

Heritage Statement

73a Heath Street, Hampstead NW3 6UG

August 2024

1 Heritage Statement

Introduction

This heritage statement supports the proposed works at 73a Heath Street Hampstead NW3 6UG (which is referred to as 'site' throughout this document).

The site is located at a corner of a small of a terrace of three properties (Nos. 69-73). The building is a four-storey property dating from the late 19th Century. It consists of a commercial unit on the ground + basement floor and a residential property over the first, second and third floors.

The property is in the London Borough of Camden and is located in the Hampstead Conservation Area. It is neither statutorily nor locally listed. However, there are a number of listed houses to the north of the property.

Due to the site being within a conservation area there is a requirement under the National Planning Policy Framework (NPPF) to explain the significance of the proposals that may affect the conservation area. Therefore this statement provides and overview of the proposed works and assesement of the impact they may have.

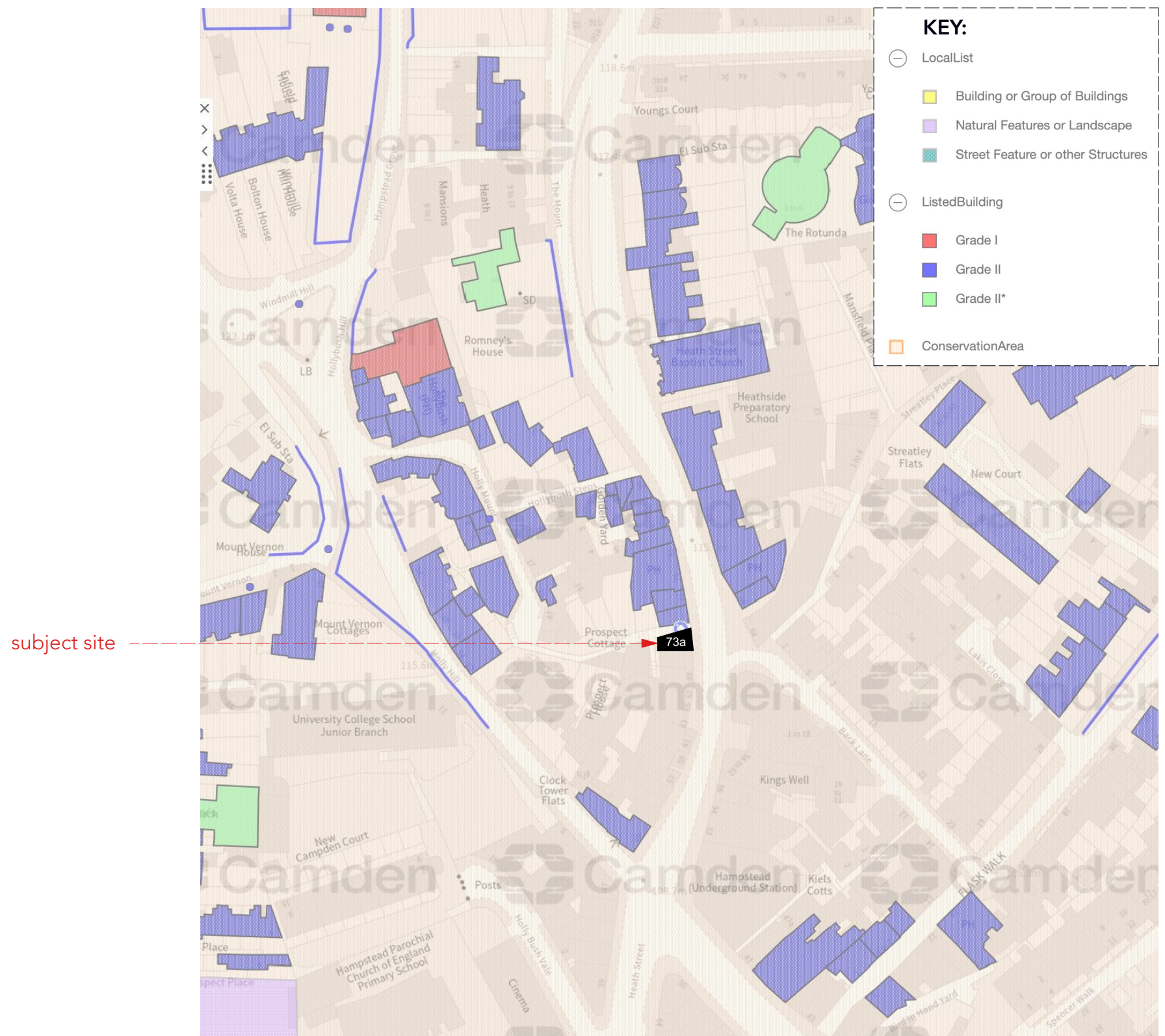


Figure 1 - Interactive map of listed buildings in Camden

source: <https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=%2FMapProjects%2FCamdenConservation>

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Hampstead conservation area (extract from conservation area statement)

