



**HERITAGE STATEMENT
IN SUPPORT OF
REPAIR WORKS
AT
77 SOUTH END ROAD, London NW3 2RJ**



Date: 14 March 2024

Our Ref: 233278



Platinum
Until 2022

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Page 2
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

CONTENTS

1.0 INTRODUCTION

2.0 RELEVANT LEGISLATIVE AND POLICY CONTEXT

3.0 HERITAGE ASSETS

4.0 SIGNIFICANCE OF HERITAGE ASSETS

5.0 LAYOUT

6.0 AMOUNT

7.0 SCALE

8.0 LANDSCAPING

9.0 APPEARANCE

10.0 ACCESS

11.0 PHOTOS



Page 3
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Gateley Smithers Purslow in support of repair works at 77 South End Road, London NW3 2RJ.
- 1.2 This statement seeks to fulfil the requirements of paragraph 194 of the National Planning Policy Framework (NPPF) (2012), which 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 setting. It is proportionate to the scale of the development proposed.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABI publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 RELEVANT LEGISLATIVE AND POLICY CONTEXT

Legislation

- 2.1 The legislation that guides decision making in respect of listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 Section 16 of the Act states 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.”
- 2.3 Section 66 of the Act imposes a general duty upon local planning authorities to consider the impact of proposals for planning permission upon the settings of the listed buildings. It states as follows:

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.



- 2.4 Section 69 of the Act establishes powers for local planning authorities to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance as conservation areas.
- 2.5 Section 72 establishes a general duty in the exercise of planning functions with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National planning policy

- 2.6 National planning policy is set out in the National Planning Policy Framework (NPPF) (2021). Chapter 16 (paragraphs 189–208) of the document provides policy guidance for development affecting the historic environment.
- 2.7 Paragraph 189 recognises that the heritage assets are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance such that they can be enjoyed by existing and future generations.
- 2.8 Paragraph 190 requires local planning authorities to assess the significance of any heritage assets potentially affected to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposed development.
- 2.9 Paragraph 197 states that 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; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.10 Paragraphs 199 onwards provide guidance for considering the potential impacts. Paragraph 199 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This should be proportionate to its significance: the more important the asset, the greater the weight should be. This is irrespective of whether the harm is substantial, total loss, or less than substantial.
- 2.11 Paragraph 200 goes on to state that any harm to, or loss of, the significance of a designated heritage asset, including through development within its setting, should require clear and convincing justification.
- 2.12 Paragraphs 200 and 201 deal with instances of substantial harm to a designated heritage asset. Development causing substantial harm should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or other criteria are met. Paragraph 202 guides that where a development would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.



- 2.13 Paragraph 203 deals with the effect of an application on the significance of a non-designated heritage asset. It advises that in weighing applications that affect non-designated assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.14 Paragraph 206 encourages local planning authorities to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Those proposals that preserve elements of the setting that make a positive contribution to the asset should be treated favourably.
- 2.15 Interpretation of the NPPF is provided by the Planning Practice Guidance (PPG). This guidance note is divided into a series of chapters which is subject to regular review; the historic environment chapter was last updated in July 2019.
- 2.16 The historic environment chapter guides that understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm (paragraph 8). Paragraph 13 provides further guidance on setting, making clear that setting is not only related to visual attributes but other environmental factors such as noise, dust, smell and vibration as well as the relationship between places.
- 2.17 Paragraph 18 provides guidance on assessing harm. It is clear that proposed development may have no impact or may enhance an asset's significance such that no harm is caused. Where development would be harmful to a designated heritage asset, this needs to be categorised as either 'less than substantial' or 'substantial' harm. The level of harm can vary within these two categories. It goes to elaborate that substantial harm is a 'high test' and therefore is unlikely to arise in many cases. This harm may arise from works to the asset or from development within its setting.

Historic England Guidance

- 2.18 Historic England has published a number of best practice conservation guidance documents to assist with decision making. These include:
- Historic Environment Good Practice Advice in Planning: 2 (2nd Edition) (2015): Managing Significance in Decision-Taking in the Historic Environment
 - Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (2017): The setting of Heritage Assets
 - Historic England Advice Note 2: (2016) Making Changes to Heritage Assets

3.0 HERITAGE ASSETS

- 3.1 Heritage assets are defined at Annex 2 of the NPPF as follows:

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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).



Page 6
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

- 3.2 Designated heritage assets include World Heritage Sites, Schedule Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation.
- 3.3 The property is listed under Historic England's National Heritage List. The official entry reads as follows:

Official list entry

*Heritage Category: **Listed Building***

*Grade: **II***

*List Entry Number: **1378673***

*Date first listed: **13-May-1974***

*List Entry Name: **77 and 79, South End Road***

*Statutory Address 1: **77 and 79, South End Road***

Location

*Statutory Address: **77 and 79, South End Road***

The building or site itself may lie within the boundary of more than one authority.

