



HERITAGE STATEMENT

On behalf of Cornerstone

The proposed removal of 2 no. antennas and replacement with 2 no. new antennas, installation of 1 no. new antenna, 1 no. transmission dish and ancillary development thereto.

**Rooftop of Hampstead Station, Hampstead High Street,
Hampstead, Greater London NW3 1QG**

Our Ref: CS_14839424

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1. INTRODUCTION

This Heritage Statement has been prepared in connection with the proposed removal and replacement of 2 antennas, 1 additional antenna and a new transmission dish at Hampstead Station, located within the Hampstead Conservation Area.

The Heritage Statement provides information regarding the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's National Planning Policy Framework¹ which requires:

"...an applicant to describe the significant of any heritage assets affected, including any contribution made by their setting."

Given the sites location within the designated area of the Hampstead Conservation Area, it is required by paragraph 200 of the NPPF that the detail and assessment in this report is considered to be *"proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

Planning permission is sought for the removal of 2 no. antennas and replacement with 2 no. new antennas, installation of 1 no. antenna, 1 no. transmission dish and ancillary development thereto on the rooftop of Hampstead Station.

¹ NPPF, MHCLG, 2023

2. METHODOLOGY

In order to relate the key policy, the following levels of harm may potentially be identified when assessing potential impacts of development on heritage assets, including harm resulting to a change in character and appearance:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgment of 2013² that this would be harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced';
- **Less than substantial harm.** Harm of a lesser level than the defined above;
- **No harm** (preservation). A High Court Judgment of 2014³ is relevant to this, in which it was held that with regard to preserving the setting of a listed building or preserving the character and appearance of a Conservation Area, preserving means 'doing no harm'.

it is important to note that preservation does not mean 'no change'; it specifically means 'no harm'. Historic England's *Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (referred to as GPA 2⁴) states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged". Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. The factor that matters is whether such change is neutral, harmful or beneficial to the significance of an asset.

² EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

³ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

⁴ Historic England, *Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (Swindon, 2015).

3. PLANNING POLICY CONTEXT

3.1. Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990⁵ which provides statutory protection for Listed Buildings and Conservation Areas.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“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.”

Judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of listed buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 208 of the revised NPPF), this is in keeping with the requirements of the 1990 Act.⁶

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those within Conservation Areas, are determined in accordance with the Development Plan unless material considerations indicates otherwise.⁷

3.2. National Planning Policy Framework

The Government's National Planning Policy Framework (NPPF) was published in March 2012, and revised in July 2018. In February 2019 the NPPF was updated, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. In July 2021 the NPPF was revised again. There was a further updated of NPPF in September and December 2023, with minor alterations to wording, but not changes relating to telecommunications. The NPPF should be read

⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990

⁶ Jones v Mordue [2015] EWCA Civ 1243

⁷ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6)

as a whole and is intended to promote the concept of delivering sustainable development. There were no changes to section 16 relating to “*Conserving and enhancing the historic environment*”.

The NPPF sets out the Government's economic, environmental, and social planning policies for England. Taken together, these policies emphasis the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF recognises that the planning system is plan-led and that Local Plans and, where relevant, Neighbourhood Plans, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy applicable to the proposed development is the presumption in favour of sustainable development. This 'presumption' sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. The NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF.

Heritage Assets are defined in Annex 2 of the NPPF as:

“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).”

The NPPF goes on to define a Designated Heritage Asset as a:

“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.⁸”

Significance is also defined, 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. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.”

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment'. Paragraph 201 states:

⁸ NPPF Annex 2, MHCLG, 2023

“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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 203 goes on to state that:

“In determining applications, local planning authorities should take account of:

- 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; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness.”*

With regard to the impact of proposal on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follow:

“205 – 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.”

“206 – 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. Substantial harm to or loss of:

- a) Grade II listed building, or grade II registered parks or gardens, should be exceptional;*
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

In the context of the above, it should be noted that paragraph 207 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *The harm or loss is outweighed by the benefit or bringing the site back into use."*

Paragraph 208 goes on to state that:

"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 213 states:

"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."

