



9B The Grove – Entrance Gates

Heritage Statement

Iceni Projects Limited on behalf of
Niri Cohen

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Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Glasgow: 177 West George Street, Glasgow G2 2LB

Manchester: This is The Space, 68 Quay Street, Manchester, M3 3E

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: linkedin.com/company/iceni-projects | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

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1. INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Iceni Projects on behalf of Niri Cohen, for works to replace the two sets of Gates of 9B, The Grove (the Site), a Grade II Listed building in London Borough of Camden.
- 1.2 The Site is a former stabling block to the adjacent Park House (Grade II). It has now been converted to residential use. It comprises of a single storey corner building, which sits at the junction of Fitzroy Park and the Grove. The elevations appear as a solid arcade, 12 bays extend around the corner are defined a series of half fluted pilasters, brick infilled with a small window set high within the arch. A set of gates front onto The Grove beneath a pediment, a secondary entrance which is less detailed is located on Fitzroy Park. Both set of gates themselves are modern and appear to date to the mid Twentieth Century, the pattern of ironwork is, relatively standard, which is not entirely sympathetic to the appearance of the building. There is evidence of further alteration externally apparent on Fitzroy Park where the arcade is extended to meet No.9D and notably the presence of No.9D itself which has developed the entire western edge of stables with a largely plain stock brick elevation. The building has also been significantly altered internally to accommodate the residential use.
- 1.3 As matter of inconsistency the stables and gates are recorded as '9B, The Grove' within the list entry. HM Land Registry recognises these as 9C. For the purposes of this Heritage Statement, they are referred to as 9B.
- 1.4 The listing extends across the boundary of 9D and 9B. The main gates facing onto The Grove appear on the HM Land Registry as within the boundary of No.9D. The gates onto Fitzroy Park are within the boundary of No.9B. The listing for the stables covers the entirety of No.9B but a portion of No.9D along the southern edge (Figure 1).
- 1.5 The proposals would replace the gates with a new sympathetic design which will be more appropriate to the host building and will allow more visual permeability into the former stabling yard. The effects are positive, they would enhance the legibility of the buildings former use, and its position within the hierarchy of other nearby listed buildings. The change would be an aesthetic improvement upon the existing, thereby enhancing the listed building, its contribution to the conservation areas character and appearance and the setting of the nearby listed buildings to which it forms part of a group. In NPPF terms this amounts to a no harm, the proposals would be an enhancement to the special interest of all effected assets.