*County: **Greater London Authority***

*District: **Camden (London Borough)***

*Parish: **Non Civil Parish***

*National Grid Reference: **TQ 27167 85765***

Details

CAMDEN

TQ2785NW South End Road 798-1/28/1446 (West side) 14/05/74 Nos.77 AND 79

GV II

Pair of semi-detached houses, designed to appear as one house. Early C19 with later extension. Stucco with plain bands at floor levels. Slated pitched roof having squat brick chimney-stacks at gables. 3 storeys and basements. 1 window each plus central blind window; 3-storey 1-window extension (ground floor garage). Central entrances linked by C20 tented canopy porch; panelled doors. Ground floor square-headed casements in shallow elliptical arched recesses with cast-iron balconies. 2nd floor casements camber arched with cast-iron balconies; camber arched 3rd floor windows. INTERIORS: not inspected.

*Listing NGR: **TQ2716485768***



Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 478007

*Legacy System: **LBS***

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Fig. 01: Map showing 77 and 79 South End Road

4.0 SIGNIFICANCE OF HERITAGE ASSETS

Introduction

- 4.1 Significance is described by the NPPF (2021) as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. The PPG (2021) provides the following interpretation of each element of significance:



Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 skill, 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 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.

- 4.2 It is acknowledged that significance derives not only from a heritage asset's physical presence, but also from its setting. The setting of a heritage asset is defined by the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

5.0 LAYOUT

- 5.1 77 South End Road is one of a pair of semi-detached houses, designed to appear as one house. The houses were constructed in the early nineteenth century with a later extension.
- 5.2 The property comprises 3 storeys and a basement: with an external stucco finish with plain bands at floor levels. It has a slated pitched roof with squat brick chimneystacks at each gable end.
- 5.3 Window arrangements vary at each level with a mix of side hung and sliding sash.
- 5.4 The central entrances are linked by a twentieth century tented canopy porch; with panelled doors. The Ground floor windows are square-headed casements in shallow elliptical arched recesses with cast-iron balconies. The second floor windows have camber arches with cast-iron balconies; camber arched windows are also located at the third floor.



6.0 AMOUNT

6.1 Due to damage caused to the property by fire on 13 October 2023, repair work needs to be undertaken. The damages to the property can be broadly summarised as follows:

- Ground Floor extensively damaged.
- The lower two flights of the timber staircase are significantly burned out.
- Lath and plaster ceilings and floors have also been extensively damaged.
- Smoke and soot damage to the building fabric interior throughout.
- Please refer to photos in section 11.0 of this statement.

6.2 The work proposed at 77 South End Road can be broadly summarised as follows:

- Removal of existing fire damaged ceilings (lath and plaster) – various locations
- Removal of existing fire damaged ceilings (plasterboard) – various locations
- Removal of existing fire damaged timber staircase sections
- Removal of damaged fittings and fixtures throughout
- Removal of damaged finishes throughout
- Re-building of new flooring, ceilings, timber staircase and finishes / decorations with fixtures and fittings replaced.
- Overhauling and repairs to all windows
- Replacement of new front entrance door
- Repairs to all external doors (e.g., replace glazing where missing)
- Repairs will be carried out to building services elements such as electrical installations, access control and security systems, plumbing and heating installations
- Deep cleaning throughout to remove smoke contamination

7.0 SCALE

7.1 The scale of the work proposed is essential and proportionate given the unfortunate circumstances of the fire damage to the property.

8.0 LANDSCAPING

8.1 New replacement fencing is proposed to the left hand side of the rear garden.

8.2 To the external front yard, the existing hardstanding will be removed and new reclaimed York stone paving will be laid on a suitable substrate.

8.3 Tiled flooring to the Lightwell steps will be removed and replace with French stone tiles.

8.4 New external metal railings to the lightwell staircase (matching the design of the existing) will be proposed.



Page 10
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

9.0 APPEARANCE

- 9.1 All repairs will be carried out in a like for like manner with methodology, materials, and techniques suitable for the period and style of the property.

10.0 ACCESS

- 10.1 The proposals do not involve any changes to the current access arrangements to and from the property.

11.0 PHOTOS



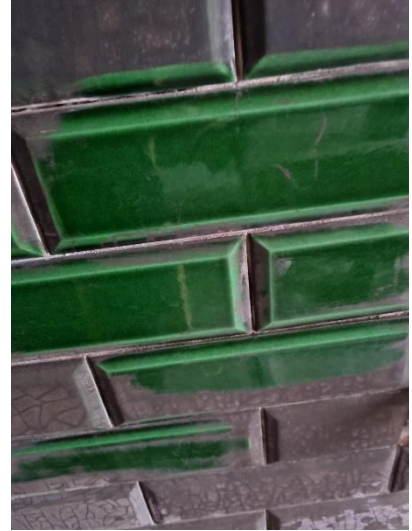


Page 11
Date: 14 March 2024
Heritage Statement
Our Ref: 233278





Page 12
Date: 14 March 2024
Heritage Statement
Our Ref: 233278





Page 13
Date: 14 March 2024
Heritage Statement
Our Ref: 233278





Page 14
Date: 14 March 2024
Heritage Statement
Our Ref: 233278

12.0 SUMMARY

- 12.1 As the proposed works are for the repair of the property following the damage caused by the fire, the proposals will not alter the character or appearance of the conservation area nor will it have any effect on the special architectural or historical importance of the building.