3.3. National Planning Guidance

The Department of Communications and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled. This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important, and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the

significance of a heritage asset, and the contribution of its setting, is very important to understand the potential impact and acceptability of development proposals."

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decisions taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed [emphasis added]. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."

3.4. Local Planning Policy

Planning applications within Camden are currently determined in line with the Camden Local Plan (July 2017) and the London Plan 2021.

The Camden Local Plan contains a number of Strategic Objectives that aims to support deliver of the Local Plan's Vision. Strategic Objective 7 states:

*"To promote high-quality, safe and sustainably designed buildings, places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our conservation areas and our other historic and valued buildings, spaces and places."*⁹

Paragraph 7.39 of the Camden Local Plan, states:

"We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission in these areas."

Policy D2 of the Camden Local Plan relates to 'Heritage', and states:

⁹ <https://www.camden.gov.uk/camden-local-plan1>

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

1. Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site;*
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- The harm or loss is outweighed by the benefit or bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significant of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

2. Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- Require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- Resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- Resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- Preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.”*

The Council will give particularly careful consideration to development proposals concerning conservation areas and listed buildings.

Policy HC1 of the London Plan 2021 states:

“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.”¹⁰

This shows a desire to preserve and enhance the settings of heritage assets, including conservation areas and listed buildings, through appropriate design.

¹⁰ <https://www.london.gov.uk/programmes-strategies/planning/london-plan/new-london-plan/london-plan-2021>

4. THE SITE

The following section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development.

Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view. It is however, widely accepted (paragraph 213 of the NPPF) that not all parts of a heritage assets will necessarily be of equal significance.¹¹ In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.

Consideration based upon professional judgement, was therefore made as to whether any of the heritage assets present within the surrounding area may include the site as part of their setting, whether the site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.

Figure 1 depicts a radius of approximately 100m from the development site, showcasing the heritage assets within this area. It is important to note that there are numerous heritage assets in the broader vicinity, however, the site's visibility is restricted to only a few of them, depending on the view direction, owing to the terrain topography and street layout.

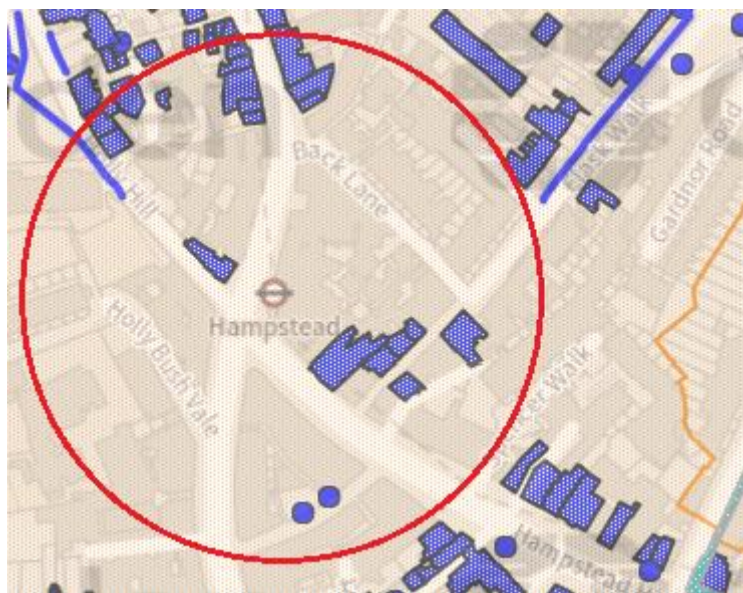


Figure 1. Heritage assets within 100m radius¹².

¹¹ NPPF, MHCLG, 2023

¹²

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

Based upon the above, the following build heritage assets will be taken forward for assessment:

- 66 Heath Street – Grade II Listed Building
- The Horse and Groom Public House – Grade II Listed Building
- Nationwide Anglia Building society – Grade II Listed Building
- 45 & 46 Hampstead High Street – Grade II Listed Building

The Grade II Listing of the building highlights it is a heritage asset of the less than the highest significance as defined by the NPPF.