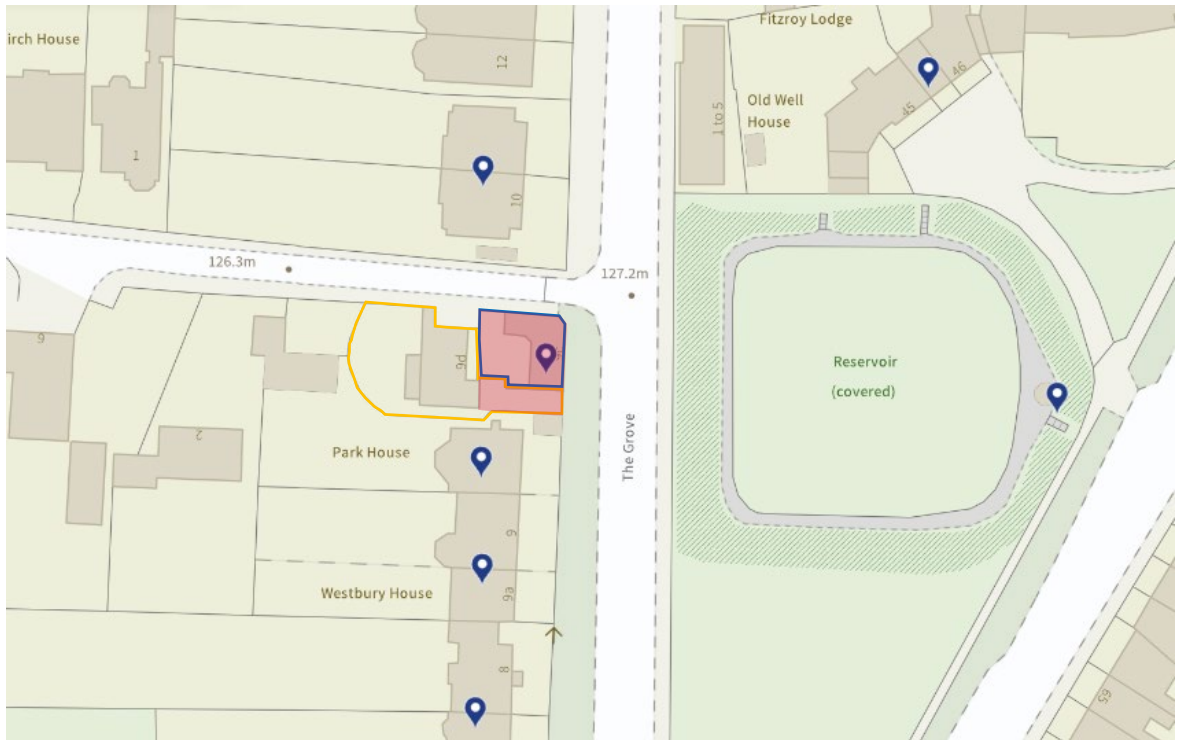


Figure 1 – Historic England Heritage Asset Map, The Site shaded red, No.9D outlined in yellow, No.9B outlined in blue.



Figure 2 – Aerial View (Google 2023) Facing South due to screening.



Figure 3 – The Grove



Figure 4 – Fitzroy Park

2. LEGISLATION POLICY AND GUIDANCE

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 2.3 Section 72(1) of the Act, meanwhile, states that:
- In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Policy

- 2.4 The National Planning Policy Framework (Dec. 2023) is a material consideration. Paragraph 205 states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.5 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.6 Paragraphs 207 - 209 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 207). Whereas, Paragraph 208 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

- 2.7 Paragraph 209 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.8 Paragraph 212 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.
- 2.9 Paragraph 213 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 205 and 206, as appropriate.

Local Policy

- 2.10 The Development Plan for LB Camden consists of the London Plan (2021), together with the Camden Local Plan DPD (2017), and the Policies Map (2017), which is a map-based expression of the policies in the Local Plan.
- 2.11 Relevant guidance includes:
- Camden Local Plan (2017)
 - Camden Planning Guidance - CPG Design (2021)
 - GLA, London Plan SPG Character and Context (2014)
 - Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment
 - Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
 - National Design Guide (2021)
 - National Model Design Code (2021)
 - Highgate Conservation Area Appraisal and Management Strategy (October 2007).
 - Highgate Neighbourhood Plan (2017)
- 2.12 The relevant policies to this Heritage Note are summarised in the below table;

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
Camden Local Plan (2017)	<i>Policy D1 - Design</i>	This policy requires is related to design quality. Requiring development to be of the highest standard in terms of materiality and detailing; to respond to local character, and to make a positive contribution to streetscape; including creating attractive, functional and clearly defined public and private space.
	<i>Policy D2 - Heritage</i>	This policy is aligned with the NPPF, in that it seeks to ensure that schemes preserve (and where possible enhance) the significance of heritage assets, particularly recognising the weight to be given to designated heritage assets.
London Plan (2021)	<i>Policy HC1: Heritage conservation and growth</i>	<p>This policy requires boroughs to develop evidence that demonstrates a clear understanding of London's historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London's heritage in regenerative change. Part C states:</p> <p><i>"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".</i></p>
Highgate Neighbourhood Plan (2017)	<i>DH2 – Development Proposals in Highgate's Conservation Area</i>	Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets.
	<i>DH6 – Front Boundaries</i>	The policy is relevant but is largely related to new gated developments and retention of original boundary treatments. It states <i>'Original boundary walls, gate piers or railings should be retained unless their removal is necessary due to the condition of a structure, or</i>

