

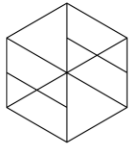
The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Heritage Appraisal
44 Downshire Hill, London NW3 1NU

November 2023





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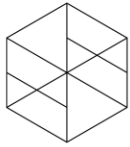
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1 Introduction

1.1 The following Heritage Appraisal has been prepared to support applications for planning permission and listed building consent at no.44 Downshire Hill, London NW3 1NU.

1.2 The application building consists of a semi-detached house, dating from the 1820s. It is Grade II listed and situated within the Hampstead Conservation Area.

1.3 In line with paragraph 194 of the National Planning Policy Framework, the purpose of this appraisal is to define the significance of the building, as well its contribution to the character and appearance of the Hampstead Conservation Area. This assessment has been made in line with the heritage values set out in Historic England's 'Conservation Principles' (2008).

1.4 Desk based research, combined with a visual inspection of the site and wider area have been utilised in order to produce this appraisal.

1.5 The document will describe the proposed works to the listed building and their impact. They will then be assessed in relation to the relevant heritage policy framework. The appraisal should be read in conjunction with drawings and supporting information prepared by Jonathan Tuckey Design.

1.6 The author of this appraisal is Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

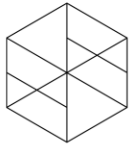
2 Site location and description

2.1 The following section provides a brief overview of the location, context and character of the application site.

2.2 Downshire Hill lies to the NE of Hampstead High Street and slopes down gently towards Hampstead Heath. The road was laid out and lined with houses during the second and third decades of the 19th century. The houses are varied in terms of their form, arrangement and scale, with substantial detached and semi-detached stucco faced villas interspersed with three storey brick terraces and modest two storey cottages. Despite this variety and informality, the use of a restrained palette of painted stucco and darkened yellow stock brick, classical hierarchy and proportion to the facades and the presence of common Regency motifs such as 1st floor cast iron balconies and arched detailing to windows and doors creates an overall architectural coherence to the townscape.

2.3 The houses are well setback from the street behind generous front gardens, with low brick walls and traditional railings. When combined with the extensive soft landscaping and greenery within front gardens, which is particularly pronounced at the southern end of the road, there is a quiet, leafy and spacious character to the streetscene. In views looking north, the Church of St John provides an attractive focal point at the junction between Downshire Hill and Keats Grove.

2.4 No.44 Downshire Hill is situated on the SE side of Downshire Hill and dates from the 1820s. It forms part of a semi-detached pair with no.45. The house is of three main storeys set over a semi-basement, with a narrow entrance bay setback slightly to the north. The house is faced in painted stucco, with subdivided painted timber sash windows. Its roofscape is concealed behind the front parapet wall which is embellished with a projecting moulded stucco cornice.



2.5 A more detailed assessment of the significance of no.44 Downshire Hill can be found at section 5 of this Appraisal.

Heritage designations
Statutorily listed buildings

2.6 Nos.44 and 45 Downshire Hill were Grade II listed on 14 May 1974. The listing description indicates that they were listed for group value.

CAMDEN
TQ2685NE DOWNSHIRE HILL 798-1/27/336
(South side) 14/05/74 Nos.44 AND 45
GV II

Pair of terraced houses designed to appear as one house. Stucco. 3 storeys and basements. 1 window each plus 1 window each in recessed entrance extensions and central blind window to 1st and 2nd floors. Square-headed doorways with patterned overlights and panelled doors approached by steps. Recessed sashes; ground floor in shallow arched recesses, No.44 with cast-iron window guard. Cornice and blocking course. INTERIORS: not inspected.



Figure 1: LB Camden’s interactive map denoting Grade I statutorily listed buildings in red and Grade II statutorily listed buildings in dark blue. The Hampstead Conservation Area is marked in buff shading.

2.7 This area surrounding the application site is rich in historic buildings and all the adjacent buildings and those on the NE side of

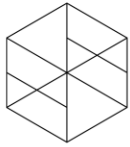
the road, with the exception of nos. 38a and 40a, are statutorily listed. These houses date from the first phase of development along Downshire Hill in the early 19th century and consist of a diverse range of detached, semi-detached and terraced housing.

- Nos. 34-35 Downshire Hill (Grade II)
- No. 36 Downshire Hill (Grade II)
- Nos. 39-40 Downshire Hill (Grade II)
- Nos.41-43 Downshire Hill (Grade II)
- Church of St John (Grade I)
- No.12 Downshire Hill (Grade II)
- Nos.13a & 14 Downshire Hill (Grade II)
- Nos.14a & 14b Downshire Hill (Grade II)
- 16 & 17 Downshire Hill (Grade II)
- 18 & 19 Downshire Hill (Grade II)
- 21 & 22 Downshire Hill (Grade II)
- 23 & 24 Downshire Hill (Grade II)
- 25 & 26 Downshire Hill (Grade II)

The Hampstead Conservation Area

2.8 The application site is located within the Hampstead Conservation Area which was first designated in 1968. The designation is large and includes the historic core of Hampstead village, swathes of surrounding residential development from the 18th and 19th centuries and more isolated pockets of housing situated on Hampstead Heath itself, such as North End and Vale of Health. The document summarises the character of the conservation area as follows:

Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead’s historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frogna and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.....The Urban Grain map highlights the diversity of the urban form of Hampstead, from the dense cluster



of streets and alleys around the High Street to the grid of the Willoughby Road area to the expansive open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area (page 3).

Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole (page 12).

2.9 The Hampstead Conservation Area Appraisal and Management Plan was adopted in 2002. This includes an analysis of the history and development of the conservation area as well as the features which contribute towards its special character. Due to the size and variety of the conservation area it is divided into a number of character based sub-areas. The application site forms part of Sub Area 3: Willoughby Road/Downshire Hill which is then broken down into five character zones. Downshire Hill is located in the Downshire Hill character zone. This is described as follows:

Keats Grove, Downshire Hill and the stretch of South End Road that links them were developed in the early 1800s around the elegant chapel of St John's. Most of the houses date from that period, and are listed. They range from tiny cottages to quite substantial villas of brick or stucco, detached or combined in informal terraces in a variety of classical styles or the Gothic of Nos.7 & 8 Downshire Hill. All are set in

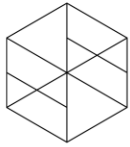
spacious front gardens defined by low walls, hedges or railings. These gardens, the numerous mature trees together with quality and variety of the houses give the area a strong identity (page 29).