With regard to other heritage assets in the vicinity of the site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due to the nature of the assets and a lack of visual connections, spatial relationships or historic connections. The proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets. Other heritage assets have therefore been excluded from further assessment within this report.

The site is located on the rooftop of Hampstead Station (Hampstead Underground Station), at the intersection of Heath Street and Hampstead High Street, within Hampstead Conservation Area. The surrounding area exhibits a mixed-use character, comprising residential properties, various shops, and restaurants. Hampstead Station serves as a vital and bustling transport hub in the area.

Although Hampstead Station itself is not listed¹³, the building, constructed in 1907 and designed by Leslie Green¹⁴, features a distinctive maroon faience arcaded façade, typical of the Northern Line of that time.

Hampstead Conservation Area is of a unique diversity and quality, shaped by a combination of factors. These include a unique topography and street layout, the variety of buildings, the presence of Hampstead Heath, and its history.

Hampstead Conservation Area is situated in North London, nestled on the sand and pebble-capped hills. The area features a dense cluster of streets and alleys around Heath Street and Hampstead High Street, as well as grid-patterned streets near Willoughby Road, and open spaces in Oakhill (Figure 2). With the picturesque backdrop of Hampstead Heath, the conservation area offers a scenic and varied landscape¹⁵.

¹³

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

¹⁴ <https://www.camden.gov.uk/hampstead-conservation-area>

¹⁵ <https://www.camden.gov.uk/hampstead-conservation-area>



Figure 2. Urban Grain (Source: HCAA)

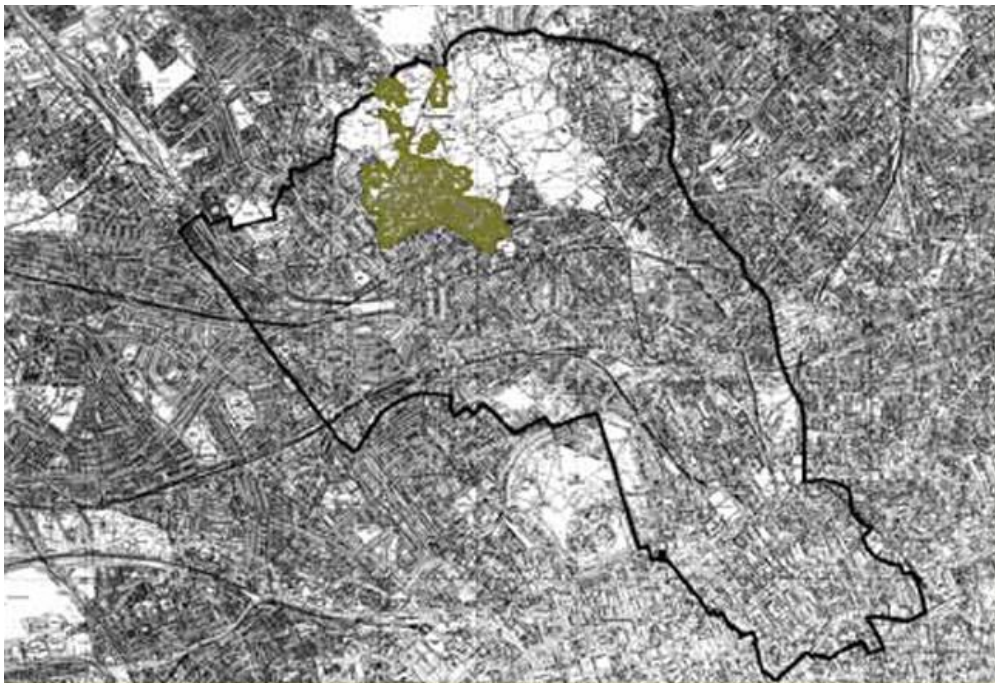


Figure 3. Hampstead Conservation Area within Camden Council. (Source: HCAA)

The Hampstead conservation Area Appraisal divides the area into eight sub-areas. Given the scale of the proposed development and its status as an upgrade of the

existing site, this report only describes the specific area where the development is located.