Hampstead CA was one of the first ever conservation areas to be created following the Town & Country Planning Act in 1968. It is an area of great appeal and diverse historic character. Hampstead retains much of its 18th century village charm, with narrow passageways, steep lanes and small squares at the heart of the conservation area. The surrounding streets were largely developed in the 19th century, and these grand red and yellow brick properties retain many of their attractive Arts & Crafts features such as original windows and doors, decorative details, mature green front gardens, ornate boundary walls and railings. ...While some of the earliest 18th and 19th century properties – for example on Downshire Hill – are distinguished by roofs hidden behind tall parapets, the later brick-fronted properties have more prominent and decorative roofs – often low and sweeping, covering projecting bay windows and porches or creating turrets. These are often covered in clay roof tiles as opposed to slate. It is important to preserve these roof forms, materials and details as they contribute significantly to the character and quality of the area.

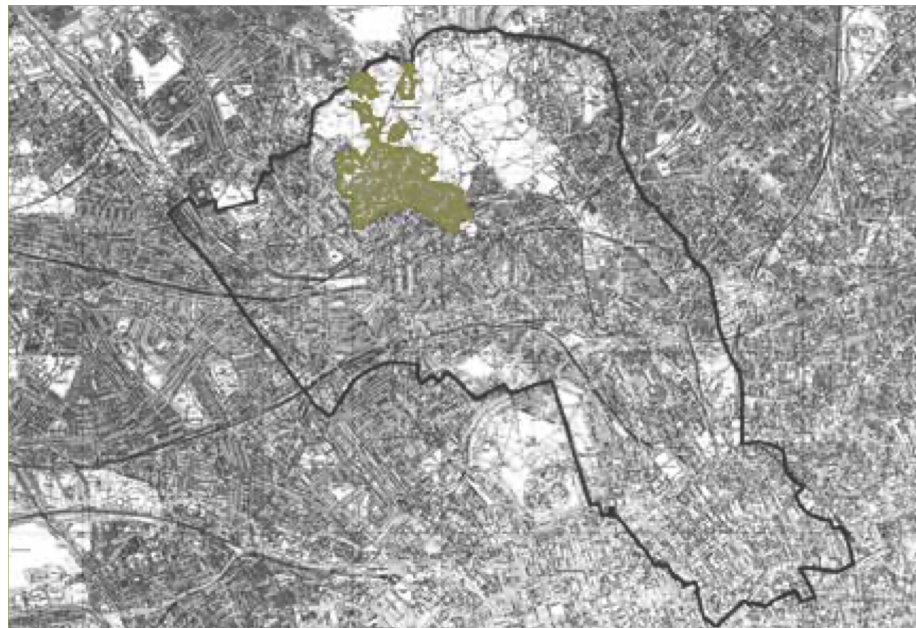


Figure 2:
Camden borough with Hampstead
conservation area highlighted in green.
source: Conservation Area Statement: Hampstead