2.10 In relation to Downshire Hill in particular, the HCAAMP notes that:

Downshire Hill The road slopes down towards the Heath from Rosslyn Hill and is fairly broad with houses set back behind lush front gardens. Looking along the street low brick walls with piers and railings link the boundaries and create a unified streetscape. There is an abundance of quality in the buildings with 48 listed houses, mostly from the early 19th century. The majority are stuccoed and as Pevsner says "the delightful thing is the preservation of so much, yet no uniformity". Heights vary between two and three storeys and there is a profusion of ironwork on the facades and the front boundary. Two types of roof predominate - hipped roofs with projecting eaves or parapets (page 29).

Non-Designated Heritage Assets

2.11 There are no locally listed buildings in the vicinity of the application site or which form part of its setting.



3 Relevant planning history

2016

Listed Building Consent (2016/2195/L) was granted on 23 May 2016 for '*Structural underpinning of existing foundations (partially retrospective).*'

Planning permission (2016/3204/P) and Listed Building Consent (2016/3258/L) were granted on 28 December 2016 for '*Demolition and rebuilding of the front steps and lobby, underpinning main walls and foundations, reducing basement floor level by 300m and associated internal alterations.*'

1987

Listed Building Consent (V8770071) was granted on 29 April 1987 for '*Demolition and reconstruction of rear extension and access balcony as shown on drawings No.42/22 and 23.*'

4 Historic development of the site and area

4.1 This section provides a general historical background to the application site, in so far as it is relevant to an understanding of the building and its historic context. It is not the purpose of this appraisal to create a detailed historical narrative of the area, but to provide historical information regarding the building which is sufficient to "...identify and assess the particular significance of any heritage asset that may be affected by a proposal" (paragraph 195 of the NPPF 2023).

4.2 Until the beginning of the 17th century Hampstead was a rural village situated on high ground to the north of London. Gradually the area began to attract members of the gentry and merchant class who built villas and large houses on the slopes to the east and west of Hampstead village, allowing them to take advantage of the clean air and views, whilst still within easy reach of London.

4.3 The area briefly flourished as a spa during the late 17th and early 18th centuries with a pump room and assembly room constructed near the source of the chalybeate springs in Well Walk. This stimulated fashionable development within Hampstead, however the spa declined relatively quickly due to the impact of day trippers on its exclusivity.

4.4 Downshire Hill has been described as a '*dignified development of the early 19th century*'.¹ The street is probably named after the first Marquis of Downshire, Wills Hill (1718–93)² and was mostly developed during the second and third decades of the 19th century. The western part of the road was in existence by 1813, and the street name first appears in the parish rate book in 1819. Nos.44 and 45 were likely built a little later, after the completion of the adjacent St John's Chapel in 1823.

¹ Wade, Christopher, *The Streets of Hampstead*, (1984), p.55.

² Hibbert, Christopher; Weinreb, Ben; Keay, John; Keay, Julia, *The London Encyclopaedia* (3rd ed.), (2011) p. 247.

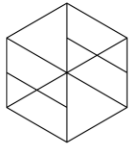


Figure 2: An engraving of Downshire Hill published in 1842. To the right is St John's Chapel and beyond it a glimpse of the side of the semi-detached pair at Nos. 45 & 44.

4.5 Much of the building along Downshire Hill was undertaken by the speculative builder William Woods³, who was also responsible for constructing Wentworth Place (later renamed Keats House) in 1815-16, as well as St John's Chapel, on the corner with Keats Grove.⁴ After completing Wentworth Place, Woods concentrated his efforts on developing housing along Downshire Hill. Nos.39-43 were complete by 1823 and by 1826, a further 18 houses had been completed on the NE side of the road. By 1829 all the remaining plots had been built on by William Kerrison of Mount Villa Cottage, a local brickmaker and builder. These could include the stuccoed houses at nos.10-14 and nos. 44-45.⁵ An engraving of 1842 shows the attractive tree-lined streetscape looking towards St John's Chapel (Figure 2).

4.6 Thus, during the first decades of the early 19th century a new community of almost 100 houses had emerged between Hampstead village and the cluster of older houses around Pond Street and South End Green.⁶ These

properties were predominantly aimed at the middle or lower middle classes, with the properties at the bottom of Downshire Hill with smaller front gardens of lesser desirability.⁷

The development of no.44 Downshire Hill

4.7 The 1866 Ordnance Survey map shows that nos.44 and 45 had matching small projecting closet wings in plan form terms (Figure 3). The structure at no.44 appears to have been replaced with a slightly wider closet wing by the time of the 1893 map (Figure 4). There is no indication of the height of these closet wings.

4.8 There is evidence from the 1930 sales particulars that there was a WC on the half landing (presumably ground/1st) which would suggest a two storey closet wing. The recollections of Amber Blanco White also indicate that the main stair window "came down to the roof of the upper lavatory and I often wondered if it had not been much deeper originally giving real light to the hall as well as the staircase." In referring again to the house's lavatories, she notes that the "upper one had been added at a later date", perhaps referring to the provision at ground/1st half landing level. Furthermore, there is a scar to the brickwork on the flank wall of no.43 Downshire Hill which correlates with the possible height of a two storey closet wing.

4.9 Nonetheless, despite this uncertainty, there is only a single storey rear addition in situ today, a replacement of the single storey version which survived in 1987. The current window is not original and the possibility that it has been significantly enlarged could account for the uncomfortable relationship internally between the landing at the top of the main staircase, which fully cuts across the window.

³ William Woods was originally a carpenter from Kennington, but became an active building speculator in Hampstead in the early 19th century.

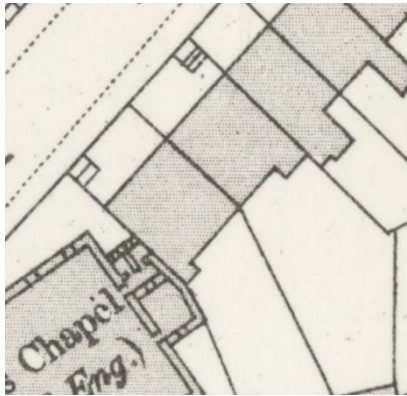
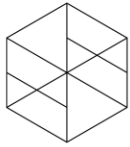
⁴ The copyhold for the site of the church on Downshire Hill was purchased from the Manor of Belsize in 1812 and was passed to three men: the speculative builder William Woods, lawyer Edward Carlisle and James Curry, a Christian minister who financed the venture and who planned to take charge of the

church when the building was finished. It was completed in 1823.

⁵ <https://downshirehillra.com/downshire-hill-in-the-making/>

⁶ By 1841, it consisted of 51 houses in Downshire Hill, 24 Houses in John Street (now Keats Grove), 24 in Lower Heath now South End Road) and four cottages at the foot of what is now Willow Grove

⁷ Stephen Wilson, *The Downshire Triangle 1841-1871: census studies of a Hampstead Community*



Figures 3 & 4: A detail of the 1870 (top) and the 1893 (bottom) Ordnance Survey maps



Figure 5: The scar on the brickwork flan of no.43 Downshire Hill.