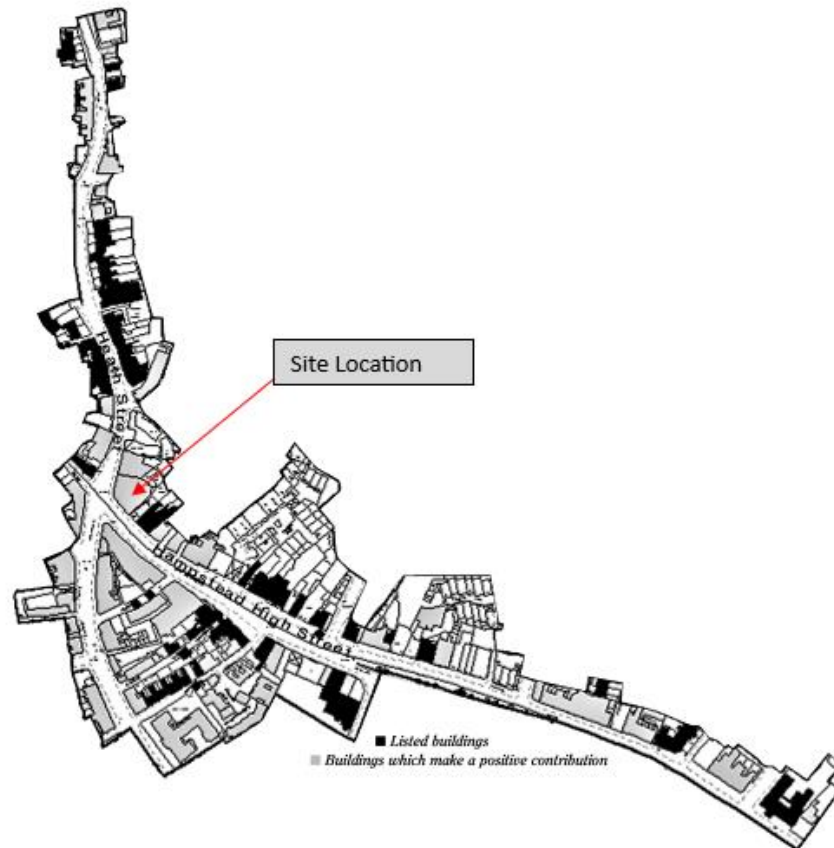


Figure 4. Heath Street/Hampstead High Street sub-area.

The Heath Street/Hampstead High Street sub-area is centrally located within the conservation area. Those are the main routes from London, around which the settlement developed. The area has a character of a small town.

Hampstead High Street, particularly near the junction with Heath Street, features predominantly late 19th century properties, with older properties further down the road. Notable among these are nos. 45 & 46 Hampstead High Street, were added to the National List at Grade II on 13th May 1974 (NHLE Ref: 1378690). The List Entry describes the building as follows:

“Pair of terraced houses, possibly originally one house, with later shops built out over forecourt. Early C18, altered; late C19 shops. 3 storeys. No.45, 2 windows; No.46, 1 window. Brown brick with stucco front. Tiled roof. Projecting shops altered in C20: No.45 with grey granite half columns supporting fascia with dentil cornice and console bracket stops; No.46 with pilasters at angles supporting enriched console bracket stops to C20 fascia. Upper floors have slightly recessed sashes with exposed boxing; No.45 right hand windows early C19 tripartite sashes. Parapet. Rear facade has

segmental-arched sash windows with flush frames and exposed boxing. INTERIOR: not inspected.”¹⁶



Figure 5. Nos 45 & 46 with the site in the left corner of the photo (Source: Google Maps).

The site is situated in close proximity to the listed building. However, it does not contribute to the building's significance due to the absence of a historic association. Additionally, because of the varied topography and street layout, there are no overlapping views between the proposed development and this heritage asset.