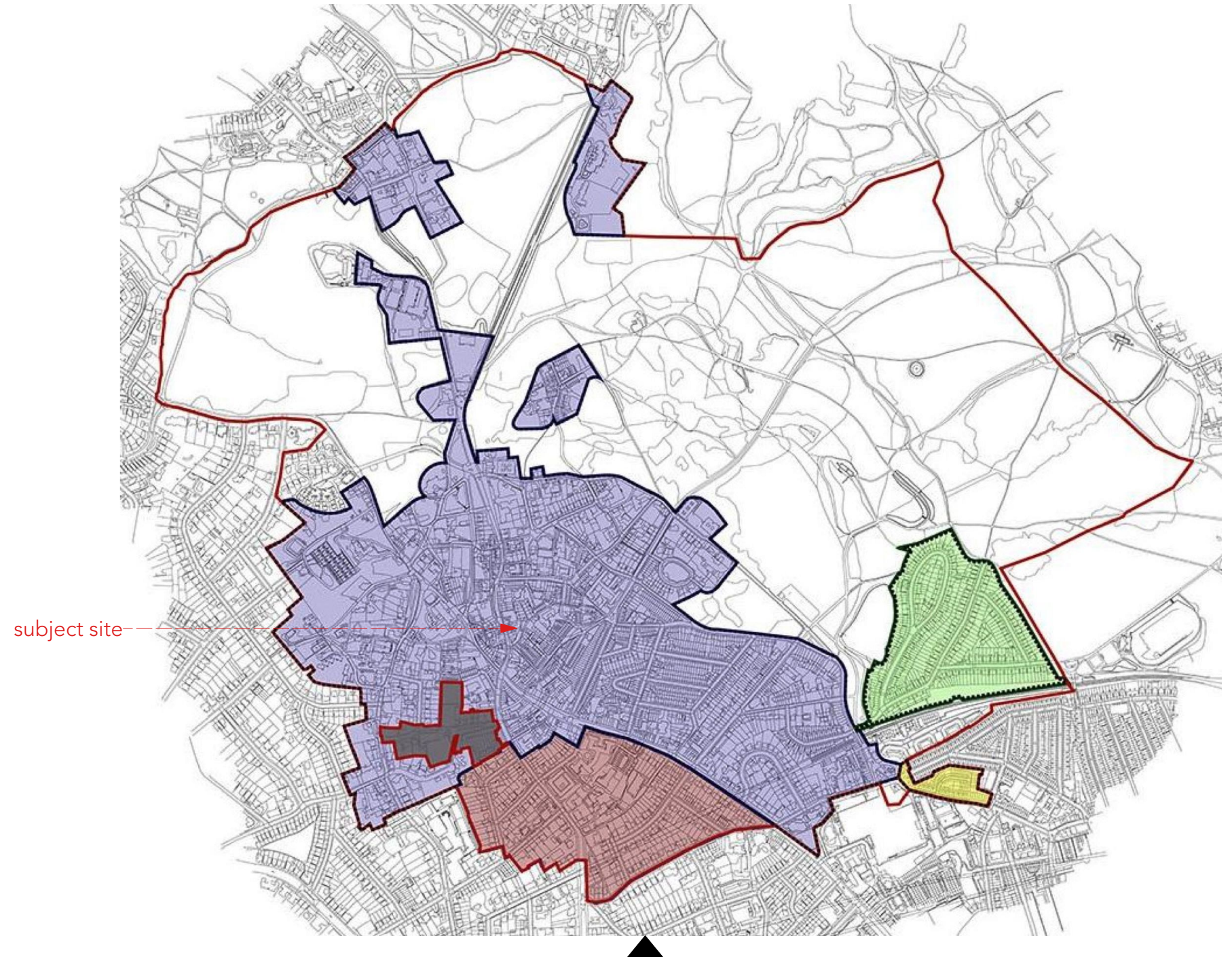


Figure 3:
Hampstead conservation area
highlighted in purple.
source: Hampstead Neighbourhood plan

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Legislation

From the Planning (Listed Buildings and Conservation Areas) Act 1990, section 72 states that with regard to any buildings or any other land in a conservation area, special regard should be paid to the desirability of preserving or enhancing the character or appearance of that area and setting.