4.10 It seems likely that No. 44 was let out throughout the 19th century to a variety of middle-class tenants. As early as 1844 an auction on the premises gave a clear indication of the type of person living there - furniture, a 6-octave pianoforte in a rosewood case, library chairs, sofas, and nearly 200 books 'neatly bound' were up for sale.⁸ In the census of 1881 and 1891, no. 44 Downshire Hill was occupied by James Ebenezer Wakefield, a civil service clerk at the Metropolitan Board of Works, his wife, his sister-in-law (replaced in 1891 by a female companion), and two female servants.⁹ By 1911 it was the home of Frank Ireson, the director of the Mexican General Land and Colonisation Co.¹⁰ He lived there his wife, student daughter aged 19 and two female servants. By 1915 the Blanco White family had moved in (see below).¹¹

4.11 In 1930, it formed part of a small freehold estate comprising nos. 7-24 (incl.) Keats Grove, no. 8 Church Row and nos. 7 & 8 and nos 44 & 45 Downshire Hill that was sold. Described as a road of "old world" distinction and great charm" a sales catalogue gives a detailed description of No. 44 Downshire Hill:

No. 44 Downshire Hill

Like the other property in Downshire Hill is of the Early Georgian Period and forms a pair with No. 45, Downshire Hill.

These Residences have a quiet charm, are well decorated and preserve the character of buildings.

The elevation is in stucco with arched fronts, and approached by a small garden.

The accommodation comprises: -

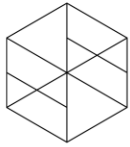
*ON THE GROUND FLOOR –
Entrance Hall, Dining Room, Drawing Room with French Casements leading to a balcony and steps to the Garden.
Half-Landing- W.C.*

⁸ *Morning Herald*, 21 Mar 1844.

⁹ 1881 & 1891 Census online.

¹⁰ 1911 census; wrecksite:
<https://wrecksite.eu/wreck.aspx?142542>

¹¹ Camden Local Studies and Archives Centre, Cuttings relating to Amber Blanco White including an interview by her daughter in law, Mrs T A Blanco White about 44 Downshire Hill (Nov. 1982).



*ON THE FIRST FLOOR-
Best Bed Room, Second Bedroom, and bath
room.*

*ON THE SECOND FLOOR –
Three Bed Rooms.*

*BASEMENT – Kitchen and Scullery
Garden in Rear. Electricity and Gas are installed
FREEHOLD. Let at £90 per annum.¹²*

4.12 The sales catalogue indicates that No. 45 Downshire Hill¹³ was similar in layout to No. 44, but without a WC on the half-landing and no French doors leading onto the garden. The ground floor comprised a 'wide Entrance Hall, Drawing Room, Dining Room and Bath Room, on the first floor was the 'Best Bedroom' communicating with a dressing room, plus a second bedroom. On the top floor were two bedrooms. In the basement was a kitchen and scullery. There was a rear garden, a tradesman's entrance (which No. 44 did not seem to have) plus gas and electricity.¹⁴

4.13 No. 44 was described as 'let to Mr GR Blanco White¹⁵ for 5 years from Dec. 25th 1931 (the tenant carrying out interior repairs) at a rental of £90'.¹⁶ No. 45 was let for the same amount. The exterior of the houses was photographed at the time (Figure 6).

4.14 Interestingly it was said that '*Nos 44 & 45 Downshire Hill, together with 24 to 17 Keats Grove form an admirable site with two road frontages which could be utilised for future development*'. Such redevelopment has not occurred in almost a century. No. 44 was the home of the same family - the Blanco White's from the end of 1915 to 1981, when Amber

Blanco White died there aged 94. For many years it was rented by them, and then reputedly bought by George Rivers Blanco White in 1933 for £2000.¹⁷



Figure 6: Nos 44 & 45 Downshire Hill in 1933 [© Camden Local Studies and Archives Centre A/01128/4/5/3/44].

4.15 In 1982 It was stated that no structural alterations had been made to no.44 Downshire Hill during the occupation of the Blanco White's from 1915 to 1981, and that it '*had probably remained untouched for something like a century when it was finally sold again, in poor structural condition, for roughly £100,000*'.¹⁸ The plan was described as 'conventional Georgian' and the ground floor rooms were said to have had a moveable panel between them so they could be thrown into one if required, but Mrs TA Blanco White said '*I could never see that the panel could be moved outside the rooms; it must have been leant against a wall. The front room had a 'barrell' floor seemingly squashed between the*

¹² Camden Local Studies and Archives Centre A/01128/4/5/3/44.

¹³ See Appendix Two for more information on No. 45 Downshire Hill.

¹⁴ Camden Local Studies and Archives Centre A/01128/4/5/3/44

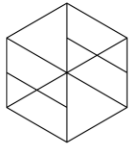
¹⁵ George Rivers (G.R.) Blanco-White, QC (1881-1966) and his wife Amber Blanco-White (1887-1981) lived at No. 44 for over 60 years until her death in 1981. Amber Blanco White *née* Reeves; was a New Zealand-born

British feminist writer and scholar, who at the age of 21 had given birth to the child of HG Wells, marrying her husband soon after.

¹⁶ Camden Local Studies and Archives Centre A/01128/4/5/3/44

¹⁷ Camden Local Studies and Archives Centre, Cuttings relating to Amber Blanco White including interview by daughter in law, Mrs T A Blanco White about 44 Downshire Hill (Nov. 1982).

¹⁸ *Ibid*; Presumably it had been sold in that year - 1982.



*neighbouring houses, but the back room was flat.*¹⁹

4.16 A full description of the house at the time that the Blanco White's lived there is given below.

'In the basement the ceilings were very low...The back room was similar to that on the ground floor apart from the copper in the corner backing onto no. 45. The front room had been split into two with the larger part used as a kitchen. There was no window here: only daylight came through the panes in the door which gave onto a 'turning place' (it couldn't be called an area) at the foot of the steps up to the front garden. The smaller room against no. 45, was used as a coal cellar, but had been given a fireplace when first built. There was another cellar under the front of the hall with light from glass under the doorstep and cupboards under the stairs. Most of the floor down here had the old stone flags.

On the first floor, the front bedroom was the same size as the room below and the adjoining room over the hall was used as a bathroom. The back bedroom was smaller than the room below as some of the length had gone to provide a large cupboard between it and the staircase. There was another cupboard in the room against the garden wall under the stairs.

