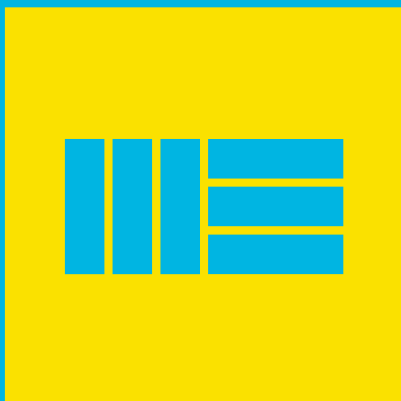


HERITAGE STATEMENT

ROYAL FREE LONDON – PROPOSED
HYBRID THEATRES EXTENSION

SEPTEMBER 2024



CONTENTS

- 1.0 INTRODUCTION.....3
- 2.0 LEGISLATION AND POLICY6
- 3.0 STATEMENT OF SIGNIFICANCE.....9
- 4.0 ASSESSMENT OF THE PROPOSALS.....14
- 5.0 CONCLUSION16

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by the Historic Environment and Townscape team at Montagu Evans LLP on behalf of the Royal Free London NHS Foundation Trust ('the Trust') to support the application for full planning permission for an extension to the Hybrid theatres at the Royal Free London Hospital, Pond Street, London, NW3 2QG. The Trust are the Applicant.

1.2 The description of development is as follows:

Proposed extension to hospital at second and third storey level (above ground) with undercroft area beneath to deliver extension to hybrid theatres alongside roof-level plant and enclosure and associated works.

1.3 This Heritage Statement will consider the effect of the proposals on the significance of heritage assets. It should be read as part of the suite of submission documents, in particular the Planning Statement by Montagu Evans and the Design and Access Statement by Hazel McCormack Young LLP.

THE SITE

1.4 The redline boundary of the site comprises 0.21 hectares on the south side of Pond Street in the London Borough of Camden, which is the local planning authority ('the Council'). The site location plan for the application is at **Figure 1.1** and this will be referred to as 'the Site'. A photograph of the Site from Pond Street is at **Figure 1.2**.

1.5 The Site adjoins the west elevation of the existing hospital building and it is set back from Pond Street by approximately 35 metres (m). The current Royal Free London Hospital building on the south side of Pond Street dates to the 1970/80s.