Heath Street exhibits a mix of late Victorian properties near Hampstead Tube Station, and older properties towards Whitestone Pond. Adjacent to the tube station, the Kingswell Centre, constructed in 1972 with subsequent alterations, dominates the surroundings. Moving north from the intersection with Back Lane, a grouping of listed buildings from the 18th century, mostly two stories in height, can be found, with the exception of the four-story Horse and Groom Public House.

The no. 66 Heath Street was added to the National List at Grade II on 13th May 1974 (NHLE Ref: 1378827). The List Entry describes the building as follows:

“End of terrace house with later restaurant. Early C18, refaced early C19. Painted brick. Slated mansard roof with dormer. 3 storeys and attic. 1 window. Ground floor with C20 restaurant front but retains original fascia brackets. Upper floors with gauged brick flat arches to recessed sashes. Parapet. Rear facade of brown brick with floor bands and segmental-arched flush framed sash windows. INTERIOR: not inspected.”¹⁷

The Horse and Groom Public House was added to the National List at Grade II on 11th January 1999 (NHLE: 1378828). The List Entry describes the building as follows:

¹⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1378690?section=official-list-entry>

¹⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1378827?section=official-list-entry>

“Public house. 1898-1900. By Keith D Young. Red brick and Portland stone bands. Tiled gabled roof with chimney-stacks. Arts and Crafts style. EXTERIOR: 4 storeys, attic and cellars. Public house frontage of a central segmental-arched window, having engraved glass to top and bottom panes, flanked by segmental-arched entrances having large enriched keystones. 1st floor cornice with 2 large brackets to window below. Rising from the ground floor to full height are V-profile piers articulating the outer bays. Upper floor sashes with glazing bars to top of sashes only. 1st and 2nd floors with central slightly canted bays of 3 windows, flanked by single windows; entablature to each floor. 3rd floor of 4 single sashes and entablature, above which a 2-light attic window in the large gable with ball finial. INTERIOR: long narrow plan with bars to front and back, with archway between; entrance to back bar down long corridor with lincrusta decoration which gives on to flat baluster stair leading to first-floor lounge (not inspected). Ground floor front bar with counter, perhaps early C20, and some square panelling under moulded lincrusta frieze with lyre decoration and moulded cornice. Bar back typical of Mssrs Youngs houses of c1930. Rear bar simpler but retains c1900 fireplace and mirror, and dado. HISTORICAL NOTE: Young was a member of the brewing family, still based in Wandsworth, but is better-known as a hospital architect. He was working on New End Hospital at the same time as this public house was erected. (Greater London Record Office, Building Act case No. 14786).”¹⁸

The site is situated approximately 75m from 66 Heath Street and 80m from The Horse and Groom Public House to the southeast. Both buildings can be observed in Figure 6, located towards the centre of the photo. The heritage significance of these assets primarily stems from their architectural, artistic, and historic value embodied in their physical fabric. For instance, The Horse and Groom Public House serves as an exemplary illustration of a building designed by Keith D. Young.



Figure 6. The no. 66 Heath Street and The Horse and Groom Public House (Source: Google Maps).

¹⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1378828?section=official-list-entry>



Figure 7. Northeast view from junction of Heath St/Hampstead High St. The site is to the right, Nationwide Anglia Building Society to the left, the Horse and Groom and PH and 66 Heath Street far back in the centre.

At the junction of Holy Hill and Heath Street is located Nationwide Anglia Building Society. This building was added to the National List at Grade II on 13th May 1974 (NHLE: 1378826). The List Entry describes the building as follows:

“Fire station, later bank, now building society with accommodation over. c1873. By GJ Vulliamy as head of the Metropolitan Board of Works' Architects' Department. Red brick with stone and terracotta dressings. Tiled gabled roof with stone bracketed eaves cornice. Venetian Gothic style. EXTERIOR: 3 storeys with irregular 3-5 storeys return to Holly Hill. Irregular fenestration. 3-stage rectangular clock tower rising from 1st floor on left hand return. Heath Street facade with C20 stone faced shop frontage. 1st floor, 5-light arcaded window of attached columns carrying pointed arches; centre light blind with patterned terracotta plaque; stone sill string. Arch heads break into enriched stone and terracotta band at 2nd floor level inscribed "MBW AD 1873". Half-hipped gable with 2-light 2nd floor window in pointed arch recess with enriched tympanum and apron. Clock tower with dentil cornice at roof level and above narrow opening on each facade. Clock face on each facade with continuous projecting modillion cornice above. Return with gabled end bay having cornice at 3rd floor level; mostly paired sashes. INTERIOR: not inspected. HISTORICAL NOTE: the watch tower was also a water tower, one of the first buildings for London's new horse-drawn fire brigade to have one. Originally also with steeple. The fire station closed 1915 when a new one opened in Lancaster Grove.”¹⁹

¹⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1378826?section=official-list-entry>

The Nationwide Anglia Building Society is located at junction of Holly Hill and Heath Street. It is located opposite to the site, some 18m northwest. Both the site and this heritage asset can be seen on Figure 7. The heritage significance of the asset is principally derived from the architectural, artistic and historic interest of its physical fabric, as an example of one of the earliest structures for London's horse-drawn fire brigade.

4.1. Setting Assessment

Step 1 of the methodology recommended by the Historic England guidance *GPA 3: The Setting of Heritage Assets*²⁰ is to identify which designated heritage assets might be affected by a proposed development.

Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.

Consideration was therefore made as to whether any of the built heritage assets present within the surrounding area may include the site as part of their setting which contributes to their overall heritage significance, and therefore may potentially be affected by the proposed scheme.

²⁰ Historic England, *The Setting of Heritage Assets: Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017)

5. ASSESSMENT OF IMPACT

This section addresses the heritage planning issues that warrant consideration in the determination of the application for planning permission in line with the proposal, set out below.



Figure 8. The site location (Source: Google Earth).

The site comprises four antennas serving Vodafone and Virgin Media O2 (VMO2, known as O2, located on the rooftop of Hampstead Station (see Figure 7). The current site was approved by the Council in 2016 under LPA Ref: 2016/5584/P. The proposed upgrade involves replacing two antennas with new ones (in the same location) mounted on existing freestanding frames, installing one new antenna on a proposed freestanding frame (located on the northwest edge of the roof), and adding one transmission dish (attached to the freestanding frame of the existing antenna in the southwest part of the roof) along with ancillary development, including an ERS unit installation. They are small for telecommunications apparatus, approximately the size of a shoe box. They are designed to act like a booster to make the antennas more efficient and reduce the amount and size of equipment cabinets. They further reduce the overall amount of apparatus required at this radio base station minimising the visual impact on the area. The top height of the replacement antennas will be 14.45m AGL, slightly higher than the existing antennas, and 2.37m above the rooftop line. The proposed new antenna will have a top height of 14.35m AGL, standing 2.27m above the rooftop level. Site plans and elevations for both the existing and proposed configurations are provided in Figures 8 and 9.