The stairs led up to a curious landing which stretched to the left, complete with banisters, across a window and stopped at the wall with No. 43. To the right it continued as a very narrow Staircase between walls to the top floor. The window came down to the roof of the upper lavatory and I often wondered if it had not been much deeper originally giving real light to the hall as well as the staircase.

The top floor had clearly been altered having originally had two rooms. The back one,

unchanged, was similar to the below. The front one, the same size as that below, had been split into two smaller ones. That beside No. 45 having a window while the window of the other looked over the roof of the bathroom. A small door led into the loft over the bathroom.

The lavatories were external to the original building and the upper one had been added at a later date. The privy still existed at the bottom of the garden and was possibly sited to give convenient access to the old night road which runs (ran) out into Keats Grove just by there.

*There was no central heating in the house and all the hot water was supplied direct by geysers and no nonsense about the handbasins either; the kitchen sink was the large, shallow design.*²⁰

4.17 By 1983 new owners were there, but it wasn't until 1987 that any sort of structural work was undertaken at No. 44 Downshire Hill when a minor extension was made at the rear of the property (Figures 8 & 9). An existing rear access balcony and a single storey extension at basement level were demolished as both were unstable and the rear extension was rebuilt slightly larger (with an increase of 4m²)²¹, alongside a new staircase arrangement and a roof terrace above the new lower ground floor extension. The architect was Mr Scott MacGregor of Cromwell Avenue.

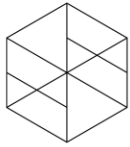
4.18 In 2016, listed building consent was granted for the structural underpinning of the existing foundations of the property to help prevent further movement and subsidence.²² Many of the properties along Downshire Hill, including numbers 43 and 45, and St John's Church, have received similar consents for structural underpinning due to extensive subsidence and structural failure. The property had been owned and occupied by the same family since 1983 and it had been monitored for

¹⁹ Camden Local Studies and Archives Centre, Cuttings relating to Amber Blanco White including interview by daughter in law, Mrs T A Blanco White about 44 Downshire Hill (Nov. 1982).

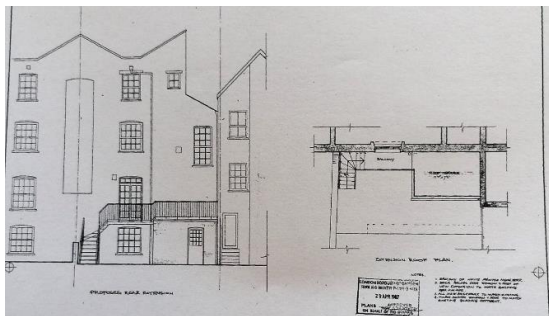
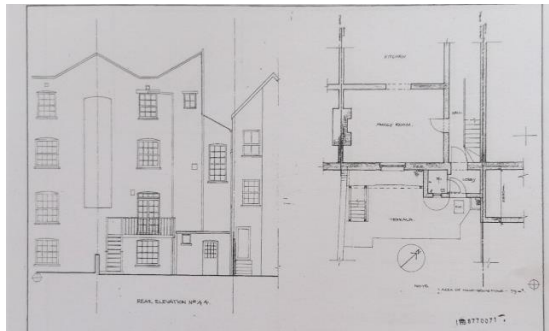
²⁰ Camden Local Studies and Archives Centre, Cuttings relating to Amber Blanco White including interview by daughter in law, Mrs T A Blanco White about 44 Downshire Hill (Nov. 1982).

²¹ LB Camden online planning 8770071

²² LB Camden online planning 2016/2195/L



known structural inadequacies over those 33 years. In 2016, the family also owned the next-door property at No. 45 Downshire Hill. Additional works, granted under separate planning permission and listed building consent included the demolition and rebuilding of the front steps and lobby, underpinning the main walls and foundations, and reducing most of the basement floor level by 300mm and associated internal alterations.²³ The programme was carried out by Claymore Design and Build Ltd and supervised by Scott MacGregor who had been monitoring the building for over 30 years.²⁴



Figures 7 & 8: Existing and proposed plan and elevation drawings of no.44 Downshire Hill showing the works to the rear basement addition, balcony and associated steps (planning ref: V8770071).

5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

5.2 A heritage asset is defined as “*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*” In this case the designated heritage asset is no.44 Downshire Hill and the Hampstead Conservation Area.

5.3 Historic England’s document ‘*Conservation Principles – Policies and Guidance for the sustainable management of the historic environment*’ (2008) identifies a series of values that can be attributed to a heritage asset, and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

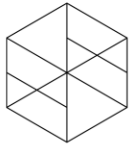
“*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.*”

5.4 The application site forms part of a pair of semi-detached houses, dating from the 1820s. They are three storeys in height and set over a

²³ LB Camden online planning 2016/3258/L

²⁴ LB Camden online planning 2016/3204/P



semi-basement. The front façade of the pair, as well as the flank of no.45 are stucco faced. The front elevation is three window bays wide, with a narrow, two storey entrance bay setback and to the side. Each house has a single, aligned bay of windows to light the front room at each floor level, with a bay of blind windows rising through the centre of the composition. These windows reduce in height and width as they ascend, creating a traditional sense of hierarchy and proportion. Whilst the windows are mostly set into simple square reveals, the ground floor window has an arched recess within which the window is positioned; a typical feature of the 1820s. Additional architectural embellishment is included here, with a cast iron railing to the window cill. The windows themselves are a mixture of historic 6 over 6 and 8 over 8 painted timber sash windows. The main 2nd floor window has sash horns, indicating a later replacement unit.



Figure 9: The front façade of nos.44 and 45 Downshire Hill.

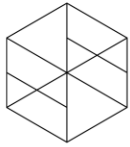
5.5 The entrance bay into the building has a simple square headed door at ground floor level set beneath a fanlight. This is reached via a set of steps which were rebuilt in 2016. Above this at 1st floor level there is a 6 over 6 painted timber sash window, beneath a tall, plain parapet which conceals the sloping roof of the entrance bay behind. The main roof to the house consists of a traditional valley, concealed behind the front parapet, which has a deep projecting moulded stucco cornice. Its slopes are clad in artificial slates.

5.6 The flank elevation is rendered but unpainted and rises above the front parapet line, making it highly visible from Downshire Hill. This combination of grey render, the rather uncomfortable shape of the flank wall and its relationship to the front façade creates a slightly discordant note within the overall architectural composition.