National Planning Policy

Section 16 'Conserving and Enhancing the Historic Environment' relates to developments that have an effect upon the historic environment. The paragraphs within this section provide guidance on what proposed strategies should take into account and what the Local Authority needs to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

In order to determine applications for development, Paragraph 194 requires an applicant to describe the significance of any heritage assets affected and include any contributions.

This will be assessed and described in the following pages of this statement.

The level of detail should be proportionate to the assets' importance so that the proposals' impact can be properly evaluated. In Paragraph 197, LPA's should also take into account:

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

Paragraph 202 advises that where a proposal leads to less than substantial harm to the designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Historic England Guidance

Historic England published three documents in 2015 which provided information on good practice which is to assist LPA's, planning consultants, applicants and other interested parties in implementing historic environment policy in the NPPF.

Historic England Good Practice Advice Note 3 (GPA3): The Setting of Heritage Assets.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is highlighted that the protection of a setting need not prevent change and that the potential public benefits associated with the proposals will also need to be weighed into the decision. It is further commented that changes within the setting of a heritage asset may have positive or neutral effects.

It is noted that each heritage asset should be analysed on a case-by-case basis and therefore there is not a prescriptive method in how this is assessed. Historic England do recommend however a '5-step process' in order to evaluate the potential affects of a proposed development . The 5 steps are discussed on the following page.

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Step 1: Identifying which heritage assets and their settings are affected

The map in figure 1 identifies the local heriatge assets. The closest heritage Asset is no 75 Heath Rd which is grade II Listed. Of consideration is also The Hampstead Conservation Area.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

The views from local heritage assets towards 73a are considered on the diagram opposite.

It is worthy of note that no 75 Heath St, the closest heritage asset to the subject site, also benefits from a roof terrace (2013/7044/P 2013/7122/L). The view from no 75 towards number 73a would not be negatively impacted by the proposals to 73a.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

The benefits of the proposals are:

- i) replacement of existing rooflight which is in a poor state of repair.
- ii) replacement of metal balustrading with glazed balustrade partly obscured behind the parapet wall. Balustrading kept to 1.1m and clear glazed.

The proposals to 73a will not impact on the visibility or appreciation of the local heriatge assets.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Alternative mechanisms for opening the rooflight were considered such as a hinged door or terminating the staircase in a physical structure. These were discounted as they increase the massing on the roof. The proposed flat sliding rooflight would the least impactful and not visible from the public realm.

Aternative balustrade solutions were considered such as a metal balustrade akin to the existing. It was concluded that the proposed glazed solution would offer the least visual impact.