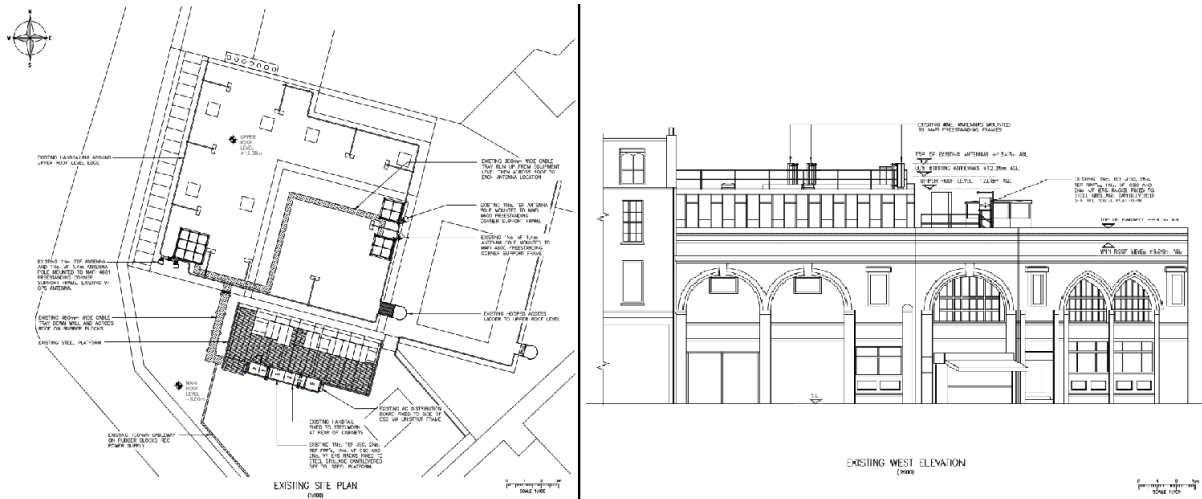


Figure 9. Existing site plan and elevation.

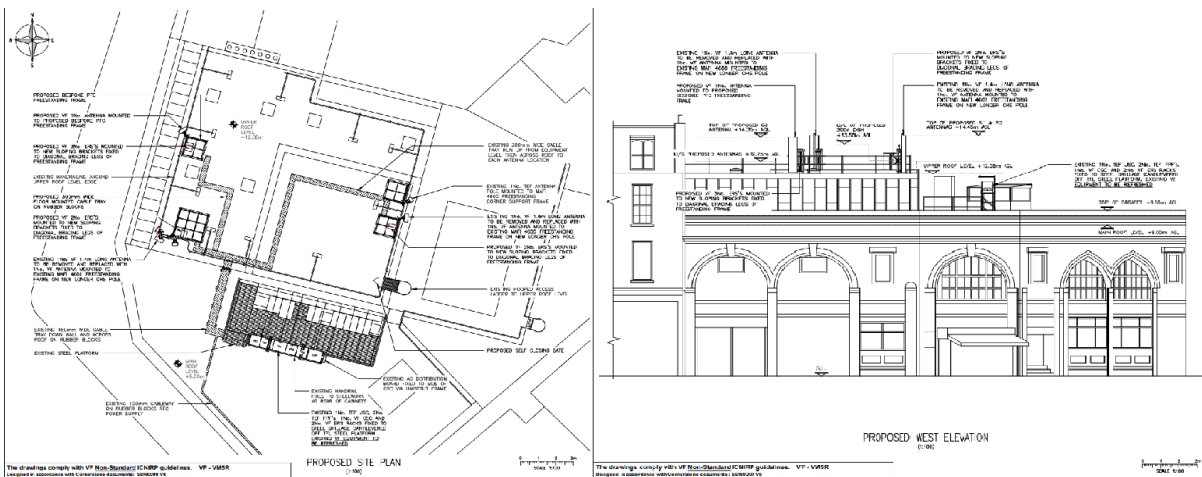


Figure 10. Proposed site plan and elevation.

When considering potential impacts on the Conservation Area, it is important to note that the site forms only one small part of the much larger area.

Paragraph 213 of the NPPF states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contributed to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?

As detailed in previous section, the only aspects of the Conservation Area which are considered to be sensitive to the proposals compromise the setting of the nearby Listed Buildings, which provides aspects of the character of the Conservation Area.

No harm is considered to arise to the Conservation Area as a result of the change in the wider composition of incidental views of the development and investigated heritage assets. When taking into account the heritage significance of the Conservation Area as a whole, no harm is considered to arise as a result of the proposed change at this location, taking into account that this site already hosts a similar telecommunication equipment.

45 & 46 Hampstead High Street

The development of the site at rooftop of Hampstead Station does not impede any views down the Hampstead High Street, nor does it interrupt any intervisibility of this heritage asset towards the Heath Street. The proposed development will not be an obtrusive feature within the wider area.

Accordingly, no harm is identified to this heritage asset, via change in setting.