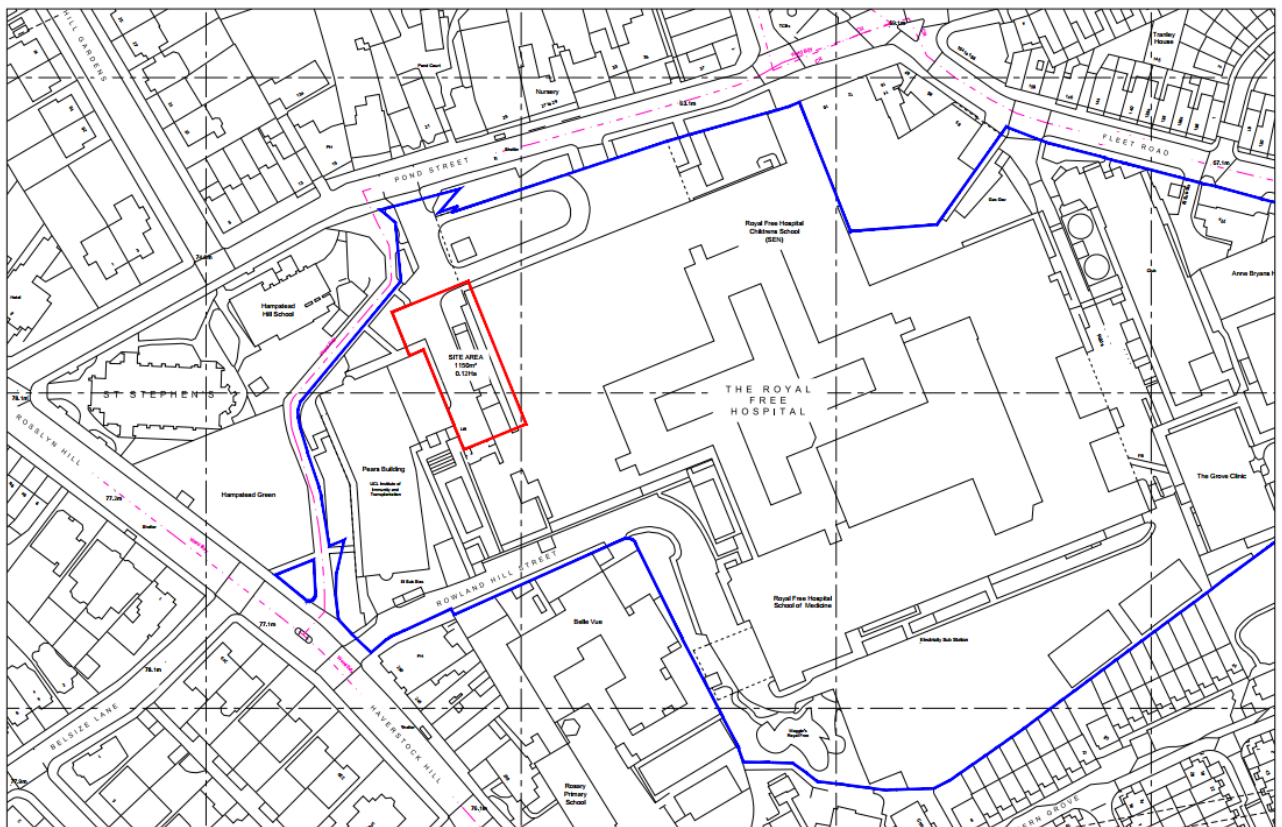


Figure 1.1 Site location plan in red.



Figure 1.2 Photograph of the Site from Pond Street

BACKGROUND TO THE PROPOSALS

- 1.6 The proposals are described in the Design and Access Statement ('DAS') prepared by Hazel McCormack Young LLP and at **Section 4.0** of this report.
- 1.7 It is noted here that the Site forms part of the wider Royal Free Hospital complex on Pond Street which offers a range of vital in-patient and clinical services.
- 1.8 The Royal Free Vascular Surgery department provides tertiary vascular services to North Central London ('NCL') as the Vascular Surgical Hub. Vascular surgery is a critical co-dependency for major specialist services at the Royal Free, including the Intensive Care Unit ('ICU') and renal transplantation and cancer services.
- 1.9 The Trust has a single vascular theatre (a surgical theatre equipped with advanced medical imaging devices) which does not meet modern space standards. It has outdated and obsolete imaging equipment that is unreliable and the cause of regular cancellations which cannot meet the demand for complex vascular surgery.
- 1.10 The proposals seek permission for two new Hybrid theatres at the Royal Free. The investment in two new Hybrid theatres will future proof the services provided, ensure recovery from the post-COVID backlog and enable expansion for the future.
- 1.11 The business case that was approved by the Royal Free London ('RFL') Group in August 2023 provides a compelling argument for such an investment in line with the recommendations in the Getting It Right First Time ('GIRFT') national programme, and it would enable innovation and upscaling of highly specialist vascular services whilst facilitating translational research in cardiovascular disease, enhancing clinical and academic synergies with University College London ('UCL') Surgical Biotechnology, as well as expanding national and international training programmes for vascular surgery.
- 1.12 It is therefore understood that there is a fundamental need to increase and modernise theatre provision on-site whilst ensuring that the operation of the existing theatres and wider hospital is not impacted. As such, the Trust is seeking to

deliver additional high-quality theatre space on-site. This will comprise an extension to existing theatre accommodation to help provide for a variety of procedures (including cardiology and vascular related services).

HERITAGE CONSIDERATIONS

- 1.13 There are no heritage assets on the Site, nor does the Royal Free London comprise any heritage assets as part of the wider hospital complex. The Site is located adjacent to the Hampstead Conservation Area, however, and there are a number of listed and locally listed buildings near to the Site on Pond Street. The heritage considerations are therefore whether and to what extent the proposals would affect the contribution that setting makes to the significance or appreciation of these heritage assets.
- 1.14 This assessment has been prepared in accordance with relevant guidance, including *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017).

STRUCTURE OF THIS REPORT

- 1.15 This report is structured as follows:
- **Section 2.0** will identify the legislation, planning policy and guidance which is relevant to the effect of the proposals on heritage assets;
 - **Section 3.0** will identify and describe the significance of heritage assets that may be affected by the proposals;
 - **Section 4.0** will assess the effect of the proposals on the heritage assets in accordance with policy and guidance; and
 - **Section 5.0** will provide conclusions, including how the proposals perform against relevant legislation.