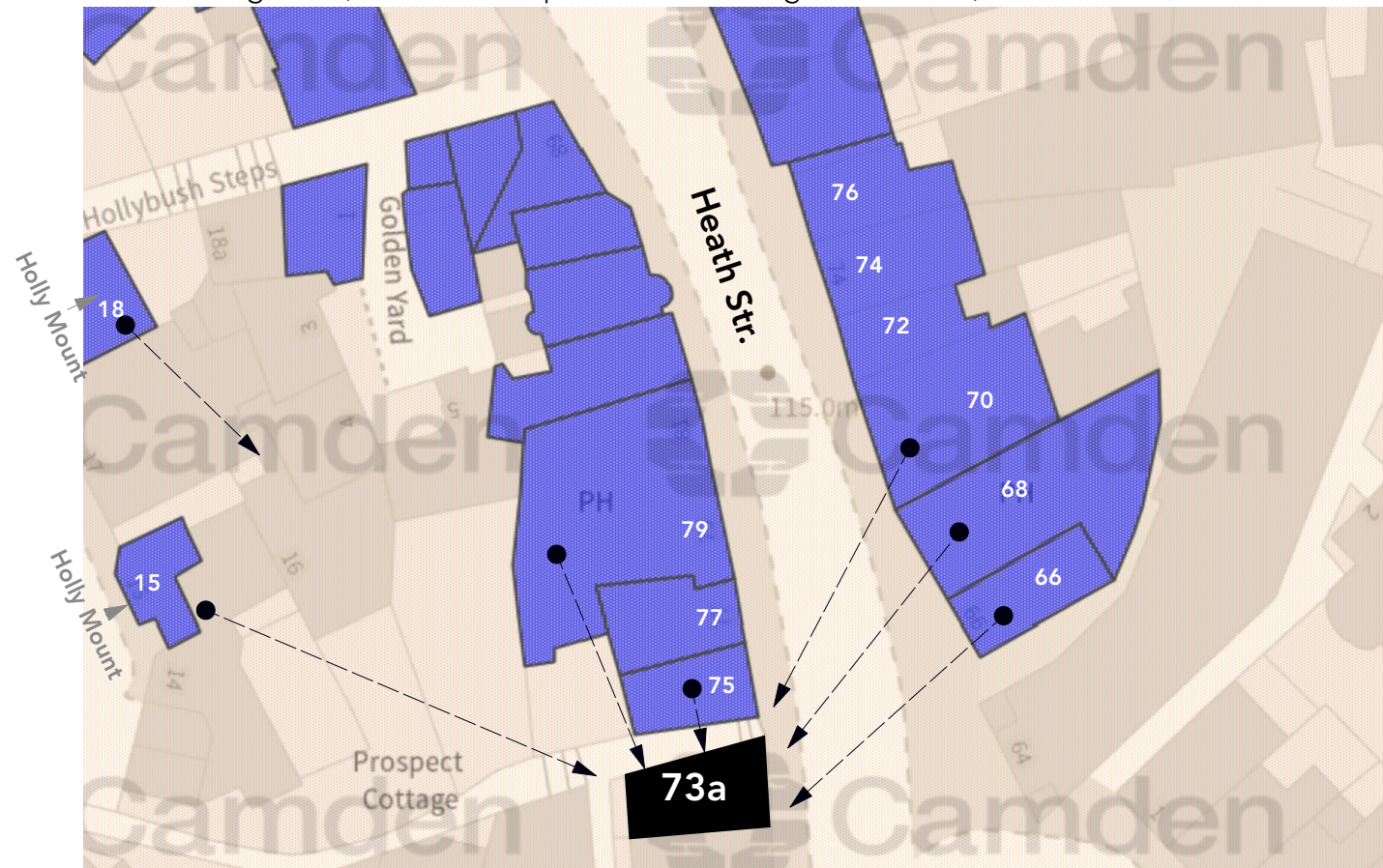
As such design decisions were made to minimise the impact of the proposals.

Step 5: Make and document the decision and monitor outcomes

The answers to item 4 above describe and document alternative design solutions, why they were not considered appropriate and how the eventual proposal successfully minimises the impact on its surroundings.

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Extract of Figure 1 (Interactive map of listed buildings in Camden)



IMPACT OVERVIEW:

- 66 - view unaffected by proposals
- 68 - view unaffected by proposals
- 70 - view unaffected by proposals
- 72, 74, 76 - view unaffected by proposals
- 75 - view towards 73a - no negative impact
- view towards 75 - no negative impact
- 77 & 79 - have no direct views towards the roof 73a, hence view unaffected by proposals
- 18 Holly Mount - no direct view towards 73a, hence view unaffected by proposals
- 15 Holly Mount - note that distance to 73a is 30m
- view towards 73a - no negative impact
- view towards 15 Holly Mount - no negative impact

