/4108/T *Permission Notification of Intended Works to Tree(s) in a Conservation Area REAR GARDEN: 2x Pear - Remove branches overhanging garden of 30a Thurlow Road.*

2017/5127/P *Permission Residential Extension Variation of Condition 3 (approved plans) to planning permission granted on 14/04/2016 (ref: 2014/5285/P), for excavation for subterranean extension beneath the rear garden of flat, namely alteration of external stair, height and width of lower ground floor extension and inset windows.*

2018/1173/P *Permission Approval or variation of Conditions Details required by condition 4 (hard and soft landscaping) pursuant to planning permission (2017/5127/P) dated 21/03/2018 (Excavation for subterranean extension beneath the rear garden of flat)*

2022/1639/T *Permission Notification of Intended Works to Tree(s) in a Conservation Area FRONT GARDEN: 1 x Beech (T1) - Reduce by approx. 4m - 5m and reshape crown.*

2022/2314/T *Permission for Application for Works to Tree(s) covered by a TPO FRONT GARDEN: 1 x Copper Beech (T1) - Reduce by approx 2.5m.*

### Proposed Scheme

The proposed scheme is for a loft conversion with a side and rear dormer including balcony at the rear and two skylights within the flat roof. It has been designed to be well proportioned to the host building and not be overpowering nor negatively affect neighbouring properties.

### Design Considerations

The proposal has been designed to be sympathetic to the host building and compatible to those in the surrounding area which have been considered acceptable. As such the roof height and eaves angle all remain in keeping with the existing design and proportions of the roof.

The proposed rear dormer would not form a visually obtrusive feature within the public realm, the balcony would be sunken in to the existing roof, the roof pitch and overall height would remain similar to existing. As such the rear dormer will not be prominently visible from any prominent viewpoints within the conservation area, thus preserving the visual integrity of the area.

The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved. The materials to be used will match those already present on the building, ensuring a harmonious integration into the existing fabric of the conservation area. The scale of the dormer is in proportion with the overall massing of the property, and it will not dominate the roofline.

The side dormer will host the staircase linking the 3rd floor to the proposed loft conversion. It is not a habitable room and will not be detrimental to the privacy or overlooking of neighbouring property at no. 41 Rosslyn Hill. It maintains adequate privacy and does not result in any overshadowing or loss of amenity space for adjacent residences.

As mentioned in The Fitzjohns/ Netherhall Conservation Area Character Appraisal & Management Plan, alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features Fitzjohns/ Netherhall Conservation Area Character Appraisal & Management Plan 58 of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. We have designed the loft conversion with this in mind and as such it is considered the proposal is in keeping with the guidance.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. As such, the proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

In general, the proposed loft conversion is very similar to the neighbouring property at numbers 35 Rosslyn Hill (2011/2177/P) that was considered acceptable in terms of overall scale, design, and materials. We consider the proposal would result in a suitably subordinate addition which would not be prominent when viewed from the public realm, and would not have a materially harmful impact on the host building or wider conservation area. As such, we believe that the proposal would preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area.

### Materials

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building. This is to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

### Conclusion

In conclusion, we firmly believe that the proposed development is in keeping with the character and appearance of the conservation area. It is a well-considered and sensitive adaptation that will enhance the functionality of the property without compromising the heritage significance of the area.