2.0 LEGISLATION AND POLICY

2.1. This section identifies the legislation, policy and guidance which is relevant to this assessment.

LEGISLATION

2.2. Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') states that the decision-maker should have special regard to the desirability of preserving the special interest of listed buildings and their settings.

DEVELOPMENT PLAN

2.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that, where in making any determination under the Planning Acts, regard is to be had to the development plan and the determination must be made in accordance with that plan unless material considerations indicate otherwise. In this case, the statutory development plan is comprised of:

- London Plan (2021); and
- Camden Local Plan (2017).

LONDON PLAN (2021)

2.4. The London Plan was adopted in March 2021. The relevant policy to this assessment is Policy HC1 (Heritage conservation and growth). Part C states that:

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.

CAMDEN LOCAL PLAN (2017)

2.5. The relevant policy in the Camden Local Plan is Policy D2 (Heritage). It states that the Council will preserve and, where appropriate, enhance heritage assets and their settings. In the case of designated heritage assets, the Policy states that:

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.

2.6. There are also policy provisions for substantial harm or total loss of significance in the Policy, which are not relevant as the proposals subject to this application could not result in this high level of impact on significance.

2.7. Part g) of Policy D2 states that the Council will "resist development outside of a conservation area that causes harm to the character or appearance of that conservation area" which is relevant because the Site is near to the edge of the Hampstead Conservation Area.

2.8. Part k) states that the Council will "resist development that would cause harm to significance of a listed building through an effect on its setting" and this is also relevant given the listed buildings near to the Site that will be assessed.

2.9. The Policy states that the Council will seek to protect non-designated heritage assets, including locally listed buildings, and the effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- 2.10. It is noted that the wording of the heritage policy in the Camden Local Plan is consistent with the provisions in the National Planning Policy Framework (2023) ('NPPF').

EMERGING POLICY

DRAFT NEW CAMDEN LOCAL PLAN

- 2.11. The Council consulted on the Regulation 18 Consultation Version of the draft new Camden Local Plan in January 2024. The policies carry limited weight at this stage, however it is noted that the draft Policy D5 (Heritage) is consistent with the existing heritage policy.

DRAFT NEW NATIONAL PLANNING POLICY FRAMEWORK

- 2.12. Consultation on the revised NPPF published by the Government on 30th July 2024 is taking place between July and September 2024. There would be no changes to the relevant provisions to this assessment at Chapter 16, Conserving and enhancing the historic environment.

MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (2023)

- 2.13. The NPPF was published in December 2023. Chapter 16 sets out the national planning policies on the historic environment. The NPPF is clear that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 195). The policies continue to place the assessment of the significance of heritage assets and the effect of development proposals on that significance at the heart of planning for the historic environment:

- *"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."* (Paragraph 200)
- *"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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."* (Paragraph 201)
- *"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."* (Paragraph 205)
- *"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."* (Paragraph 206)
- Paragraph 206 goes on to state that substantial harm to or loss of Grade II listed buildings or Registered Parks and Gardens should be *"exceptional"*. Substantial harm to or loss of assets of highest significance – including Scheduled Monuments, protected wreck sites, Registered Battlefields, Grade I and II* listed buildings and Registered Parks and Gardens, and World Heritage Sites should be *"wholly exceptional"*.
- *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."* (Paragraph 208)

- “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.” (Paragraph 212)

HAMPSTEAD CONSERVATION AREA STATEMENT (N.D.) AND STREETScape AUDIT (N.D.)

- 2.14. There has been regard to the Hampstead Conservation Area Statement and Streetscape Audit adopted by the Council. There are guidelines for development in the Statement, however there is no specific consideration of proposals in the setting of the conservation area. The description and interest of the conservation area which is set out in the Statement and Streetscape Audit will inform **Section 3.0** of this report.

OTHER GUIDANCE

HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND, 2017)

- 2.15. We have also had regard to the guidance on the setting of heritage assets which was published by Historic England in December 2017. This is the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* ('GPA3'). GPA3 identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets:

1. Identify the assets affected;
2. Assessing the contribution setting makes to significance or allows significance to be appreciated;
3. Assessing the effect of the proposals;
4. Maximising enhancement and minimising harm; and
5. Making and documenting the decision and monitoring outcomes.

- 2.16. This report fulfils the first four steps of the guidance. The fifth step is incumbent on the decision-maker.

3.0 STATEMENT OF SIGNIFICANCE

3.1 This section will identify the heritage assets that may be affected by the proposals and describe their significance in accordance with paragraph 200 of the NPPF.

