

London Borough of Camden
Planning Department
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To Whom It May Concern

The Hoo, 17 Lyndhurst Gardens - Heritage Impact Assessment for s73/LBC Application

On behalf of our client, Jaga Developments (London) Ltd., this heritage impact assessment (HIA) sets out our assessment of the effects of the proposed amendments (s73) to the approved scheme (2019/6151/P and 2019/6035/L as amended by 2023/0625/P and 2023/0605/L) upon the relevant heritage assets at 'The Hoo', 17 Lyndhurst Gardens, London, NW3 5NU. The Hoo is a Grade II listed building located within the Fitzjohns/Netherhall Conservation Area. It was heavily altered and extended in 1989, when in use by the NHS, to provide an annex wing joined to the historic building by a link building.

Background to this HIA

Planning permission and listed building consent was granted on 29 September 2021 for the change of use of The Hoo from D1 use to three residential units (2019/6151/P and 2019/6035/L). The applications included internal alterations to the Grade II listed building, a new glass link element and external and internal alterations to the annex building.

Amendments were subsequently approved on 21 June 2023 for external and internal changes to the annex (windows, rooflights, internal layout and areas of demolition), the Link building (addition of a canopy and rearrangement of internal spaces) and the main house (widened internal openings, alterations to rainwater pipe and other minor changes) (2023/0625/P and 2023/0605/L).

A further design revision was approved on 29 November 2023 and 14 December 2023 for the addition of two dormers to the roof of the annex building (2023/1434/P and 2023/1424/L). However, this version of the scheme is no longer to be taken forward.

In January 2023, a revised porch to the eastern lodge was approved (2022/5064/P and 2022/5448/L).

Applications in relation to the northern (2023/2522/P & 2023/2539/L) and southern wall (2023/0033/P and 2023/0084/L) were also approved in August 2023 and May 2023, respectively.

As a result of further design revisions, a s73 application and fresh listed building consent application is now being submitted. The design revisions are an evolution of the main 2023 approved scheme (2023/0625/P and 2023/0605/L) and incorporates the approved porch (2022/5064/P and 2022/5448/L). Design revisions include reduced demolition, excavations and underpinning; retention and refurbishment of the existing Link

building; minor internal and external alterations to the annex; minor alterations to the main house including retention of the eastern bay window; and revised landscaping proposals. In summary, there is now the desire to retain as much of the existing fabric of the Link building as possible in place of the construction of a new larger-scale structure.

This HIA provides an assessment of the impact of the proposed revisions upon the relevant heritage assets. It considers the revised proposal against current heritage statute, policy and guidance.

The significance of the heritage assets is set out in the full Heritage Impact Assessment (August 2020) submitted with applications (2019/6151/P and 2019/6035/L) and has not been repeated here. The August 2020 HIA and its Addendum (February 2021) should be reviewed for background information.

Updated planning policy

The statutory development plan comprises the London Plan 2021 and the Camden Local Plan (adopted 3 July 2017). Whilst the London Plan has been replaced since the 2020 HIA and its addendum, the policy thrust remains the same. That is, development proposals affecting heritage assets, and their settings, should conserve their significance. The cumulative impacts of incremental change should be managed, and harm should be avoided.

The NPPF was also updated in December 2023 but revisions do not affect heritage planning policy.

Proposed amendments to PP 2023/0625/P and LBC 2023/0605/L

The key elements of the proposal relevant to this HIA are listed below and other minor elements discussed in the assessment section. A full scope of works is submitted as part of the application and are shown on the proposed drawings:

- 1 Reduced demolition, excavation and underpinning in relation to the 2023 approved scheme.
- 2 Link building retained and refurbished:
 - Existing flat roof and rooflight is removed and replaced with new providing significantly improved thermal performance;
 - Existing single glazing and timber framing to the Link is replaced with double glazed windows in a powder coated aluminium frame, colour bronze (exact specification to be agreed); and,
 - Enlarged lower ground floor is omitted, with just utility, bathroom and storage proposed.
- 3 Main House and Lodge:
 - Existing bay window is no longer to be demolished and is retained;
 - Alteration of an existing ground floor window to remove modern panel and provide historically accurate casement (for fire escape purposes);
 - Minor alterations to internal openings and ventilation;
 - The opening into the Link is returned to its existing width.
- 4 Annex:
 - Minor internal layout changes;
 - Approved external staircase leading to lightwell at rear of annexe simplified and returned through 90 degrees;
 - Excavations are greatly reduced and limited to forming a light well at the lower ground floor level;

- Roof top dormers constructed to house additional plant to service the Link, and forming plenum boxes, with associated enabling works and demolitions within the roof space are no longer required. Instead, the smaller Link is heated by domestic hot water systems and cooled through natural ventilation.
- Remodelling of east gable end of annexe no longer required to accommodate Link proposals;
- Demolitions to former parapet to resolve junction between Link and annexe no longer required;
- Green roof is omitted from flat roof to reveal weatherproof single ply polymeric roof membrane. Roof has restricted access for maintenance only;
- Glass guarding at perimeter is omitted;
- Existing tiling to be retained, repaired and refurbished;
- Window ALG.W04 is removed as previously approved, however revised proposals reveal the opening. External face of masonry is to be formed in brickwork to match.