5.7 No.44 shares similarities of age, materiality and architectural style with the other early 19th century properties along Downshire Hill. Although developed over a relatively short period of time in the 1810s/20s the houses are varied in terms of their scale, form, arrangement, and height. However, within this heterogeneity, there are consistent details, including the use of darkened yellow stock brick, painted stucco, Regency detailing such as recessed arches, arched door heads and cast iron 1st floor balconies. Together with an over-riding sense of classical scale, proportion and hierarchy, there is a strong sense of informality yet coherence. The architectural historian Nikolaus Pevsner said of Downshire Hill, *“the delightful things is the preservation of so much, yet no uniformity.”*

5.8 Overall, the front façade of the building is of high significance and makes a positive contribution to the character and appearance of this part of the Hampstead Conservation Area.

5.9 The rear façade of the building is constructed of darkened yellow stock brickwork and largely flat backed, with both the valley roof profile and the pitch of the roof above the entrance bay expressed. The composition of the rear is similar to the front, with a single bay of windows to each house, lighting the main rear room. Rather than individual blind windows in the centre of the façade there is one large, recessed pane with a brick arch at 2nd floor level. The windows are a mixture of 6 over 6 and 8 over 8 painted timber sashes at 1st and 2nd floor levels, with replacement sashes to the stair compartment and the basement level rear room. To the ground floor there is a modern, painted timber subdivided French door. The small



window which lights the upper part of the 1st to 2nd floor staircase looks to be a later addition to the building, and it is smaller and positioned higher up on the façade than the comparable window to no.45.



Figure 10: The rear façade of nos.44 and 45 Downshire Hill.

5.10 At basement level there is a single storey addition, built in 1987. This is relatively unobtrusive being constructed in brown brickwork. The rear addition has a flat roof which is used as a roof terrace and is bounded by ornate black painted metal railings. To the side of this there is a balcony beneath the French doors to the rear ground floor room, with a modern spiral staircase leading down to the garden.

5.11 Overall, the rear elevation is plain and is differentiated from the front façade in terms of status due to the use of brickwork rather than painted stucco. The main section of the rear façade has largely retained its original symmetrical architectural composition and has a pleasing sense of scale and proportion. However, the rainwater pipe from the butterfly roof central gutter passes across the 2nd floor which creates an awkward and unattractive relationship.

5.12 To the rear of the house there is a modest private garden. Adjacent to the house there are areas of hard landscaping which is of poor quality, and currently sloping towards house

,beyond that a combination of grass, soft landscaping and trees. There is a sense of privacy to the rear garden due to the blank rear façade of no.23 Keats Grove, situated to the south.



Figure 11: A view of the rear garden looking towards the rear façade of no.23 Keats Grove.

Interior

Basement

5.13 This is an area of lower significance in terms of the original hierarchy of the building. The plan form retains its cellular quality with a main front and rear room, connected through an opening in the spine wall. The floor level to these rooms, as well as part of the hallway at the base of the stairs had their floor level reduced by 300mm in 2016 (2016/2195/L, 2016/3204/P & 2016/3258/L). There are currently two steps up to the front and rear portions of the hallway.

5.14 The hallway itself is very narrow due to the presence of modern joinery, which is of no value but overbearing within the space.

5.15 To the main rooms the ceilings have been removed, leaving the ceiling joists exposed. These have been painted white.

5.16 Overall the basement has few historic features, besides for the door into the rear room. An examination of the underside of the ground to basement flight confirms that this is not original fabric.

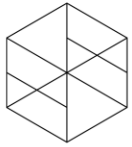


Figure 12: The front room at basement level looking towards the spine wall.



Ground Floor

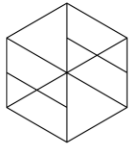
5.17 The building retains its original floor plan and spatial quality at this floor level, with a wide opening in the spine wall. Decorative coricing can be found to the two main rooms, as well as within the hallway and stair compartment where there is an attractive arched feature. The front and rear rooms have historic fireplaces with typical Regency reed and roundel detailing. Modern fitted cupboards and joinery have been installed adjacent to the chimneybreasts in both the front and rear rooms. This is of no intrinsic interest.



Figure 13: The front room at ground floor level.



Figures 14-16: The ground floor hallway, ground floor fire surround and main staircase.



1st Floor

5.18 At 1st floor level the plan form of the building has been altered. The front room fills the width of the main section of the house, with a bathroom positioned within the entrance bay and connected to the bedroom via a single leaf door.



Figure 17: A view of the lobby within the rear room at 1st floor level from the stair compartment.

5.19 The rear room has had a lobby inserted, providing access to the front and rear rooms, as well as a large cupboard installed adjacent to the stair compartment wall – this is referred to in Amber Blanco White's 1982 account (see paragraph 4.15) of the layout of the house. It is likely that this floor originally had a simple sequence of three rooms, with access into the smaller front room from the landing, in the typical manner. This opening may have been blocked up when the bathroom was installed, requiring the lobby to provide a doorway into the front room.

5.20 Both of the bedrooms have had their spatial quality undermined over time. The front room has large cupboards installed in front of the chimneybreast, with reproduction cornice run across them. The alterations to the spatial quality of the rear room appear to be more longstanding.

5.21 The corning to both bedrooms is not original, passing in front of modern fitted furniture and fitting around later added partitions.



Figure 18: A view within the rear room looking towards the inserted partition and lobby.

5.22 The staircase at 1st/2nd floor half landing level has an unusual section which runs across to the party wall with no.43 but which appears to serve no practical purpose. The position of the landing conflicts with the large staircase window and has an incongruous and uncomfortable relationship with it, as well as blocking light into the space.

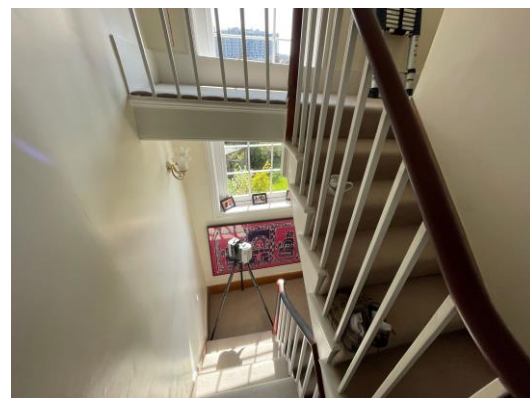
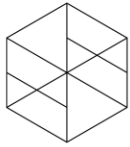


Figure 19: A view of the incongruous landing at 1st/2nd floor level.



2nd Floor

5.23 The layout at this floor level has been altered, with the insertion of a partition into the front room, which originally span the full width of the house. A bathroom and small lobby have been created. A number of historic doors survive at this floor level as well as timber spandrel panels below the front and rear main room windows.



Figure 20: A view of the front room at 2nd floor level.

Values and significance

5.24 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

In this case the building provides us with little in the way of unique evidence about past human experience. The building dates from the early 19th century and is one of many very similar properties built in London at this time. Whilst the house does reflect middle class life during the period, beyond that it provides little unique insight.

Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of Hampstead and has been a feature of the townscape for around 200 years. The building has historical value in terms of illustrating the transformation of the area from open fields on the perimeter of London, to a solid middle class suburb by the last quarter of the 19th century. The building retains much of its original setting in terms of the high-quality group of Regency buildings which survive along Downshire Hill.

Aesthetic value

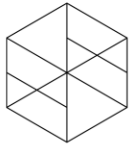
Aesthetic value is defined as "*...the ways in which people draw sensory and intellectual stimulation from a place.*"

As described in the paragraphs above, the building is an attractive early 19th century semi-detached villa. It is constructed of typical materials of the period including brickwork and stucco but is relatively unadorned. The building has townscape value due to its group setting and stylistic and aesthetic similarities with other buildings of the same period along Downshire Hill.

Internally the building retains significant elements of its original plan form and spatial quality although this has been eroded in some areas, particularly at 1st and 2nd floor levels. It retains some original cornicing, the majority of the staircase and some characterful doors.

Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.



In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

The building has communal value in so far as it has been part of the local scene for around 200 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

Conclusion

5.25 The key significance of no.44 Downshire Hill relates to its historic and architectural contribution to the development of this part of Hampstead, reflecting to a small degree the transformation of the area from open fields at the end of the 18th century to a fully developed residential suburb 30 years later.

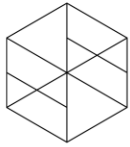
5.26 The building retains elements of its original plan form and spatial quality and remains in its original use as a single family house. The building has a high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Downshire Hill and this part of the Hampstead Conservation Area. It also contributes to the historic interest, group value and townscape qualities of Downshire Hill.

5.27 Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

5.28 The rear elevation of the building is of less significance than the front façade, due in part to the original lesser status accorded to

these areas and their lack of architectural embellishment. This also reflects the degree of change at basement level and to the rear of the entrance bay.

5.29 Internally, the building is of moderate significance and retains some original features.



6 Assessment of the proposals

6.1 The following section will describe the proposals and assess their impact upon the special architectural and historic interest of the host building and the character and appearance of the Hampstead Conservation Area. They will be assessed against the requirements of the relevant statutory duties and the applicable national and local heritage policy framework.

External alterations

Rear extension

6.2 It is proposed to remove the existing single storey rear addition at basement level. This dates from the late 1980s and is of no intrinsic architectural or historic value.

6.3 The accommodation within this existing space will be re-provided as part of a new, single storey full width extension. This will take an elegant, contemporary form, with a curved profile to the west. Here the façade will have large areas of glazing set within a timber frame. To the east the extension will be more solid where it houses the new shower room and small lobby, but setback significantly from the main building line of the extension. This element will be faced in pale stonework.

6.4 The extension will have a flat roof, some of which will continue to be used as a terrace area serving the rear ground floor room. This will be bounded by simpler and more elegant railings than those in place on the current terrace, which are too ornate and fussy.

6.5 The proposed extension will sit at low level, nested at the base of the building, with three storeys of the flat rear façade remaining exposed and appreciable above. Its height, scale and massing will ensure that it is fully subordinate to the host building.

6.6 It's well considered contemporary design will provide a subtle juxtaposition between the new work and the original envelope of the

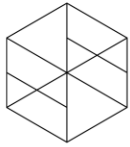
listed building, with its high-quality palette of pale stone and timber, complementing the tone of the yellow London stock brickwork to the rear façade of the main house.

6.7 The lower parts of the rear façade are presently of rather poor quality, with a 1980s flat roofed extension to the east and a modern cast iron terrace and spiral staircase with overly ornate balustrading. The proposals present the opportunity to replace these with a new, sympathetically designed extension, creating a new, architecturally coherent appearance to the lower ground floor façade. Overall, the proposals are considered to enhance the external appearance and character of the listed building.



Figure 21: The current appearance of the rear façade with the 1980s extension adjacent to the modern cast iron balcony and spiral staircase.

6.8 The existing sash window which lights the rear room will be removed to create the door opening through to the proposed rear extension. The existing sash is non original, and its removal will cause no harm to the historic fabric of the listed building. The width of the opening will



remain the same, creating a 'pinch point' between the original envelope of the listed building and the extension. This will ensure that the plan form and cellular quality of the basement will be preserved.



Figure 22: The existing replacement sash window to the rear room at basement level.

Front lightwell

6.9 In conjunction with the proposals to reduce the floor level of the front part of the basement hallway (see below) the floor level of a small part of the lightwell adjacent to the front basement door will be reduced. This will involve the addition of a single step at the base of the modern pavement to lightwell stairs and the creation of a new step cut out of the main area of lightwell paving. All the fabric here is new and dates from the 2016 reconstruction works. There will be no harmful impact from the proposals, which will blend in seamlessly with the existing hard landscaping.

6.10 A new external door will be installed beneath the ground floor entrance landing. This will be of painted timber with glazed panels, and slightly taller to account for the new, lower floor level. The existing door is modern fabric.



Figure 23: The existing rebuilt front lightwell area and steps.

1st Floor

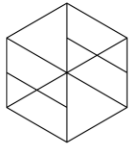
6.11 A new rooflight is proposed to the sloping roof above the entrance bay of the house. This will replace an existing aperture in this location. The rooflight will be well concealed by the high parapet wall to the front of the house and will not be visible from public realm vantage points or from the rear garden of the property.



Figure 24: The existing roof slope to the entrance bay looking out of the existing 2nd floor side window.

Windows

6.12 The existing windows will be repaired and overhauled, with new draught strips and repairs to the pulleys so that they run smoothly. The windows will then be repainted, improving the appearance of the building.



Photovoltaic panels / external services

6.13 Solar panels would be positioned to butterfly roof for the e-car charger. These would be concealed from public views behind the parapets.

6.14 The e-car charger battery would be located in the front storage area. The gas meter box is currently obtrusively located adjacent to the front entrance steps. The e-car charger point and gas meter are to be located to the inner wall of the front lightwell. Concealing their position from view.

Internal alterations

Basement

6.15 The kitchen will be moved from the front room to the rear room, connecting through to a dining area in the new extension. The front room will become a study. Relocating the kitchen to the rear of the house is beneficial in terms of servicing and will avoid the need for any extraction points or air bricks on the front façade of the house.

6.16 The door into the front room from the hallway will be reinstated in its original position and a historic door between the front room and bathroom at 2nd floor level will be reused in this position. This will enhance the layout, plan form and circulation pattern of the listed building.

6.17 The opening in the spine wall will be very slightly increased. This will have no harmful impact upon the plan form of the basement, which will retain a strong sense of its original cellular quality and spatial arrangement. The current opening is offset from the front and rear windows however the new slightly wider opening will be centred upon these features, providing a sense of balance and symmetry.