IDENTIFYING THE ASSETS

3.2 The Site is located within the Royal Free London Hospital complex on the south side of Pond Street. The Site has no claim to special historic and architectural interest, however it is located in an area, Hampstead, which has considerable heritage interests. As such, and out of caution, the National Heritage List for England, Camden Local Plan and Greater London Historic Environment Record were consulted to understand the nature and location of heritage assets near to the Site.

3.3 The proposals would introduce a small extension to the existing hospital. The visual envelope would be limited to the immediate surroundings, particularly given interposing development. Therefore, the study area for heritage assets was limited to Pond Street and the assets closest to the Site. This process identified 12 heritage assets. It is noted that the Church of St Stephen was included as part of the sift because of its high grading at Grade I.

3.4 The assets that are assessed are as follows and they are located on the map at **Figure 3.1**:

- Hampstead Conservation Area;
- 5-13, Pond Street, Grade II listed building;
- Roebuck Public House (15, Pond Street), Grade II listed building;
- Numbers 17 and 17A [Pond Street] and Attached Railings and Walls, Grade II listed building;
- Numbers 19 and 21 [Pond Street] and Attached Railings and Walls, Grade II listed building;
- Number 23, and Attached Railings, Pond Street, Grade II listed building;
- 31, Pond Street, Grade II listed building;
- 33, 35 and 35a, Pond Street, Grade II listed building;
- The Armoury building, No. 25 Pond Street, locally listed building (a non-designated heritage asset);
- Church of St Stephen, Grade I listed building;
- Gates, Piers and Boundary Wall to the Church of St Stephen, Grade II listed building; and
- St Stephen's Church Hall, Grade II listed building.