5 Landscaping:

- Landscaping adjacent to the Link building is largely retained in form, with revised materials proposed. The design is modified and simplified in relation to the 2023 approved scheme. The landscaping proposals to the rear of the Link are omitted.
- The upper external terrace to the south elevation extends to the full width of the Link and is reduced in depth with soft landscaping replacing what was a previously approved larger terrace. The terraced stair accessing the Link building is reduced in width, simplified and comprises a floating stair finished in York stone paving;
- Minor adjustment to the retaining element of the northwest side access;
- Change of hard surface to soft landscape in the southwest corner of the annex garden;
- Re-direction of Link footpath to lower ground floor level. Revised layout to deal with the change of use;
- Additional pleached tree screening to southern boundary;
- Change of hard surface to soft landscape next to Eastern visitor entrance; and
- Adjustment of lodge garden to realign with building façade.

Annex Building and Link Building amendments

Both these buildings date to 1989 and are not of special interest. There is no mention of these elements in the list description. The internal alterations to the approved drawings for these buildings do not affect the special interest of the Grade II listed The Hoo.

There are minimal external changes to the annex building in comparison to the approved 2023 scheme. The only external change to the southern elevation is the addition of a gas meter in a discrete location adjacent to the external terrace to the Link building. The proposed balcony to the western elevation is now proposed to be frameless glass rather than bronzed metal. The reduced excavation means the northern elevation is retained in a similar form to the existing, with the lower windows in a similar location to the approved but of slightly reduced height, and an intake air stack to the roof is omitted. These minor changes from the approved scheme do not affect the special interest or significance of the Grade II listed The Hoo.

The footprint, volume and structure of the Link building is to be retained along with the existing masonry facades to the north and south. The upper external materials (roof and south elevation) would be replaced to create an improved appearance and relationship to the main house in comparison to the existing Link building. An externally mounted solar shade to the southern glazed roof of the Link building is proposed, this

would be concealed in the eaves of the south elevation, the frame would match the framing to the glazed Link building. The creation of a more light-weight, high-quality Link through the use of larger expanses of glazing and the replacement of the dark timber frames with bronze frames would enhance the setting of the main listed house in comparison to the existing Link building. The significance of The Hoo would be unharmed. The change from the larger approved scheme to the refurbished smaller retained Link would have no harmful effects. The scheme would be read as fully subservient to the main historic house.

The external changes to the Link building and annex building remain positive; the proposed scheme continues to represent an improvement in comparison to the existing situation. The setting and significance of the Grade II listed Hoo is unharmed as a result of these minor design alterations.

Main House amendments

Ground Floor

The key change to the main house is the retention of the existing bay window on the west elevation now that the Link building is retained. This bay window is not original to the main house; it appears on the 1934-5 OS County series map but not on the 1915 OS map. The joinery is comprised of plain timber casements and fixed lights and the glazing is modern double glazing. When constructed the bay window would have looked out onto the garden, but construction of the annex rendered this bay window enclosed, with views of a modern structure. The repair and maintenance of this bay and its window has a slight enhancement on the appearance of the building but does not affect its significance.



Bay window to be retained

The window to Bedroom 1, Mo.Wo9, is required to facilitate escape in the event of fire, a requirement of the fire regulations. This window has been previously modified with modern double-glazed powder coated aluminium infill panels fitted to the original joinery. It is proposed to remove the central modern infill panel and replace it with a pair of opening metal casements closely matching the design, materials and configuration of window Mo.Wo5 which appears largely original and is single glazed with leaded lights. This would be an enhancement on the existing configuration and a slight enhancement to significance.



Windows Mo.Wo9 (left) and Mo.Wo5 (right)

Internally, the reinstatement of the original opening at ground floor between the proposed sitting room and Link building (MO.ND23) is no longer proposed to be widened as approved. The reinstatement will be consistent with the size of the opening made in 1989; this has no impact on historic fabric or significance.

Ventilating ductwork to ground floor WC Mo.07 is routed through the existing Link roof structure. It is discretely located out of sight from the main house (when viewed through window M1.W16 (above)). This will cause no harm to significance.