		<i>replacement provision is proposed which would enhance the character of the area.'</i>
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3. HISTORIC BACKGROUND

Highgate

- 3.1 Highgate was a hamlet in the medieval period as part of the Bishop of London's estate. It grew in prominence from the later sixteenth century when Highgate Hill became part of the main thoroughfare from London northwards on what became the Great North Road. In the seventeenth century the village became a popular place for the London wealthy to build a country retreat, Lauderdale House is an extant example. The village became a small town in the eighteenth century increasing in prominence as the Great North Road became more important for travel and droving of livestock down into Smithfield to supply the ever expanding populous of London. As the first coaching stage after London, coaching inns proliferated. Dwellings were also built, with some of the finer houses erected in the early to mid eighteenth century. Large estates covered the land to the south and west of Highgate, with Fitzroy House (built 1770, demolished 1828) historically sitting to the west of the Site. In the later eighteenth and early nineteenth century, speculative development grew in the area, although constrained by land ownership. Most of the neighbouring semi-detached dwellings along the western side of The Grove were erected in this late Georgian period. The Stables which sit between the Site and the road, however, are a late nineteenth century addition (now 9C The Grove). The plot on which the Site sits was throughout the nineteenth century outbuildings and a glass house to Park House.
- 3.2 Fitzroy Park, as a route winds through what was the parkland of Fitzroy House down to Millfield Lane and Highgate Ponds. The land was sold off in lots in the nineteenth century, houses were erected along Hampstead Lane, but much of the land was slow to be developed, with the southern portion remaining as market gardens, allotments and nurseries until the mid-twentieth century. In the post-war period in particular, Fitzroy Park became a desirable location for new detached houses designed by and for architects. Including, No.6 by Danish architect Erhard Lorenz for Ove Arup built in c1958 and No. 8a (Grade II listed) by Hal Higgins for Peter Epstein. Nearer to 9D The Grove, is No.2 Fitzroy Park, built c.1952 and designed by June Park.

The Stables

- 3.3 The stables building were constructed some time after 1870 as evidenced by OS Maps (which is contrary to the list description which ascribes an earlier nineteenth Century Date). The building was converted to residential use in the late twentieth Century, likely following the construction of 9D (c.late 1950s), when the building was likely designated as '9B'. The Conservation Area Appraisal notes bays have been blocked with a modern brick presumably occurring during this time. There is further evidence of alteration at the rear, where the building has been chased into 9D between the Fitzroy Park Gate and the single gate to 9D along Fitzroy Park in order to create a perimeter containment of the rear yard.

4. SIGNIFICANCE

- 4.1 The NPPF policy promotes understanding significance in order to judge the acceptability of the effects of a proposal upon it. Significance, for heritage assets, comprises the asset's architectural, historical, archaeological and artistic interests, and these aspects will be assessed below.

9B The Grove (Grade II List UID: 1378987)

- 4.2 The Stables were first listed May 1974, they are officially described as; *Stables to Park House, The Grove (qv), now private residence. Early C19 with late C19 alterations and additions. Stucco single storey stable buildings with additions. Hipped slated roofs with wooden cupola. Outer wall of pale stock brick with stone pilasters, half reeded, between window bays carrying entablature with dentil cornice. Gated entrance with dentil pediment having enriched tympanum. Small architraved and barred stable windows. Rounded right hand angle; return to Fitzroy Park similar but entrance without tympanum. INTERIOR: not inspected.*

- 4.3 The building is described within the Conservation Area Appraisal as;

No 9b (listed grade II) was once the stables to Park House, and has a slate-covered hipped roof, surmounted by a wooden cupola. The enclosing wall is constructed from panels of pale smooth-faced yellow bricks divided by stone piers, with the entrance denoted by a fine carved stone pediment. Each brick panel is pierced by a small feature, framed with dressed stone and containing either small carved tablets or openings, protected with vertical iron bars. Those on the front elevation have been blocked in with unsightly Fletton bricks.