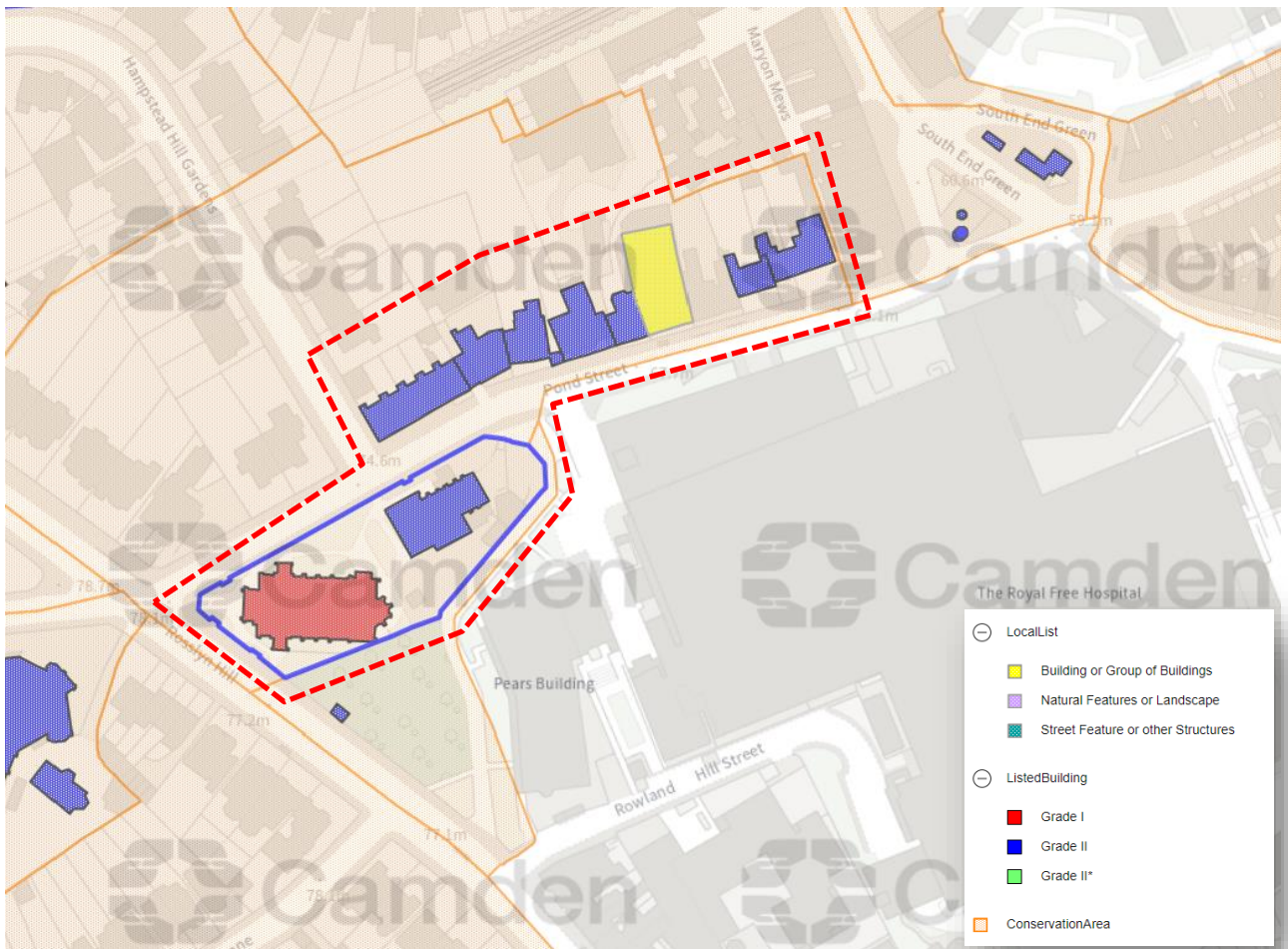


Figure 3.1 Map of heritage assets that have been assessed within the red dashed line. Base map reproduced from the Council's online policy map, available at: <https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfq=%2FMapProjects%2FCamdenConservation> [accessed 18 September 2024].

STATEMENT OF SIGNIFICANCE

HAMPSTEAD CONSERVATION AREA

- 3.5 Hampstead Conservation Area was first designated in 1968 and it was extended on several occasions between 1978 and 1991. It is a very large designation, extending south from Hampstead Heath across the original village of Hampstead and taking in South End Green, Frognal and Rosslyn Hill. The conservation area designation also includes disconnected parcels of land within Hampstead Heath itself.
- 3.6 The *Conservation Area Statement* (n.d.) identifies eight sub areas. The Site is located near the south boundary of the conservation area which is in sub area 3, Willoughby Road/Downshire Hill. In accordance with the proportionate approach required by the NPPF, this description of significance will focus on the character and appearance of sub area 3.
- 3.7 The significance of the conservation area is summarised in the *Conservation Area Statement* (n.d.) as follows:
- *the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;*
 - *the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;*

- *the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;*
- *the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side.*

3.8 Within sub area 3, the *Conservation Area Statement* (n.d.) identifies five character zones. The relevant character zone to the Site is called Pond Street/South End Green Area. Pond Street is described as follows, which remains accurate:

Pond Street was established early in Hampstead's development as a lane down to a pond at South End Green, and the varied row of buildings (mostly listed) on the north side reflect the urbanisation of the area in the 18th and 19th century. Most of the properties are three storey and the houses are set back slightly from the pavement. Nos. 5-13 is an 1860s parade of five stucco shops. No. 15 is the handsome stuccoed and pedimented Roebuck Hotel. Nos. 17&17a is a three storey stucco house c. 1740, set back behind cast-iron railings on low walls. Nos. 19&21 is a late 18th century semidetached pair of three storey houses with basements and attic, set behind cast-iron railings. No. 23 is the Harken Armoury with its distinctive facade and crow-stepped gable c. 1760 (all listed). Nos. 27-29 is of interest as a 1928 purpose built nursery; No. 31 is wider (four windows), two storey and set back behind a stuccoed wall and railings (listed). Nos. 33, 35 & 35a are early 18th century with a later studio extension, in red brick (listed). Today these face the massive bulk of the Royal Free Hospital (which lies outside the Conservation Area). St Stephens Church, built around 1869 by the idiosyncratic architect SS Teulon, provides an emphatic termination to the west of the street, and is identified in the Schedule of Land Use Proposals in the UDP. Lying next to the Church is Hampstead Green, defined as a Public Open Space in the UDP.

3.9 In summary, the significance of the conservation area and the Pond Street character zone is drawn from the historic character and appearance of the 18th and 19th century buildings and townscape structure within it. The conservation area derives no particular special interest from its setting, where modern developments, including the Royal Free Hospital which contains the application Site, have introduced a different scale, architecture and use to the experience of the historic environment. The Royal Free Hospital does not make any contribution to the significance of the conservation area, and it is described in negative terms as *"the massive bulk of the Royal Free Hospital (which lies outside the Conservation Area)"* (page 33).