A larger cupboard is created on the eastern wall of the ground floor kitchen (Lo.08). This room was modernised in the 1980s and this minor change would have no effect on significance.

First Floor

Minor alterations are proposed to the approved Japanese bathroom at first floor (M1.03) with a revised configuration of the new partitions to the northern wall to create cupboards in place of the former voids. The door (M1.ND21) is revised from a single leaf to a pair of doors. Again, this room was modernised in the 1980s and the minor change would have no effect on significance.

The removal of the fire screening at the head of the first floor stair as part of the scheduled strip out, agreed with LBC, has exposed cut and missing balusters (approximately 6 in total) and the need for general repair. The replacement balusters will match the existing. This introduces an enhancement to significance.

Second Floor and Roof

Minor alterations are proposed to L2.04 and L2.07 within the Lodge. Built-in cupboards are formed in new partitioning within the bathroom and a door is provided into the former roof space to utilise it for a domestic boiler and unvented cylinder to service the Lodge (with a new vent exiting the roof). The vent would be

hidden from view located on an inner roof slope and the internal changes are minor and do not affect any historic fabric.

It is proposed to insulate the Main House and Lodge roof spaces. A 50mm ventilation zone would be provided above the newly installed insulation. Ventilation would be, wherever possible, eaves to opposite eaves. In areas of flat roof where there are no eaves to provide ventilation, ventilator tiles are proposed. These are limited to the northern roof faces. These discrete openings will not materially affect the external appearance of the roof, which will otherwise be retained. As previously, there will be no material change to the appearance of the roof and all original fabric will be retained unless beyond repair, in which case like-for-like replacements will be carried out. There will be no harm to significance.

Landscaping amendments

The changes proposed to landscaping are adjustments to the approved scheme, mainly relating to the change in the building outline. The changes do not result in any further loss of existing trees and additional tree planting is proposed for the southern boundary. The essence of the landscaping scheme remains as approved, that is, the design uses early 20th century elements such as strong geometry, changes of level and long borders in a contemporary and elegant way to significantly enhance the setting of the house in comparison to the existing situation. The previously approved terrace and stair arrangement to the link buildings are retained and faced in soft red handmade clay bricks with York stone to the paved surfaces and to the floating staircase. The staircase is narrowed to suit the scale of the revised proposals.

A new external staircase is provided to access beneath the raised terrace leading to the lower ground floor of the Link building. The approved paved area in front of the Annex is turned to lawn and the pergola is removed from the main garden lawn. Pleached trees are proposed to the southern boundary to increase the overall proposed tree planting compared to the approved scheme. The changes result in an overall increase in soft landscaping in comparison to the approved scheme. The increase in proposed grass and soft planting ensures, as with the approved scheme, that the setting of the house remains one of a 'green' garden landscape. These improvements will also ensure the 'green' character and appearance of the conservation area is maintained wherever possible.

Conditions

The previously approved LBC's (2019/6035/L and 2023/0605/L) both attached a condition (Condition 4) requiring detailed elements to be agreed with the Council. These conditions have been fully discharged. We comment below where the design amendments now being sort effect the previously approved conditions.

"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) or via high resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (e.g. 1x1m);

- *The specification for the Link glazing and aluminium frame, including the final colour, will need to be agreed via condition. Otherwise all materials are as previously approved via the condition.*

b Typical details of new railings (including infills to existing railings) at a scale of 1:10, including materials, finish and method of fixing.

- *The handrail detail to the second floor terrace Lodge, remains as previously approved.*

c Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- *The door details remain as previously approved.*

d Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

- *All windows and door openings remain as previously approved.*

e Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

- *All window details remain as previously approved.*

f Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with historic fabric.

- *The previously approved drawings have been revised to take into account the scheme changes, including the retention of the existing Link building. The revised drawings are listed within the Covering Letter for this application.*

g Detailed drawings of glass link structure showing joins with historic building at a scale of 1:20 or 1:50.

- *The retention of the existing link means that no revised junctions are required with the building, therefore this condition is no longer relevant.*

Conclusions

Having reviewed the proposed amendments to the approved scheme, it can be seen that no additional harm arises to The Hoo as a result of the scheme changes. As previously concluded, overall, the proposal would result in the enhancement of the significance and special architectural and historic interest of the building, with enhancements to the setting of the listed building helping to better reveal its significance as a Domestic Revival residence set within a leafy suburb of London.

With regards to the Conservation Area, the revised proposals will continue to enhance the character and appearance of the Fitzjohns/Netherhall Conservation Area and will continue to preserve its significance.

We trust this information is sufficient to determine the s73/LBC applications, but if you have any questions, please do not hesitate to get in touch.

Yours sincerely



Heather Marshall
Heritage Director