- 4.4 The Stables are the original stables to Park House. The historic map regression has shown that these buildings are late nineteenth century in date, contrary to the list description. The stable block itself is of simple design, as observed internally within the complex, with the exterior curtain wall enriched with stone pilasters, constructed in a pale stock brick and with an entablature and dentil cornice. There is also a pediment and enriched tympanum over the main stable doors (which lead to the Site).
- 4.5 The building is listed at Grade II and is of special interest for its historical connection to Park House and its clear architectural and aesthetic quality. This is particularly interesting in a former ancillary building and shows a conscious display of the wealth of the owners of Park House in the later nineteenth century.
- 4.6 No. 9D, although post-dating the listing of the stables, is considered a detractor to its setting as it effectively encloses the rear, has adopted the main gate as an access to 9D, and disrupts an appreciation of the hierarchy between the Park House and the Stables. Moreover, due to its design

having a lack of engagement with both the form and the architecture of the listed building, the plan of 9D and large flank turns its back on the Stables courtyard and appears generally as a blank wall emerging behind the decorative facade of the stable block, with the main entrance set to Fitzroy Park. There is no architectural communication between the rhythm and style of each of the buildings.

- 4.7 The main contribution to the significance of the Highgate Conservation Area lies in the retention of much of its external character: the composition, rhythm of the bays, and its materiality all contribute to the architectural interest of the building and reflect the original use as a stables, and the status of Park House. External features such as the decorative pediment contribute to the building's townscape merit and presence.
- 4.8 Historic Interest is largely derived through the connection to the past occupants of Park House, and how the building illustrates the historic development of the area.

Park House (Grade: II, List Entry Number: 1378990)

- 4.9 A semi-detached house built around 1832. The building is in yellow stock brick with a rusticated ground-floor. It is of interest for its age and architectural quality, as well as its group value with the Stables and ancillary features, including the post war side extension by June Park, originally forming part of the house. The house is of further interest as the upper two floors were destroyed by fire and later re-instated in the same manner as was lost. The building therefore has later phasing which is both 'hidden' as with the re-instatement, and 'opaque', as with the June Park extension. The stables have an important relationship to Park House, a group value is identified in the listed description and the site contributes to the setting and significance of Park House as appreciable ancillary element, helping to define the status of the main dwelling and as a high quality architectural design.

Highgate Conservation Area

- 4.10 The Highgate Conservation Area Appraisal summarises the special interest of the area as being one of a 'close-knit village' given particular identity by its elevated position and green surroundings. The number of 'large and fashionable historic houses from the 17th, 18th, 19th and 20th centuries' are noted in how they cluster around the historic core. It is this relationship of 'topography, open spaces, urban form and architectural details' forms the character of the area.
- 4.11 The Grove and Fitzroy Park developed from two very different forms of development in different eras. The formality of the early nineteenth century speculative terraces that line the western side of The Grove, in relatively tight plots, are in contrast with the more open landscapes of the detached mid-twentieth century properties in Fitzroy Park, which are in the most part properties designed by architects for specific clients. While houses on The Grove face the street edge quite formally, the character on Fitzroy Park is different, with set-backs, short approaches and more tree cover.

- 4.12 The Stables relate to the character of the Grove, and contributes to the character and appearance of the conservation area by virtue of appearing as a high quality stabling block, which is both illustrative of the historic status of park house and surrounding area. It has a degree of presence at the corner of the Grove and Fitzroy Park while remaining subservient to the Park House and appreciable as an ancillary building.

5. IMPACT ASSESSMENT

Description of Proposals

- 5.1 The proposals are for the replacement of both sets of gates, removing the current modern gates and replacing them with a new sympathetic high-quality design.