6.18 It is proposed to reduce the floor level of the front part of the basement hallway and the area beneath the main front entrance steps to match the main rooms, which had their floor

levels dropped in 2016. This will allow the removal of the steps in the centre of the hallway and rationalise the layout and appearance of this space. The proposals are considered acceptable given the extent of works which have already been consented and undertaken to the basement. The floor to ceiling height is low and it is logical to create a more consistent arrangement through adjacent spaces at this floor level. As part of the proposals the original inner door set to the front of the basement hallway will be reused, with a fixed glazed light above it to take account of the new lower floor level.

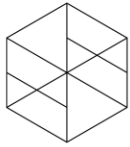
6.19 The decision notice relating to Listed Building Consent 2016/3402/L confirms the reasoning behind the Council's decision to allow the floor levels to be reduced by 300mm. This is also applicable to the current proposals, however, in this case the floor levels will be lowered by less than 300mm.

"The principle of the lowering of the basement floor is acceptable, justified by the reduction in ceiling height caused by historic subsidence and by the fact that the existing floor is modern concrete screed and the proposed sunken areas do not affect the original staircase. The proposed works are justified by the long-term issues arising from subsidence issues and are considered to preserve the building's special interest."

Ground Floor

6.20 Bifold doors are proposed for the existing opening in the spine wall. These are an appropriate addition and will allow the two rooms to be used separately when closed. This will enhance the plan form and spatial quality of the listed building at this floor level.

6.21 The doors into the front and rear rooms from the hallway will have their existing panelled doors rehung so that they open against the spine wall. This will not have any demonstrable impact upon the special interest of the listed building and will retain historic fabric.



6.22 The modern fitted cupboards which are situated adjacent to the chimneybreasts in both the front and rear rooms will be removed, and new less bulky joinery installed.

1st Floor

6.23 The front room will be used as a dressing room with the modern fitted cupboards replaced with new, more streamlined joinery.

6.24 The rear room will be used as a bedroom, with the modern fitted joinery to either side of the chimneybreast and beneath the window removed. The door into the room, as well as into the front room will be rehung to open against the adjacent wall, which will have no demonstrable impact upon special interest.

6.25 A new opening will be created in the spine wall between the front and rear rooms. This will be slightly larger than a single leaf, with sliding doors running against the face of the wall in the rear room, thus causing no harm to the fabric of the spine wall. Openings in the spine wall are relatively common in buildings of this age and character and will sit comfortably within the spaces at this floor level. The restricted width of the opening will ensure that there is no harmful impact upon the cellular spatial quality of the building.

6.26 The existing bathroom to the front of the house will be subdivided to form a WC and shower area, with a utility room accessed from the landing. This room is currently entirely modern in character. The subdivision of the space is ultimately reversible, and the inserted partition will not conflict with any features such as the window or cornicing. The proposals will also allow for the reinstatement of a door opening between the space at the front of the plan and the stair compartment.

6.27 The existing single leaf opening between the two front rooms will be repositioned to reinstate the new door opening into the utility

room door at the top of the landing. The door opening will be blocked up, a new door opening will be provided, connecting the WC area with the bath/sink space of the bathroom. This will have sliding doors which will run on the face of the wall within the WC area. The proposed opening is modest in size and will have no harmful impact upon circulation patterns at this floor level.

6.28 A freestanding bath and pair of basins will be fitted into the front room, creating part of a master suite with the rear bedroom area and the WC/shower facilities in the newly created adjacent bathroom.

6.29 The front window at this floor level is currently leaking and causing water damage. This will be repaired, and any affected finishes made good and redecorated.

Stair compartment

6.30 At 1st/2nd floor landing level, the incongruous section of floor/landing which sits across the window will be removed. The landing will be reduced in size, allowing more light penetration into the stair compartment. As discussed at sections 4 and 5 of this appraisal the existing window in this position appears to have been altered and enlarged, potentially in conjunction with the removal of a taller closet wing to the rear. Thus, this part of the building and the relationship between the main staircase and fenestration in this position has been subject to change over time.

6.31 The beam in this location will be retained, preserving a memory of the landing position. The balustrades would also be reused and the handrail where possible. Any new handrail to match existing.

6.32 The proposed works will allow the spatial quality of the upper part of the stair compartment to be better appreciated and will remove the incongruous visual conflict between the landing the window.

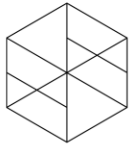


Figure 25: The existing 1st/2nd floor half landing arrangement.

2nd Floor

6.33 The fitted cabinetry and joinery in the front and rear rooms will be removed and replaced with new items to suit the use of the spaces. The door into the rear room will be rehung, as per other positions within the building.

6.34 The existing door opening between the bathroom and the front bedroom will be blocked up so that the bathroom is only accessed from the lobby area. This partition is clearly a later addition to the building, as evidenced in Amber Blanco White's account of the house and thus there will be no harm to the original plan form or circulation pattern of this part of the listed building.

6.35 To the rear room it is proposed to remove the existing modern plasterboard ceiling and expose the ceiling joists. The valley roof above would be insulated and visible from the room below.

6.36 A new opening in the flank wall of the house will be created on the 2nd floor staircase landing. This will have a simple fixed pane window in it, drawing light into this rather dark space. The window will be set well back from the front façade of the house and will be minimally visible from most public realm vantage points along Downshire Hill. In any case there is already a window on this façade and the new window will be appreciated within this context.

The flank wall is currently unpainted cement render which is grey and unattractive. This will be painted to match the colour of the front façade, enhancing the appearance of this fairly prominent feature in views from the street.



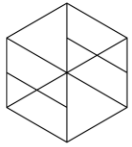
Figure 26: The wall where the new window opening will be installed at 2nd floor level.

6.37 Due to deficiencies in the roof covering, lead flashings and brickwork parapets and chimneystacks, there is water damage to the 2nd floor. Repair works will be undertaken to the roof (see below) and any affected internal surfaces will be repaired, made good and repainted.

Roof

6.38 The existing valley roof covering is in poor condition and will be replaced on a like for like basis.

6.39 Any damaged brickwork, for example to the parapet walls will be repaired. Similarly, cracks to areas of render, will also be made good. The brickwork to one of the chimneystacks is loose and cracked. This will be repaired if possible, however it may be necessary to rebuild this on a like for like basis to ensure its ongoing stability and preservation. Any defective lead flashings will be renewed.



6.40 Due to water ingress through the roof, damage has been caused to the timber roof structure, in particular the main beam which supports the butterfly roof. This may need to be replaced if it cannot be effectively strengthened and supported.