POND STREET LISTED AND LOCALLY LISTED BUILDINGS

3.10 The following Grade II listed buildings on Pond Street are assessed as a group because of their shared history, interest and setting relationship to the Site:

- 5-13, Pond Street;
- Roebuck Public House (15, Pond Street);
- Numbers 17 and 17A [Pond Street] and Attached Railings and Walls;
- Numbers 19 and 21 [Pond Street] and Attached Railings and Walls;
- Number 23, and Attached Railings, Pond Street;
- 31, Pond Street; and
- 33, 35 and 35a, Pond Street.

3.11 This group also includes the locally listed Armoury building at No. 25 Pond Street.

- 3.12 The listed buildings define the north side of Pond Street. Some are attached and form a terrace; others stand as semi-detached pairs. They have a consistent height of three storeys. The architectural features vary but the unifying style is Neo-Classical. The facades are stucco and brick, and the windows are timber sash.
- 3.13 The earliest buildings are Nos. 17, 17a, 19, 21, 33, 35 and 35a Pond Street which date to the late 18th century. They have all experienced later alterations in the 19th and 20th centuries. Nos. 5-13 Pond Street, the Roebuck Public House and No. 31 Pond Street were built later, in the 1860s and 1830s respectively. Nos. 5-13 Pond Street have group value with the Roebuck Public House. The 19th century buildings have likewise been subject to alterations. The listed buildings mostly had commercial or retail functions at the ground floor with residential accommodation above.
- 3.14 The Roebuck Public House has the grandest architectural treatment, with a channelled stucco ground floor, and dentil and modillion pediment with a painted sculpture of a roebuck in the tympanum. This appearance reflects the function of the building as a public house and hotel, which was designed to create recognition and draw patrons in.
- 3.15 The significance of the listed and locally listed buildings on Pond Street is derived from their historical and architectural interest as Georgian and Victorian residential and commercial properties that retain their original character and appearance. Their appearance as a group contributes to their value and how they tell the story of the evolution and growth of Hampstead in the 18th and 19th centuries.
- 3.16 The primary setting of the listed buildings is Pond Street, from where it is possible to appreciate their historic character and appearance as a group. The views east, west and north from Pond Street contribute positively to the significance of the listed buildings. The nature of the street pattern and interposing development means there are no longer views. The residential and historic quality of the views along Pond Street is reinforced by the street trees and boundary treatments. There is no modern infill on the north side of the street that would otherwise dilute the impression of a view into the past.
- 3.17 The same cannot be said for the south side of Pond Street, where the experience of the listed buildings includes the late 20th century Royal Free London Hospital. The Hospital is an extensive complex comprising a building/s of considerably taller scale and grain. The experience along Pond Street also includes the access for vehicles into the Hospital via an undercroft, and the prevailing materials are concrete and glass. The portions of landscaping and street trees that address the south pavement to Pond Street do something to soften the effect of the Hospital and maintain an aspect of the quasi-residential historic townscape. The tallest part of the Hospital, rising to circa 13 storeys, is also well set-back from the street and this means that it does not materially affect the experience of the street in your peripheral vision.

CHURCH OF ST STEPHEN LISTED BUILDINGS

- 3.18 There are three listed buildings at the west end of Pond Street that form part of the Church of St Stephen. They are assessed as a group because of their shared history, interest and setting relationship to the Site. Indeed, the list entry for St Stephen's Church Hall says that *"Taken together, they form a harmonious and complete ensemble"* as part of the reasons for its designation:
- Church of St Stephen, Grade I;
 - Gates, Piers and Boundary Wall to the Church of St Stephen, Grade II; and
 - St Stephen's Church Hall, Grade II.
- 3.19 The Church of St Stephen was designed by architect Samuel Sanders Teulon (1812-1873) and it was completed in 1871 (having been opened two years earlier in 1869). The church has a modified Early French Gothic style with a plate tracery wheel window. It is constructed in Purple Luton brick with stone dressings, bands and sculptures. The church has a six-bay aisled nave with clerestory, transepts and an apsidal polygonal sanctuary. There is a tall crossing tower with a pyramidal roof and attached stair turret with conical roof. The west front has a gabled portico of three arcaded arches on clustered columns flanked by large, stepped buttresses attached to church by flying buttresses, both with

sculptured figures. John Ruskin (1819-1900) is reported to have said that the church was “*the finest specimen of brick building in all the land*”.