Assessment of Effects

- 5.2 The form, dimensions and relation to the openings of the new gates will be comparable to the existing but with a clear enhancement to design quality and aesthetic appeal. The new gates will allow a greater visual permeability – views into the yard, which will allow for a greater appreciation of the relationship between Park House and stabling block and legibility of the original functional use of the stables. The design is intended to more readily respond to the architecture and original design intent of the building.
- 5.3 The proposals would result in enhancement of the listed building by a clear improvement to the aesthetic appeal of the building, and its unity of design and contribution to the streetscape. There would be an enhancement to the contribution the building makes to the character and appearance of conservation area, and the setting of the nearby listed buildings to which it forms part of a group. The proposals would be an enhancement to the special interest of all effected assets.



Figure 5 – Existing Gates

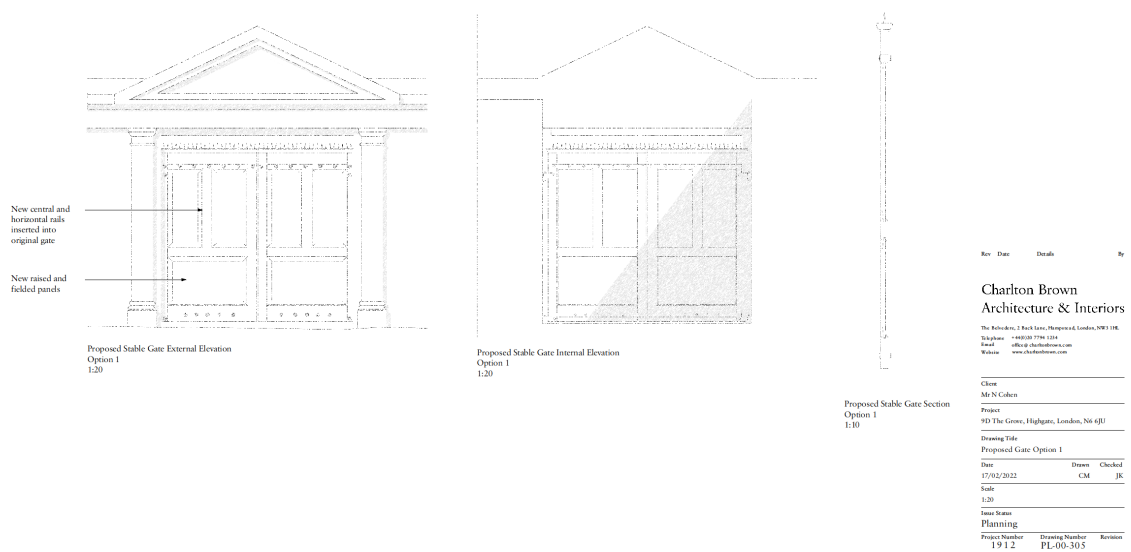


Figure 6 – Proposed Gates

6. CONCLUSIONS

- 6.1 This report has undertaken an assessment of the significance of 9B The Grove. This has been followed by an appraisal of the effects of the proposals to replace the gates on each elevation, and the effect on the significance of the heritage assets , with consideration given to local and national policy and guidance.
- 6.2 The proposed changes are deemed entirely appropriate, the change to the gates will allow better permeability into the stables, revealing a greater legibility of its former use by being able to look into the cobbled yard. The relationship with Park House would be more legible and the new gates offer an enhanced aesthetic design appeal above the existing low quality standardised design.
- 6.3 The changes to the main elevation are minor but would restore a greater sense of the historic appearance of the building which would enhance the contribution the building makes to the conservation area and the listed building group including Park House, and the immediate streetscape, including those along The Grove.
- 6.4 Overall, the proposed scheme at 9B would see modest change, retaining its character and identity as stables. All proposed works would be carried out and finished to a high standard and by professionals with expertise in their respective areas of work. The works would be sympathetic, drawing influence heavily from the building's original appearance. As such the proposals would, overall, enhance the significance of the affected heritage assets.
- 6.5 The proposals have been assessed against the policy and guidance set out within the NPPF and Camden Councils Local Plan and SPD's. This assessment concludes that the proposals accord with the policy and guidance and offer sympathetic and informed changes that will improve the overall appearance of the building and wider area without detracting from its heritage interests and would preserve and enhance significance.