66 Heath Street & The Horse and Groom Public House

The proposal would introduce additional structure on the rooftop of Hampstead Station facing Heath Street. The proposal would also be co-visible with the asset from the junction of Heath Street and Hampstead High Street looking north, however, the change is not thought to impact on the overall heritage significance of the asset. This is due to the fact that the proposal will be seen as relatively small element located on a rooftop and will not be seen as a dominant feature in the area. Ultimately, the proposal will not affect the way in which the form and function of the above assets are experienced and understood.

Accordingly, no harm is identified to this heritage asset, via change in setting.

Nationwide Anglia Building Society

The site does not contribute to the significance of the Nationwide Anglia Building Society, and the replacement and additional antennas on the rooftop of Hampstead Station will not alter any elements contributing to the asset's significance. The proposal will not affect the views of the asset from Hampstead High Street towards Heath Street. There will be a co-visibility of the proposal and this heritage asset from Heath Street looking towards northeast and southwest. However, the proposal will appear relatively small as it is located on a rooftop and will only be partially visible from limited vantage points.

Accordingly, no harm is identified to this heritage asset, via change in setting.

Attached below are photos of the proposed site along with photomontages from four selected viewpoints. Viewpoint no. 1 can be seen on figures 11 & 12, viewpoint no. 2 can be seen on figures 13 & 14, viewpoint no. 3 can be seen on figures 15 & 16, and viewpoint no. 4 can be seen on figures 17 & 18. As depicted, the visual impact, owing to its placement and size, will be minimal within the surrounding area.

From viewpoint no. 1, the site will be visible, however due to the dense built environment and the relatively modest scale of the proposed development will mitigate any significant impact on the Conservation Area or nearby heritage assets.

Viewing the site from the viewpoint no. 2, the development site will be visible. The frontage of Hampstead Station is seen from this direction, one of the proposed

antennas will be seen in the same location as the existing one, and one of the proposed ones will be in a middle of the roof edge. Due to relatively modest scale, and design, as well as colouring of the antennas they will not be overly obtrusive within the area, and their visual impact on any heritage assets and the Conservation Area as a whole will be minimal.

Looking towards the Site from viewpoint no. 3, the southwestern façade of the host building will be seen. The proposed development will be visible from this direction; however, it will be seen on the background of the chimneys of the adjacent building. This factor in combination with the scale and design of the development will result in minimal impact on heritage assets and the Conservation Area.

Looking from viewpoint no. 4, the southern façade of the host building will be visible. Only the top of one of the antennas will be visible from this direction, due to which it will not have a negative impact on the Conservation Area or nearby heritage assets.



Figure 11. Existing view from Heath Street at the junction with Back Lane looking South.



Figure 12. Proposed view from Heath Street at the junction with Back Lane looking South.



Figure 13. Existing view from Holly Hill at the junction with Heath Street looking East.



Figure 14. Proposed view from Holly Hill at the junction with Heath Street looking East.



Figure 15. Existing view from Holly Bush Vale at the junction with Heath Street looking North East.



Figure 16. Proposed view from Holly Bush Vale at the junction with Heath Street looking North East.



Figure 17. Existing view from Hampstead High Street looking North.



Figure 18. Proposed view from Hampstead High Street looking North.

6. SUMMARY CONCLUSIONS

The site comprises a small section of a rooftop of Hampstead Station and relates to replacement of existing equipment and installation of one additional antenna.

The site is located within the Hampstead Conservation Area and there are a number of additional built heritage assets within the environs of the site.

Assessment has concluded that the change to this existing telecommunication site caused by the replacement and installation of additional antenna and ancillary features is not considered to result in a level of change that would undermine the overall character and appearance of the area, or the contribution it makes to the Conservation Area as a whole.

The proposal will not cause any harm to the four heritage assets identified within proximity of the site, through changes to their setting. The proposed antennas will not be an obtrusive feature within the wider setting of the assets and will not alter the ways in which they are experienced, appreciated and understood.

In summary, no harm is identified to the built historic environment as a result of the proposal, and they are thus in accordance with Section 66(1) and 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and relevant Local Policies.