- 3.20 The gates, piers and boundary wall are separately listed; however, they are contemporary with the church and attributed to Teulon. The wall and gate piers were also realised in Purple Luton brick with stone details, and the gates were wrought iron. There has been some repair and replacement, with original materials used where possible, but there is some different modern fabric.
- 3.21 St Stephen’s Church Hall was designed by E. A. Pearce (1870-unknown) and it was built in 1908. In his early career, Pearce was an assistant to Charles Barry (1823-1900). The Hall has a free-style with Arts and Crafts influences. The list entry notes that “*though simple in plan and form the architectural detail of the building is consistently strong and well-executed, managing to echo the Church of St Stephen, and the gates, piers, and boundary wall, whilst also creating an inventive forward-looking design*”. The echo is achieved through the use of the same materials as the church, as well as the use of pitched gables, buttresses and a timber cupola in the ridge of the roof.
- 3.22 The significance of the Church of St Stephen and its boundary is derived from their high historic and architectural interest as a Victorian church by a well-known architect in a striking and well-resolved Gothic style. The list entry description says that the church was “*the climax of Teulon’s career and life*” and the association adds greatly to their interest. The Church Hall has its own interest as an Edwardian building which exhibits high quality, contextual design, however it is the group value and ensemble quality with the Church that elevates its interest.
- 3.23 The Church of St Stephen is located on the east side of the crossroads between Rosslyn Hill (A502), Pond Street and Lyndhurst Road. The junction provides the best opportunity to appreciate the listed buildings and it is how they were originally designed to be approached. The remarkable plate tracery wheel window that addresses the junction holds attention, and the tower, which sits further east, has less of a presence from Rosslyn Hill, however it is a notable feature from Pond Street. From Pond Street looking south, one can admire the group with the Church Hall.
- 3.24 The experience of the listed buildings is enhanced by the Victorian buildings on Pond Street because they maintain the historic context and the way people lived who the church was designed to serve. In the views from Pond Street, particularly those which are oblique from the Rosslyn Hill, the Church Hall is backdropped by the upper six storeys or so of the taller part of the Royal Free London Hospital. This intervisibility has a slightly negative effect on the appreciation of the Church Hall, but the interaction would be fleeting, and the ensemble is strong enough to be resilient to the modern influence.

4.0 ASSESSMENT OF THE PROPOSALS

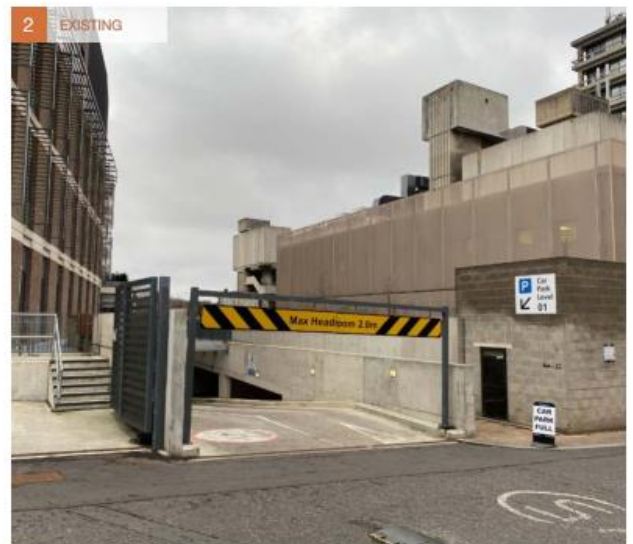
4.1 This section considers whether the proposals would preserve the contribution that setting makes to the significance of the heritage assets identified at **Section 3.0**.

THE PROPOSALS

4.2 The proposals are described in the DAS. In summary, they seek to provide two full-size Hybrid theatres that would be suspended above the access route on the west side of the Hospital. The extension would be attached to the existing theatre department, and it would be equivalent to four storeys in height to match the existing massing, plus plant at roof level. The proposals have been presented to the Council and it is understood they are supportive, and no potential heritage issues have been raised. An illustration of the proposals is reproduced from the DAS at **Figure 4.1**.