6.41 Overall the works to the roof are beneficial and will ensure that the house will be wind and watertight going forward. The repairs will enable fabric at 2nd floor level and within the roof to dry out and for necessary repairs and making good to take place.

Assessment of the proposed development against the statutory, national and local policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

6.42 The proposals are considered to preserve the special architectural and historic interest of the listed building and the character and appearance of the Hampstead Conservation Area, thus satisfying the statutory tests at s.16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework 2023 (NPPF)

6.43 The NPPF requires the significance of heritage assets that are affected by a proposal to be identified and assessed and to take this into account to avoid or minimise conflict between proposals and a heritage asset's conservation (paragraph 194 & 195).

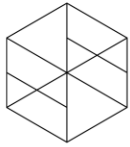
6.44 This Heritage Appraisal has analysed the significance of the building and the features which contribute towards its special interest. The proposals will have no impact upon the character of the high significance front façade of the listed building. The proposed extension to the rear will be of high quality, and sympathetically designed, providing an elegant, contemporary addition to the building.

6.45 Internally the works are modest in their scope and relate to minor alterations to the layout and flow of the internal accommodation, largely affecting areas and components of the building which have already been altered.

6.46 Paragraph 199 requires that great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will avoid any harm to this defined significance or value, with minor changes to adapt the building to modern standards.

6.47 It is not considered that paragraph 202 of the NPPF is invoked, as no harm will be caused to the significance of the listed building, and therefore no public benefits need to be demonstrated. However, the National Planning Policy Guidance 2019 (NPPG) outlines at paragraph 020 that public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits and can include both sustaining or enhancing the significance of a heritage asset as well as securing the optimum viable use of a heritage asset in support of its long-term conservation.

6.48 The NPPG also indicates at paragraph 015 that *"The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation."* In this case, the creation of a more suitable layout for the new owners of the house and small-scale alterations to areas of the building that are incongruous or of lesser design quality, will enhance the attractiveness of the property. No demonstrable harm will be caused to the listed building or surrounding conservation area, reinforcing the applicant's commitment to the property and investment in its ongoing repair and maintenance.



The London Plan 2021

6.49 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that development should conserve the significance of heritage assets and their surroundings. Enhancement opportunities should be identified early on. The proposals are generally fairly minor in their scope and largely affect modern fabric, areas of lower significance or elements of the building which have already been altered.

6.50 Enhancements will be secured to the appearance of the rear façade of the listed building at lower ground and ground floor levels where the current mundane modern extension and modern balcony and spiral staircase are located. These will be replaced with a new, high quality rear extension, of an appropriate scale, siting and design, which will improve the appearance of the rear façade.

6.51 Internally, the reinstatement of the correct door position into the front room and the introduction of doors into the ground floor spine wall opening will all be beneficial to the character and authenticity of the listed building. Overall, the affected heritage assets (the listed building and the surrounding Hampstead Conservation Area) will be conserved.

London Borough of Camden Local Plan 2017

6.52 The proposals are also considered to comply with policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017. The proposed alterations strike a careful balance between the preservation of the listed building and modest adaptations to its layout and the connectivity of its spaces to suit the requirements of its new owner.

6.53 The proposed single storey rear extension will replace the existing 1980s addition and will re-provide its internal accommodation within a new, more sympathetically designed single storey extension. At ground floor level the

new balustrading will be simple and elegant, and more appropriate than the current, overly fussy balustrading. Other minor works such as the new rooflight, new flank window and alterations to the front lightwell steps will all cause no harm to historic fabric, or to the character of the listed building.

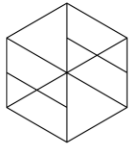
6.54 Internally, the proposals remove and replace areas of modern fitted joinery and cabinetry as well as re-provide kitchen and bathroom facilities. Minor changes will take place to the layout of the building at 1st and 2nd floor level. These will nonetheless maintain the overall balance of spaces and cellular quality of the rooms. At basement level, the proposed lowering of the basement floor is consistent with permissions already granted in 2016.

Hampstead Conservation Area Statement and Management Guidelines (2002)

6.55 The proposals are considered to comply with the guidance contained within this document and will not cause harm to the character and appearance of this part of the Hampstead Conservation Area. The proposals respect the existing and evolved built form and context of the area in line with Policy H21 – New Development.

6.56 Policy H26 is clear that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In this case the proposed extension is considered to be fully subordinate to the main house, which rises to four expressed storeys at the rear. It will be located at lower ground floor level and will replace existing built for in this location.

6.57 The semi-detached pair at nos. 44 and 45 are symmetrical in many respects however they have a different pattern of rear outriggers / closet wings. The proposals will provide a new single storey rear extension in a discreet position at lower ground floor level however this will have no harmful impact upon the established character of the pair of houses, given the absence of any strong symmetry or pattern of development.



The Heritage Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Heritage Appraisal
44 Downshire Hill, London NW3 1NU

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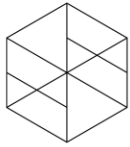
7 Conclusion

7.1 This Heritage Appraisal has been produced to accompany proposals for internal and external works to the Grade II listed building at no.44 Downshire Hill.

7.2 The proposals for the interior of the house are modest in scale and scope and relate to the minor reconfiguration of spaces and connectivity. Externally the proposed extension will be a sympathetic, well designed and high-quality addition to the listed building, which will complement its character and materiality.

7.3 Overall the special architectural and historic interest of the listed building, and the character and appearance of the Hampstead Conservation Area will be preserved.

7.4 The proposals are considered to fully comply with the relevant statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the provisions of the National Planning Policy Framework 2023, the London Plan 2021 and the adopted London Borough of Camden Local Plan 2017.



Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The National Planning Policy Framework 2023

A3 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

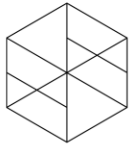
Paragraph 199

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.

Local Planning Policy

A4 Camden’s Local Plan was adopted on 3 July 2017 and sets out the Council’s planning policies. Only the relevant sections of the policies have been cited.

Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms;



The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";
- e. comprises details and materials that are of high quality and complement the local character;

Policy D2 – Heritage has relevant parts and is clear that:

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

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

Conservation areas

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

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

Listed Buildings

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

- j. resist proposals for a change of use or

alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

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

The Hampstead Conservation Area Statement and Management Guidelines (2002)

A5 The Statement has a number of policies which are relevant to the proposed development.

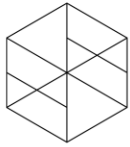
NEW DEVELOPMENT

H21 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

REAR EXTENSIONS/CONSERVATORIES

H26 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

H27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger



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info@theheritagepractice.com

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extensions depends on the particular site and circumstances.

H28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

The London Plan

A6 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. **Policy HC1 Heritage conservation and growth** part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.