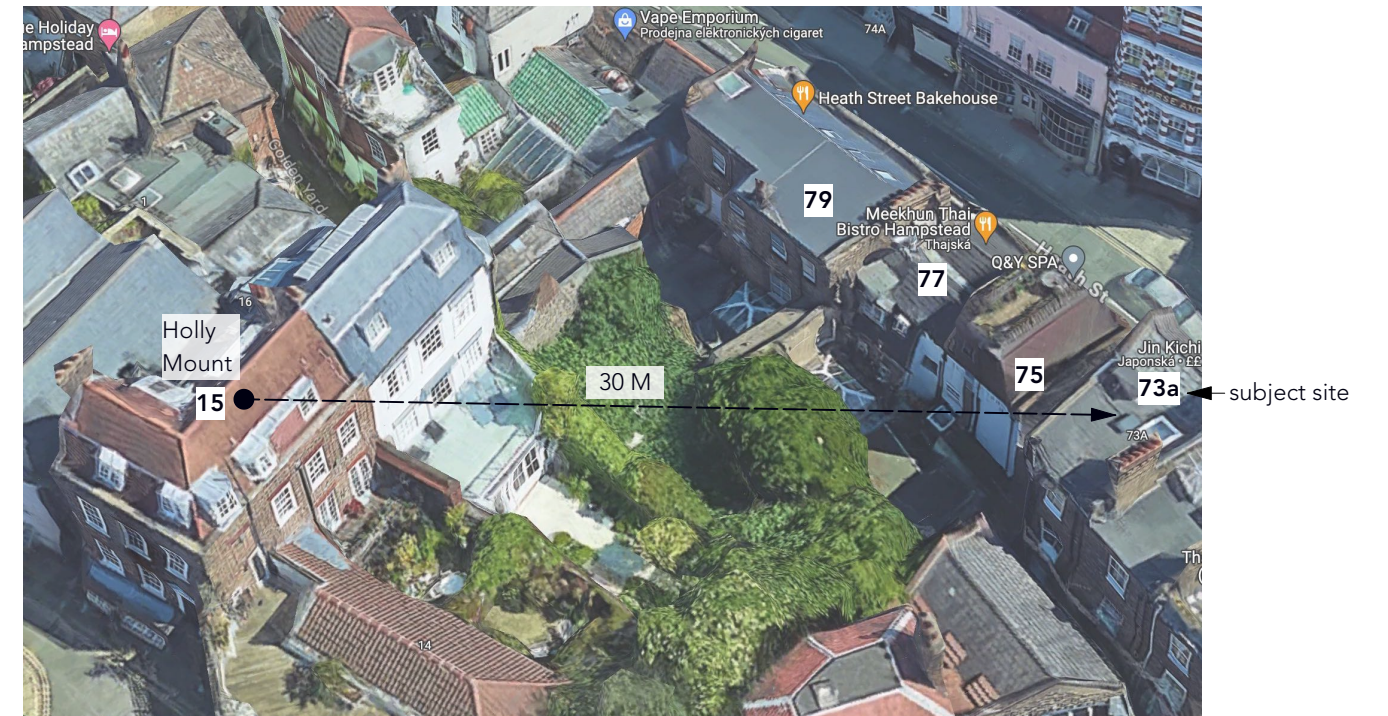


Figure 4: Aerial view



Figure 5: Aerial view

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summary

Rooflight

The proposed rooflight will replace the existing example which is in a poor state of repair. It will be flat and slide open and therefore not be visible from the public realm.

It is seen therefore that the proposed rooflight would have a neutral impact in terms of visual impact but a benefit in terms of preserving the life of the building.

Balustrading

The proposed glazed balustrade, partly in lieu of the existing metal railings, is a light touch solution and presents a clean edge to the rear and side of the flat roof area.

It is proposed that this is a visual improvement over the existing railings to the rear and a modern material solution. As such it represents a neutral or slight improvement over the existing.

Summary

The existing front elevation and roof form are proposed to remain unaltered and the proposal only aims to maximise the potential of the existing flat roof with a very delicate external touch. The proposals are therefore seen to preserve and enhance the Conservation Area.