Pond Street Entrance - existing



Hospital rear access road off Haverstock Hill - existing



Pond Street Entrance - proposed



Hospital rear access road off Haverstock Hill - proposed

Figure 4.1 Illustrations of the proposals, existing (top) and proposed (bottom), reproduced from the DAS

HERITAGE ASSESSMENT

HAMPSTEAD CONSERVATION AREA

- 4.3 The intrinsic interest of the Hampstead Conservation Area would not change as the proposals do not affect land within the conservation area.
- 4.4 The proposals would increase the massing of the Royal Free London Hospital, which is described as a “*massive bulk*” in the description of Pond Street in the *Conservation Area Statement* (n.d.). The increase in area is modest (when viewed within the context of the wider hospital complex), and the height of the proposed extension would broadly align with the wider main hospital building). Furthermore, the proposals would be set back from Pond Street by circa 35m and would not be seen in the views along Pond Street at the south-east edge of the conservation area.
- 4.5 There would be no change to the intrinsic interests of the heritage asset, which is also very large. Any potential visibility is limited to a small area at the edge of the conservation area, and even here visibility is unlikely, and where visible, it would be entirely consistent with the existing setting. Therefore, the character and appearance of the conservation area would be preserved.

POND STREET LISTED AND LOCALLY LISTED BUILDINGS

- 4.6 The intrinsic interest of the listed and locally listed buildings on Pond Street would not change, and the proposals are consistent with the existing use and type of development that forms their setting to the south, i.e. the Hospital.
- 4.7 The proposals would be set back from Pond Street by circa 35m and would not be seen in the views along Pond Street which contribute positively to the appreciation, and therefore significance, of the listed buildings. This aspect of their significance would be preserved.
- 4.8 Nos. 17, 17a, 19 and 21 Pond Street, which date to the 18th century, are located opposite the entrance to the Hospital complex where the proposals would be visible. As above, the proposals would be consistent with the existing use, character and appearance of Hospital. This part of their setting makes no contribution to their special interest, and the proposals would neither improve or worsen this.
- 4.9 It is therefore concluded that the special interest of the eight listed and locally listed buildings on Pond Street would be preserved.

CHURCH OF ST STEPHEN LISTED BUILDINGS

- 4.10 The intrinsic interest of the listed buildings at the Church of St Stephen would not change. The proposals would introduce an extension to the west elevation of the existing, modern Hospital at a distance of approximately 131m from the junction between Rosslyn Hill and Pond Street. The proposals would be the same height as the existing Hospital block in this location, which does not appear in views of the listed buildings from Rosslyn Hill and Pond Street. Therefore, the proposals would not be visible or change this aspect of the setting of the assets.
- 4.11 The boundary between the grounds of the Church Hall and the Hospital site is heavily treed. The trees would provide screening of the proposals, however even if visible (in the winter months, for example), the proposals would be no change the setting of the listed building as it is already defined by the Hospital. The proposals affect a relatively small area and would introduce a relatively small new addition.
- 4.12 It is therefore concluded that the special interest of the three listed buildings that comprise the Church of St Stephen group would be preserved.

5.0 CONCLUSION

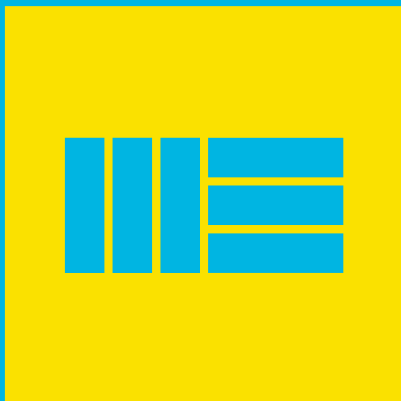
- 5.1 Montagu Evans have prepared this Heritage Statement on behalf of the Applicant to provide an assessment of the effect of the proposed Hybrid theatres extension at the Royal Free London Hospital on heritage assets. There are no heritage assets within the Site boundary or wider Hospital complex, however this report has identified 12 heritage assets located near to the Site that had the potential to experience a change to their significance as a result of setting. This assessment has been prepared in accordance with legislation, policy and best practice guidance.
- 5.2 It is concluded that the significance of each heritage asset would be preserved, primarily because the proposals affect a relatively small area of the existing Hospital building, which already characterises the setting in which the assets are appreciated. The visibility of the proposals would be very limited and the new Hybrid theatres would not in any way interfere with the appreciation of the historic townscape on Pond Street.
- 5.3 Accordingly, the decision-maker would be able to discharge their statutory duties under Section 66(1) of the 1990 Act and development plan polices: London Plan Policy HC1 and Camden Local Plan Policy D2.

MONTAGU EVANS

70 ST MARY AXE

LONDON

EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL