

9 The Mount  
Hampstead  
London NW3 6SZ  
London Borough of Camden

Heritage Statement  
December 2024



# 9 The Mount Hampstead London NW3 6SZ London Borough of Camden

## Heritage Statement December 2024

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## 1.0 INTRODUCTION

### 1.1 Instruction and background

The Built Heritage Consultancy has prepared this Heritage Statement on behalf of the owners of 9 The Mount Hampstead to support applications for planning permission and listed building consent in relation to the retention of and replacement of unauthorised works which have been carried out to the house.

Planning permission and listed building consent (2022/4555/P and 2022/4871/L) were granted subject to a legal agreement on 25 August 2023 for 'Various internal and external alterations to the existing dwelling; including excavation of two vaults (street level)'. Works to implement the scheme commenced. However, the owner during the course of the construction, realised that works had taken place which were in excess of what these consents permitted and self-reported himself to Camden Council who instigated an enforcement investigation.

Chris Axon of Craft Architects, the Built Heritage Consultancy and Studio Strukt Structural Engineers have been newly appointed to investigate the unauthorised works, regularise the planning and listed building issues and provide a full structural assessment of the building. We have had no previous involvement with this site, or with previous planning and listed building proposals, prior to our instruction in response to the owner's concerns of the work being carried out by the previous project manager. The team have, further, sought legal advice from Sebastian Charles at Aardvark Planning Law.

The report is designed to meet the requirement of Paragraph 200 of the revised National Planning Policy Framework (NPPF) December 2023 which states:

*"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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. ...."*

This report proportionately outlines the historical development and significance of the house and provides an assessment of the impact of all previous unauthorised works and proposed works which have been carried out, on that significance..

This report should also be considered with all drawings, supporting reports and DAS produced by Chris Axon RIBA of Craft Architects as well as the Structural Design Report and detailed plans by Bart Kolodziejczek of Studio Strukt Structural Engineers. It has been written by Melanie Adamson IHBC and reviewed by James Weeks.

## 1.2 The Site

The Site, 9 The Mount is a designated heritage asset. It forms part of the Grade II listed semi-detached pair of houses, Nos. 8 and 9 The Mount. The building is located on this elevated section of road which can be found between Heath Street and Hampstead Grove. It makes a positive contribution to the character and appearance of the designated Hampstead Conservation Area.

The houses were added to the statutory list in the 13 May 1974.

The list description is as follows:

CAMDEN

TQ2685NW THE MOUNT 798-1/26/1619 (West side) 14/05/74 Nos.8 AND 9

GV II

*2 semi-detached houses. Late C18, altered. Brown brick with slated hipped roofs. 3 storeys. 2 and 4 windows. Entrance to No.8 with mid C19 cast-iron porch; No.9 with central C20 portico extension. Altered recessed sashes; No.8, 1st floor sashes with painted flat arches and cast-iron balcony to right hand window; No.9, gauged brick flat arches and shutters to 1st floor sashes. INTERIORS: not inspected.*

## 1.3 Other designated heritage assets

The neighbouring building 8 The Mount is also listed Grade II and makes an important contribution to the setting of 9 the Mount.

Two houses to the north of the site separated by Grove Passage are also listed Grade II but as they have not been affected by the works to the Site will be scoped out of further discussions.

The immediately adjacent buildings to the west of the Site are not listed.

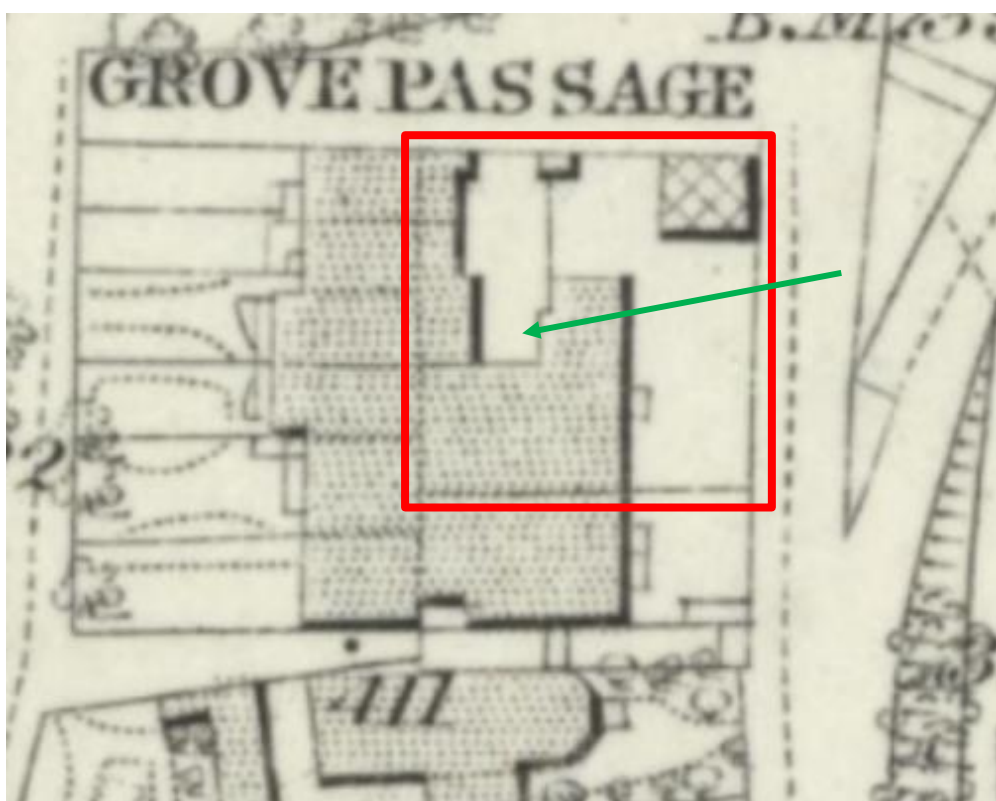
## 2.0 UNDERSTANDING

### 2.1 History of Hampstead

A full description of the history and development of this part of Hampstead was included in the previous Heritage Statement of 2022 by Stephen Levrant Heritage Architecture.

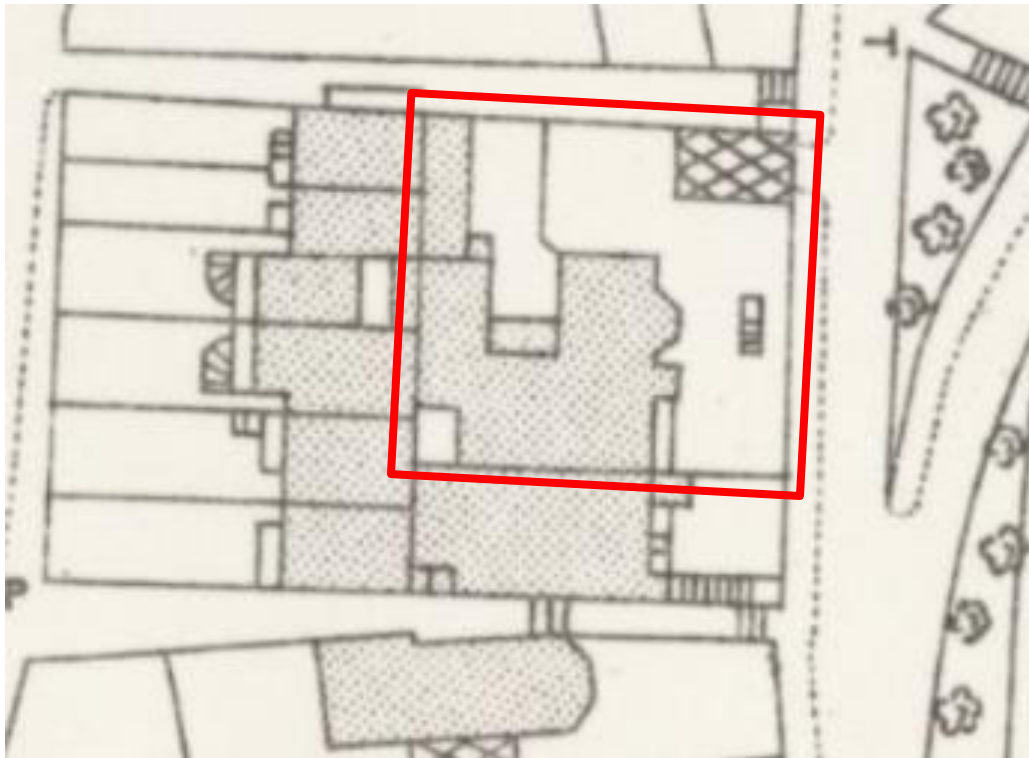
### 2.2 Historical Development of 9 The Mount

The Site is first highlighted in the OS map of 1886. See below. Although it appears that the building was two separate buildings at that time or possible a larger house to the east and south and a smaller range of buildings to the north and western side of the site. We have found no evidence that there were separate dwellings at this stage.



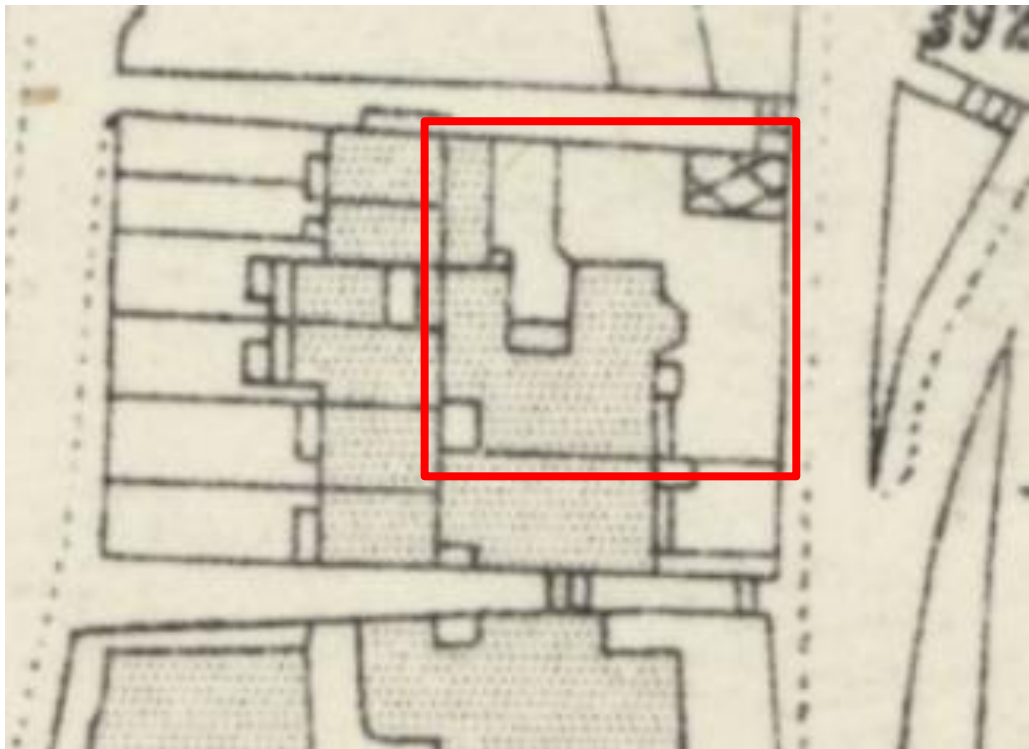
OS map 1886. The Site is highlighted in red.

At this time the eastern elevation which is the front elevation of the house was flat fronted and the front door centrally located. The area highlighted in green forms an open courtyard. The buildings to the west of the Site are likely to be single storey stores, as they are separated from the main two storey part of the building with a line.



OS map 1893 – 1895.

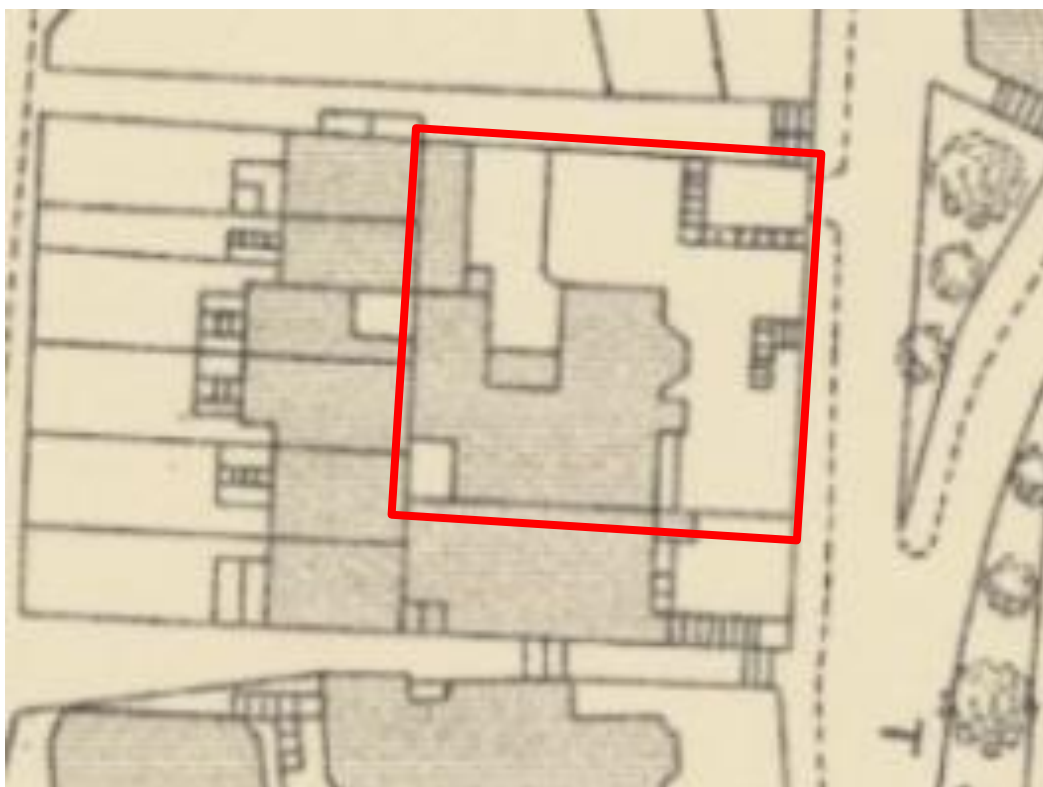
By this date a canted bay has been added to the front elevation and possibly a lightwell. The open courtyard has been partially infilled.



OS map 1912

No significant changes have occurred to the footprint of the building since 1893-95.





OS map 1935.

There has been some alteration to the structure in the north east corner of the site since the 1912 map. There appears to now be a vehicular crossover with access to a garage or parking space accessed from the street.

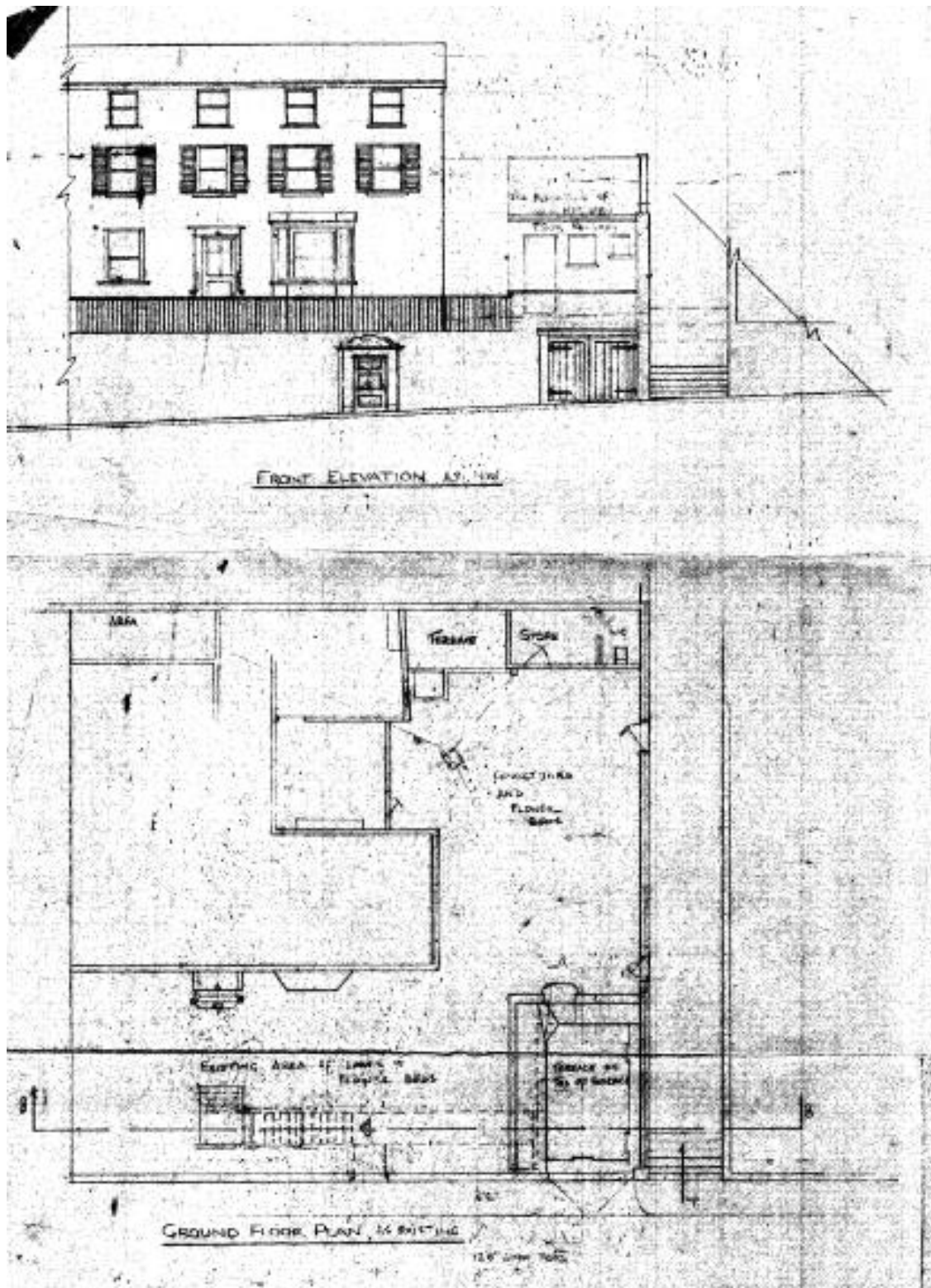
The house dates from the late 18<sup>th</sup> century. The list description from 1974 notes that the two houses are altered but doesn't specify what has been altered and on which house. The list description also refers to GV (Group value) and this may have contributed to its listability, given its modest form and that it was already altered.

From the available planning history plans we can also ascertain that the building has undergone a number of extensive alterations and refurbishment schemes both in 1994 and 2006 after the building was listed, but also prior to the listing in 1974 there were works to alter / extend the ground floor kitchen areas etc.

The relevant planning history is as follows:

- 16 Oct 1970 (9067) - Planning permission for "The enlargement of the garage and the formation of a wider means of access to the highway at 9 The Mount, NWs."

The building was not yet listed so any internal alterations would not have required consent.

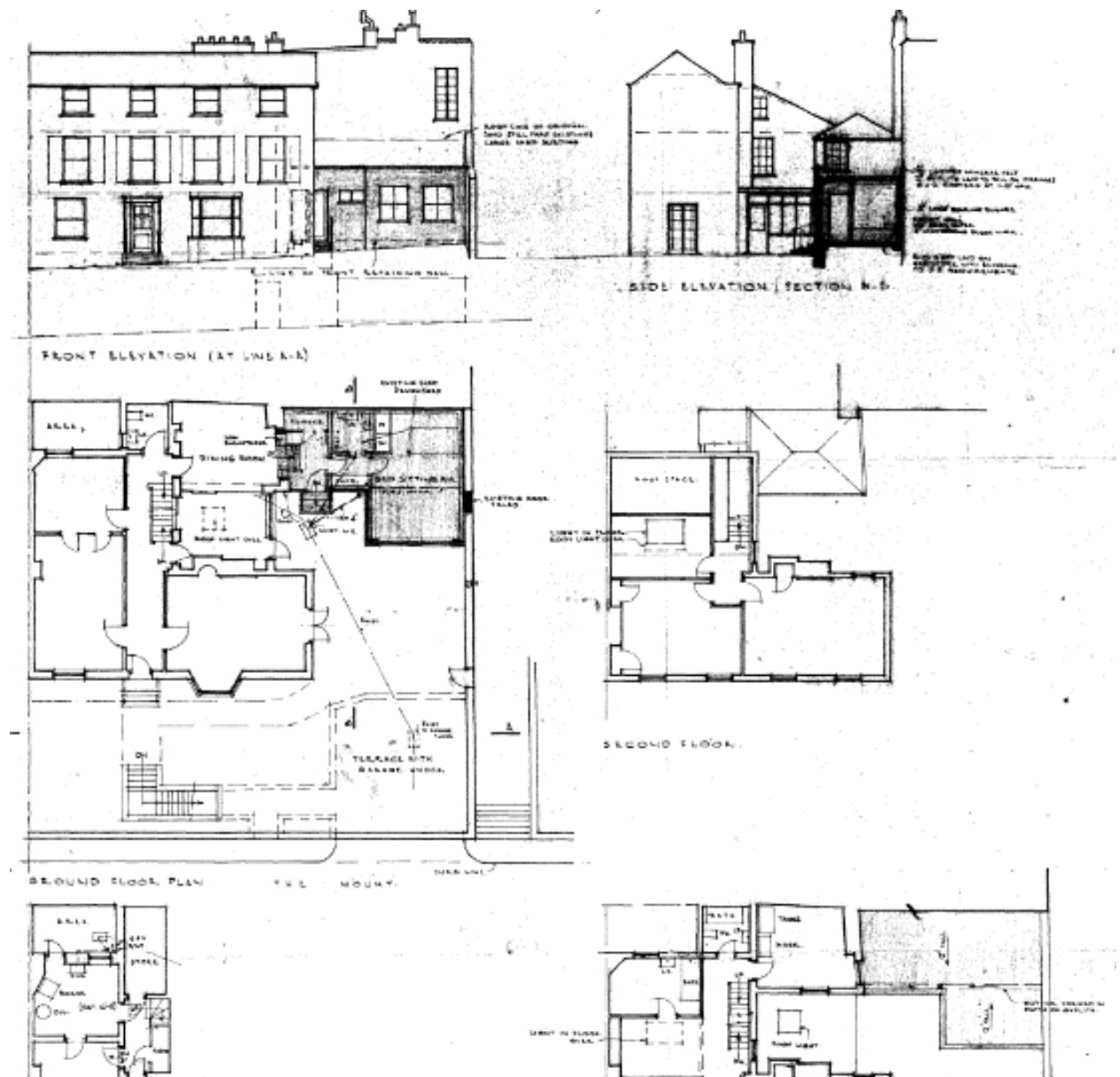


Following this proposal from 1970 there is now a garage accessed from the street and the previously open atrium has been enclosed.



- 4 April 1972 (13348) - Planning permission granted for "The erection of a single storey side extension to No. 9 The Mount NW3, to provide accommodation for the housekeeper."

The building was not yet listed so any internal alterations would not have required consent.

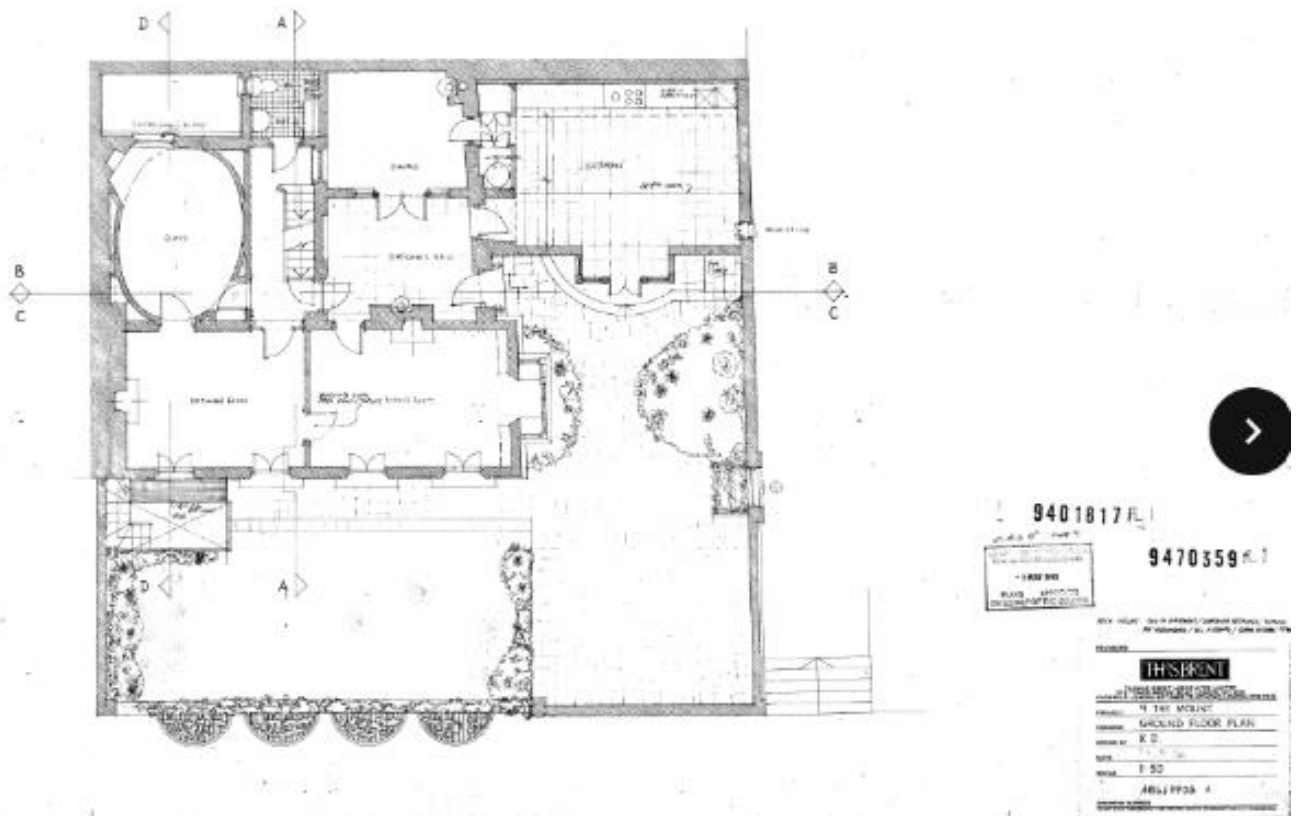


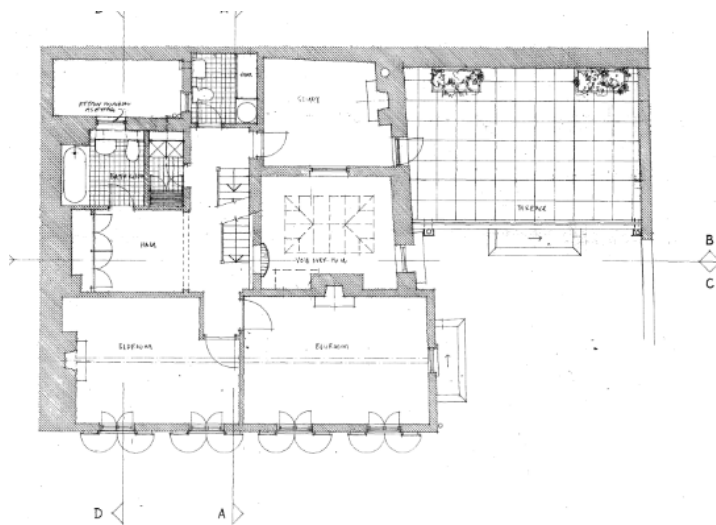
The building was listed in 1974.

- 5 May 1995 (HB/9470359) - Planning permission and listed building consent were granted for "Alterations to interior and exterior of house including the remodelling of the single storey side extension."

These proposals allowed for fairly extensive alterations to the building (highlighted).

- Removing front door from the eastern elevation to the northern elevation,
- Addition of square bay window to northern elevation of living room,
- Replacement of original ground floor east (front) elevation windows with full height French windows,
- Loss of the hall passage wall on the southern side,
- Extension to kitchen,
- Creation of an oval shaped room at ground floor and addition of new kitchen extension in the north west corner of the site,
- Addition of large glazed lantern over enclosed atrium,
- The addition of a larger dormer to the rear roof slope at second floor level to create a bathroom and the addition of an oval rooflight over the staircase compartment in the same part of the roof.





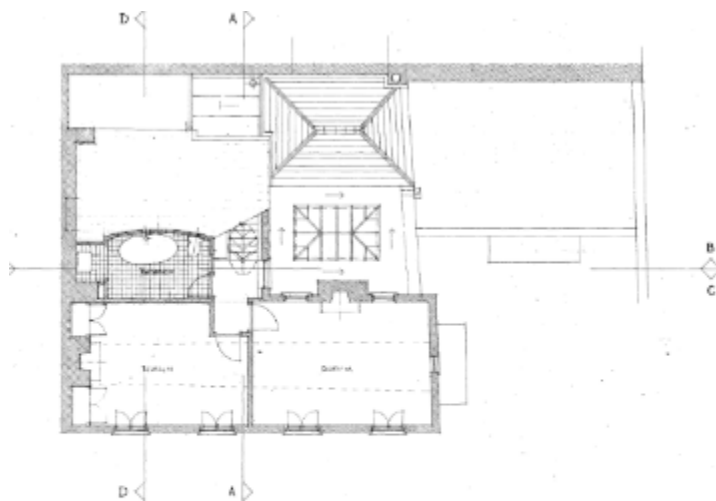
9401817 R.1



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DESIGNER:	FIRST FLOOR PLAN
DRAWN BY:	K.D.
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DRAWN BY:	K.D.
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These additional works were partly in response to inherent structural issues which the building works had uncovered, including structural stability issues with floors and the roof.

These works are highlighted in the Materiality and Condition of Historic Fabric Report by Craft Architects which includes photos during the course of construction provided by the previous project manager.

## 2.5 Historic Images



Historic England image dated 31 October 1981 (Ref DD88/00508)



## Camden Archives images

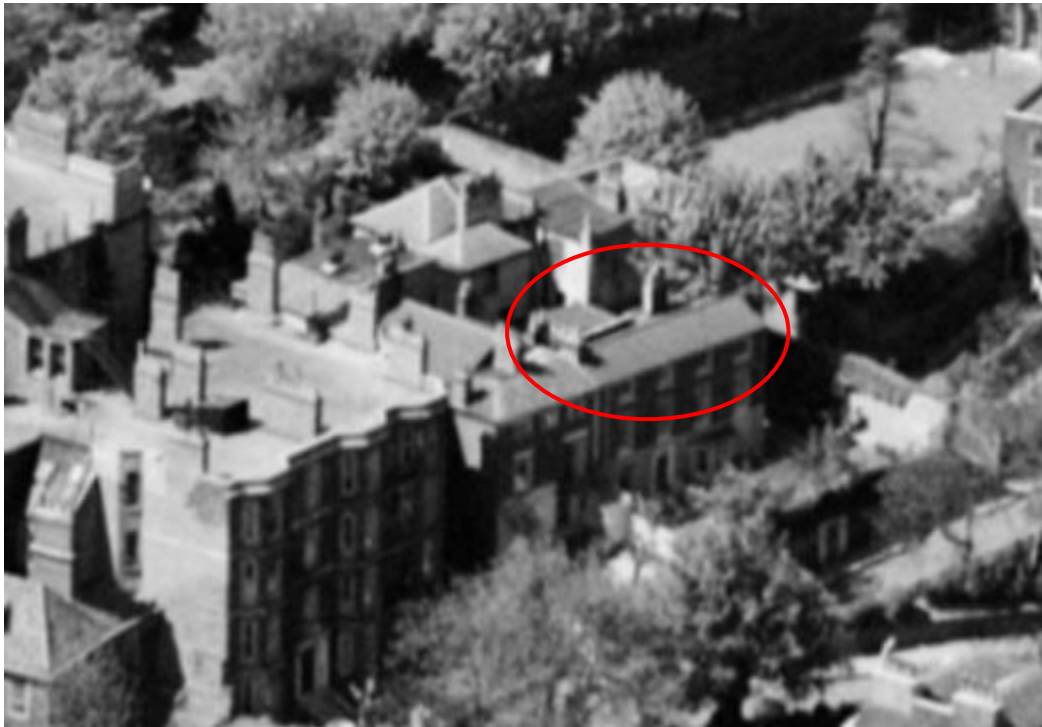


View of 8 and 9 The Mount dated 1997



View of 8 and 9 The Mount from the junction with Heath Street dated 1982

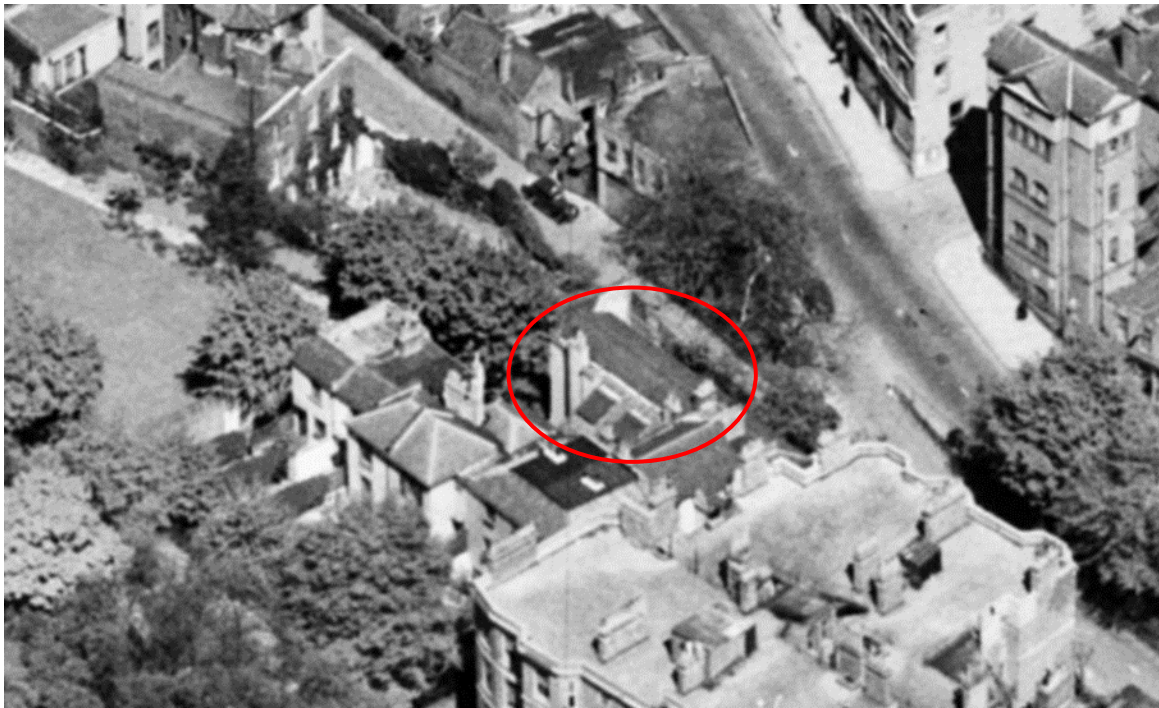
## Aerial Photos – Britain from Above



EAW000625 dated 1946. There is an additional roof structure behind the main ridge, which looks as though it could be a dormer window but it's not clear.



EPW056831 dated 1938



EAW000610 dated 1938. The rear part fo the roof with the rooflights is a different roofing material.



EPW056830 dated 1938



## Google Earth View



More recent aerial view of the building.

## 3.0 SIGNIFICANCE

### 3.1 Introduction

The Government's *National Planning Policy Framework* (NPPF, revised December 2023) places the concept of significance at the heart of the planning process. Indeed, it is this that drives the definition of what constitutes a 'heritage asset'. Annex 2 of the NPPF defines significance (for heritage policy) 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.*

A heritage asset is defined 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).*

In the planning context, the Government's *Planning Practice Guidance* (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>) states that the NPPF's definition of significance can be interpreted as follows:

- **archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

As noted above, the NPPF makes clear that 'significance derives not only from a heritage asset's physical presence, but also from its setting'. The NPPF defines setting as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

The purpose of this section is to provide an assessment of the significance of the Site so that the effects of the proposed works upon that significance can be fully evaluated.

### 3.3 Significance of 9 The Mount

This assessment of significance is based on our archival research, the planning history of the Site and existing photographs of the building prior to the works having been carried out as well as a site visit once the works had stopped.

The building as a whole is of architectural and historic significance as part of the early development of Hampstead. Its elevated position and its setting with its semi detached companion, 8 The Mount, contributes to its significance and to the significance of the wider conservation area.

With regard to the various elements of the building which contribute to the character of the building, we would summarise these as follows:

#### Elevations

The front elevation is modest in its original design, of plain detailing, and reflects its modest status. As noted in the previous (2022) Heritage Statement these buildings (8 and 9 Mount Street) do not follow the pattern of much of the Georgian development in the 18<sup>th</sup> century and have been built to reflect the narrow site which steps up from the street below.

The front elevation has been much altered from its original design as discussed previously. All windows have been replaced. The alterations to the ground floor in particular and the removal of the front door from the main frontage to the northern side elevation has diminished the significance of this elevation as has changing the original window openings at ground floor to French windows which are not characteristic of this building type.

The significance of the front elevation is moderate due to its architectural interest and historic interest and its group value with 8 The Mount.

The north elevation is of less interest and has been altered and extended.

The overall significance of the elevations is moderate.

#### Interior

The historic plan form of the original house is discernible in part although much altered in some areas as discussed previously, particularly with the relocation of the front door.

The areas in the main range at ground and first floors are of the most significance but this is only moderate as there are only limited parts of the building which have not been altered previously and which retain some of their original Georgian character and detailing.



In addition, the previous refurbishment works, prior to the most recent works, have diminished the historic fabric. Notwithstanding this there are some architectural details which may be original and contribute to the significance of the house.

The most recent planning applications from 2022 included a Heritage Statement which makes various comments about the retained historic fabric at this time, supported by photos. (Also see photos in the report by Craft Architects previously referred to.) These add to our understanding of the historical development of the building.

### *Ground floor*

The ground floor retains a central hall with rooms either side of what would have been the original front door.

Whilst the northern room appears to be in an original form, neither the window themselves nor the window openings are original. The central section eastern elevation wall must be largely modern fabric as there was previously a canted bay window on this elevation and this was replaced in the 20<sup>th</sup> century by pairs of French windows. As well as modern skirting the wall between the windows must be modern fabric not historic. The square bay on the north elevation is a later, likely 19<sup>th</sup> or early 20<sup>th</sup> century addition having replaced French windows previously, although the shutters are retained. A door into the courtyard from this room is also a later alteration.

The 2022 Heritage Statement noted some areas of original cornice but that the skirtings appeared to be modern, however it did not mention the modern fabric on the eastern elevation.

Regarding the southern room, LBC was granted for the removal of the wall separating this room from the hall in 1994. This scheme was not fully implemented but consent has been granted and these works could still be completed. In addition, the position of this wall looks to have moved and whilst the 2022 Heritage Statement says it was original 19<sup>th</sup> century fabric, from our analysis of the plans it appears to have been later.

The fireplace is retained but again the existing window is a later alteration, with the original sash window replaced with full height French windows.

The wall on the west side of the room has changed position and so was not historic fabric in recent times.

The dining room is part of the original plan form of the earlier house but the eastern wall has been permitted to be largely removed and replaced with glazed doors. There is some historic fabric evident on the walls.

The kitchen is part of the modern extension of the original building and of neutral significance.

The entrance hall has been created by enclosing a previously open courtyard and the relocation of the front door into this part of the building.

The space is of low / neutral significance.

#### *First floor*

The 2022 Heritage Statement shows the wall enclosing the lightwell behind the master bedroom as 19<sup>th</sup> century historic fabric. In fact it is not, as it was added as part of the 1994 proposals.

The northern bedroom retains its plan form, but the 2022 Heritage Statement highlights that the plain skirtings in this room are early 20<sup>th</sup> century. A historic or original fireplace is retained here.

In the office a modern skirting and picture rail are noted in the 2022 Heritage Statement. This space generally has a modern character.

The southern bedroom has had its plan form altered with the double-door opening leading into a dressing room and then a bathroom.

#### *Second floor*

Both the north and south rooms are noted as having raised ceilings which according to the 2022 Heritage Statement were consented as part of the 1994 scheme. Both rooms are also noted as having plain skirtings and picture rails likely to be early 20<sup>th</sup> century as in the floor below.

The bathroom on this floor has been created in an area where there was once a glazed light providing borrowed light to the first floor below.

#### *Staircases*

The lower ground to ground floor staircase has been removed recently but has been kept on site. It appears to have been original, along with the associated cupboards.

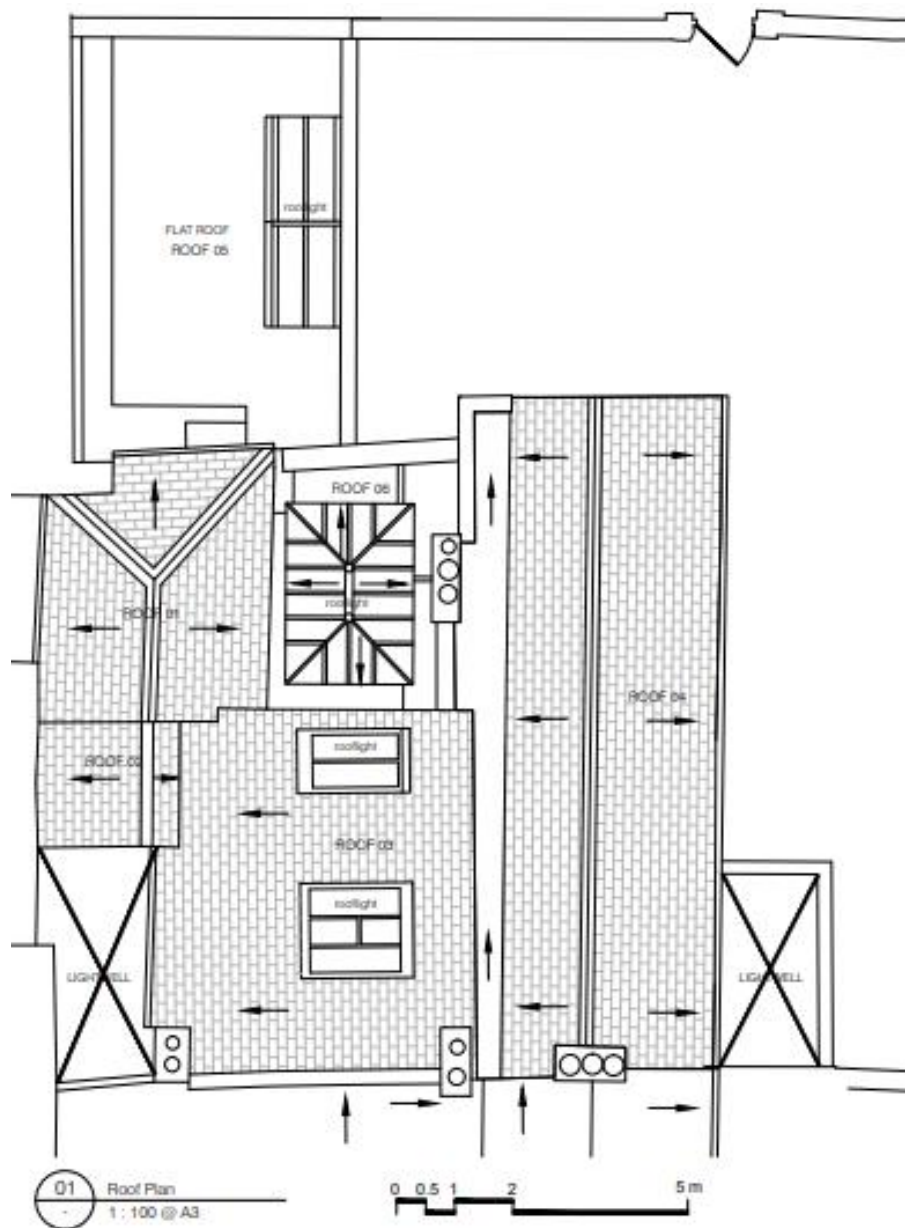
The ground to first floor staircase appears to be original and is retained in situ.

The first to second floor staircase is photographed in the 2022 Heritage Statement and described as original, however the handrail towards the bottom newel post has clearly been cut. It appears that the newel post may have been replaced. The string also has a step in it suggesting the staircase has been extended or altered in some way.

At second floor level the newel post is not historic but again looks to have been replaced. The balusters are plain sticks. The staircase has been removed as part of the most recent works but is largely retained on site.

The overall significance of the interiors of the building is low to moderate with some areas of neutral significance.

## Roof



The roof form is complex with a shallow pitched roof along the main range and a catslide roof over the rear area. There is also a double pitched roof over a two storey rear wing and modern flat roofs and glazed lanterns over modern additions to the house.

The main roof (Roof 04 on roof plan above) is part of the main range of the building with some public visibility. This is also important as there is a consistent ridge line with the neighbouring semi detached roof. Photos in the Craft Architects report show that this roof has had significant work done to it in the past, including poorly executed remedial and repair works. The rafters have been doubled up in places and were not adequately baring

on the wall plate. There were visible historic attempts to extend them. The Structural Report assess the previous roof structure and its structural integrity.

The historic fabric of this part of the roof may have made some limited contribution to the overall significance of the listed building but this contribution is likely to have been low. The roof structure itself is not a distinctive or characteristic roof form as seen on other Georgian buildings. However the height and form and materials of the roof are of more significance both for the listed building itself but also for the wider setting of the listed building and the conservation area.

The catslide roof (Roof O3) could be a later addition to the house, given its relationship with the surrounding building including the rear wing to 8 The Mount. The roof appears to cut across the corner of a window in the northern elevation of this wing. The construction is also strange as there is a deep box gutter.

Permission has been previously granted for a larger dormer and various rooflights over the rear section of roof. In addition previous historic changes to this part of the roof are visible in the aerial views previously in this report. Again photos in the Craft Architects reports show that there have been previous alterations to the roof

This rear section of roof is considered to be of low significance and contributes little to the overall significance of the building. Its limited visibility does not contribute to the overall appearance of the listed building in its wider setting other than views from the windows of immediate neighbours to the site.

The double pitched small roof to the north of this roof (Roof O1) also makes a limited contribution to the overall significance of the listed building. Photos in the Craft Architects reports show that there was previously fire damage to this roof.

The other areas of roof are modern or of very limited interest. These areas are either low or neutral significance.

## 4.0 ASSESSMENT

### 4.1 Background

The works now proposed are in response to the unauthorised works which have been carried out. The proposals have been designed to retain or remedy these unauthorised works, as appropriate.

Pre-application advice has been sought from Camden Council in response to the enforcement investigations, and further structural assessment of the building has been undertaken. The structural engineers provided a detailed description of the as-found structural layouts and condition / quality of the works. Their observations have shaped the remedial works now proposed for the building. They vary slightly from those put forward in the pre-application submission in response to all advice received.

### 4.2 Condition of the building prior to the commencement of the unauthorised works

The Structural engineer, Craft Architects and Built Heritage Consultancy have carried out a detailed analysis of the building, examining traces of historic fabric which is retained on site, a desk based study of photographs taken during and prior to the works, and measured drawings prepared prior to these works.

Our findings are as follows:

#### *Previous historic alterations*

The Structural engineers have confirmed our view that various areas of the building have previously undergone structural alterations prior to the recent works. These include.

- Relatively modern steel beams under the basement ceiling (existed prior to the most recent works,)
- Original timber lintels replaced with concrete lintels (including some of the windows in the front façade) [The windows to the front elevation are all later replacements, in addition the ground floor does not follow the original / historic fenestration pattern, see Understanding chapter.] Or the lintels removed altogether.
- The kitchen and atrium (hall) area is late 20<sup>th</sup> century construction with steel beams, modern brickwork piers and concrete floors. [The atrium was previously enclosed, as it was originally an open courtyard.]
- Evidence of historic repairs and strengthening to timber floor at 1<sup>st</sup> and 2<sup>nd</sup> floor levels: joists coupled with new or replaced completely. Joists have been doubled up but not along their full length.

- Floor boards in some areas had previously been replaced with boarding.
- Roof 04 to the main range had undergone significant works in the past with all rafters paired up with new ones and a new ridge plate.

### 4.3 The original structure

The structural engineers report also highlighted that there are areas where the original structure appeared to have been inadequate which had led to significant movement and serious defects over time. Despite previous repairs there were likely to have been ongoing structural issues, which would have required addressing.

The external walls to the front and gable end wall in the north-east corner of the building are significantly deformed, leaning outwards which has resulted in breaks in the continuous timber wall plate supporting the joists at 2<sup>nd</sup> floor level (and which acts as a lintel across 1<sup>st</sup> floor windows) and the wall plates above second floor windows. The original roof structure contributed to this problem. It comprised a series of A frame pairs of rafters joined at the top with a ridge plate and timber ties. Such structures are prone to outward spread at the base (eaves level) pushing the supporting walls out. It is evident that previous unsuccessful repairs such as coupled rafters and new ridge plates tried to address this.

There is no connection between the timber floor / roof and masonry walls where the wall run parallel with joists / rafters. The northern gable wall in the front part of the house in particular lacks (and lacked historically) any lateral restraint which is likely to have contributed to its deformation.

In some places lintels above window heads have been removed (likely when windows were replaced).

The existing timber wall plates are buried in the external wall brickwork, particularly in the front and end walls which show evidence of rot damage due to damp, weakening the brickwork in general and affecting the bearing of the joist ends built into the wall.

### 4.4 Recent unauthorised works

As well as the historical structural problems, the structural engineer and architect have raised concerns with the quality of the work carried out by the previous builder. The most recent works have failed to address the inherent issues and in some areas have made them worse. The structural engineer describes the most recent work as 'poor workmanship.'

The works as well as being unauthorised and resulting in the loss of historic fabric, causing harm, have resulted in a significant change to the structural arrangement and load paths of the building which will add to the structural issues with the building in the long term.

These additional issues include:



- No additional horizontal ties between the newly built rafters to the roof have been provided and therefore it would be more prone to the horizontal spread than the original roof.
- The recently installed structures are of poor quality and appear to be sized inadequately for the expected loading.
- In some areas, defective existing / original structures have been retained, such as wall plates with rot damage and also with historic fire damage. New joists bear on defective original timber wall plate and lintel.
- Load paths have been altered and now some elements such as brick piers are now supporting higher-than-before concentrated loads.
- Partition walls which were previously load bearing have been replaced with studwork walls which are not load bearing.
- It appears that the previous work was carried out from planning / listed building consent drawings and not drawings “For Construction” and no other structural engineers or architects were involved in giving structural advice.

## 4.5 Proposed works

The full list of proposed and remedial works is set out in full in the DAS and drawings and details and supporting reports provided by Craft Architects. Photographs of the previous structure are included in the ‘Record of Retained Historic Fabric Report’ and the ‘Materiality and Condition of Historic Fabric Report’.

The works proposed are as follows:

- Reinstatement and replacement of all roofs to their pre-existing form,
- Addition of continuous steel wall plate / ring beam at eaves level as per the structural engineer’s recommendation.
- Retention of floor and ceiling structures but with the addition of steel restraint straps between the masonry walls the timber joists/rafters.
- Addition of steel into ground floor ceiling to support first floor partitions and altered load paths.
- Reinstatement and replacement of staircases.
- Retention and replacement of new partitions in their historic positions. (Some of the new partitions require replacement as they are not load bearing.)
- Removal of cementitious render throughout and replacement with lime-based plaster and new lime plasterwork throughout.

- Decorative Features, skirtings, architraves, cornices, decorative plasterwork, doors and fireplaces all to be reinstated with original features or replicas based on original samples.

## 4.6 Assessment of the new proposed works

### A. Roofs

The existing roof structure as described previously is complex and has been added to and altered and repaired over the years.

#### New roof 01 (1st Floor - Kids Room) – Hipped roof with gable end

Site photographs show that there was significant fire damage to the historic rafters, loss of historic fabric including sarking boards etc and the subsequent remedial works are to a very poor standard. The roof covering was replaced as part of the 1994 consent, and there is visible evidence of timber decay and water ingress.

The proposed new timber roof would be of traditional detailing and construction and follow the same roof profile as the existing roof (which was not replaced) with an internal vaulted ceiling in lath and plaster. The roof would be insulated with wood fibreboard which is breathable and allows vapor to move through it.

The roof covering will use the retained roof slates if there are enough to complete the roof, or replacement Welsh Slates to match, with new leadwork and reinstated cast-iron drainage goods. Any parts which cannot be reused will be replaced to match existing.

#### *Impact on significance / enforcement*

These works would involve the loss of some further historic fabric but this is considered necessary to address the structural and damp issues and past fire damage and provide for the long term viability of the building.

These proposed works are considered to be acceptable and a suitably detailed 'replica' of the existing structure which would both address identified structural issues and also retain the appearance of the building without causing further harm to its significance, but improving its thermal performance.

#### New Roof 02 (1<sup>st</sup> Floor – Shower Room) – Saltbox roof

The pre-existing previous roof was poorly designed roof with modern treated timbers, foil insulation and bituminous building paper. A new roof has been constructed but is

already failing due to the lack of ventilation and trapped moisture. The type of construction build-up used is typically avoided and considered bad practice. The roof covering was replaced as part of the 1994 consent.

The new roof structure would match the same roof profile at the historic roof with internal vaulted ceilings in lath and plaster. The roof would be insulated with wood fibreboard, clad in reused Welsh Slate with the reinstated roof ridge tiles.

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#### *Impact on significance /enforcement*

The proposals are to reinstate a new roof to match the pre-existing roof form. It is not possible to reinstate the original fabric as this is lost, however it is apparent much of the fabric of this room was modern.

The new roof would be entirely of timber construction with traditional / appropriate insulation to improve the energy efficiency of the building. The appearance and character of the listed building would be preserved.

The proposed works to this roof will result in a structurally improved roof design with better thermal performance. Where possible the retained slate roof tiles will be reused.

These proposals are considered to be an acceptable and suitably detailed 'replica' of the pre-existing structure which would both address the poor construction methods of the most recent works and retain the appearance of the building without causing further harm to its significance, but improving its thermal performance.

The impact on other identified heritage assets would be neutral.

#### Retention of roof 03 (Bathroom and staircase) – Mono pitched roof / catslide roof.

The old roof was poorly designed and constructed. The presence of felt underlay and remnants of mineral wool insulation indicate a relatively recent poor attempt at remedial works. This type of construction build-up is typically avoided as the lack of ventilation can lead to trapped moisture. This issue is further exacerbated as the historic roof rafters would not have been treated and therefore are susceptible to decay and rot. The floor coverings were replaced as part of the 1994 consent.

The works to the catslide roof (03 on the roof plan) has included replacing the two large unauthorised roof lights, which previously existed with two smaller conservation style low profile roof lights.

This part of the roof structure made a low contribution to the significance of the listed building. There have been previous alterations and repairs as well as previous permissions allowing work to this part of the roof. The historic fabric contained within

this part of the roof is not of significance and the roof covering were new slates added as part of the 1994 approval.

#### *Impact on significance*

The proposals are to reinstate a new roof to match the pre-existing roof form. It is not possible to reinstate the original fabric as this is lost but it was likely much altered and of more limited significance. The previous roof lights which were unauthorised would be replaced with a low profile conservation style roof light which is an improvement.

The new roof would be entirely of timber construction with traditional / appropriate insulation to improve the energy efficiency of the building. The appearance and character of the listed building would be preserved.

The proposed works to the roof will result in a structurally improved roof design with better thermal performance and a carefully considered strategy for dealing with rainwater. Where possible the retained slate roof tiles will be reused.

These proposals are considered to be an acceptable and suitably detailed replacement of the pre-existing structure which would both address identified structural issues, replace the pre-existing unauthorised roof lights, improve its thermal performance and also retain the appearance of the building and the long term integrity of the building without causing further harm to its significance.

The impact on other identified heritage assets would be neutral.

#### New Roof 04 (Bedrooms 2 & 3) – Pitched roof (Main)

Old site photographs revealed that the pre-existing roof had historically undergone extensive remedial works, which have been executed to a very poor standard. In addition an earlier roof was evident. This clearly failed, and so a later roof structure was then built on top of the older failing roof, without addressing the initial flaws in its design. The combined roof structure was spreading and has caused the external walls to spread outwards and become unstable at high level. The roof covering was replaced as part of the 1994 consent.

The pre-existing roof would have required replacement, as does the current as-built/ unauthorised roof, which did not address the spreading issue adequately and was built to a different form and height with a raised ridge.

The proposals are for an entire replacement of the roof to restore the pre-existing form and height with timber rafters and horizontal ties matching the original. It is also necessary to incorporate a continuous steel wall plate/ ring beam to withstand the horizontal forces applied by the roof rafters and thus prevent outward movements.

The structural engineer's requirement for additional strengthening / roof rebuilding considered steel ridge beams of primary steel A frame trusses, but the ring beam would be the most discreet and the closest match to the original form and layout of the roof structure.

#### *Impact on significance / enforcement*

The unauthorised as-built roof will be removed as this has a negative impact on the appearance of the building, its neighbouring building and the wider conservation area and is considered to be of "poor workmanship" by the Structural Engineers.

The proposals are to reinstate a new roof to match the pre-existing roof form. It is not possible to reinstate the original fabric as this is lost, however it is apparent that this was suffering from beetle infestation / rot and that this roof was spreading causing the front elevation to push outwards.

The new roof would be entirely of timber construction with traditional / appropriate insulation to improve the energy efficiency of the building. The appearance and character of the listed building would be preserved.

The proposed works will result in a structurally improved roof design with better thermal performance and a carefully considered strategy for dealing with rainwater. Where possible the retained slate roof tiles will be reused.

These proposals are considered to be an acceptable and suitably detailed 'replica' of the pre-existing structure which would both address identified structural issues and also retain the appearance of the building without causing further harm to its significance, but improving its thermal performance.

The impact on other identified heritage assets would be neutral.

#### Flat roof to kitchen

The replacement of the flat roof to the modern kitchen extension with a new roof with fall to the external elevation would address inherent issues with drainage. The roof would be constructed to fall to the external elevation rather than an internal gully. It is proposed to replace the roof membrane and deck, and direct rainwater toward new hoppers on the external elevation of the single storey kitchen extension.

#### *Impact on significance / enforcement*

The kitchen is a modern addition to the historic building. The existing flat roof makes no contribution to the historic fabric or special interest of the building, but the current design does cause damp issues which need to be addressed.

The impact on the significance of the building of a new roof structure and rainwater goods is neutral.

## **B. Masonry Walls and Finishes**

On first impression it appeared that much of the internal historic plaster work had been lost due the unauthorised works; however it is now evident that the extent of historic lath and plaster was limited following previous works / alterations to the house.

Internally the walls will be prepared with a lime based bonding coat, woodfibre insulation board, and two coats of lime plaster.

The historic external walls have been given a sand and cement parge coat bedded in expanded metal mesh. Tests on site have shown the coat has not fully bonded to the historic brickwork and can be fairly easily removed with little or no damage to the historic fabric. (Please see the Method Statement for Removal of Cement-Based Plaster by Craft Architects.)

The walls can then be repointed using a lime mortar based on an analysed sample of the existing historic mortar. Missing bricks will be replaced using matching reclaimed brick with any necessary repairs carried out.

### *Impact on significance / enforcement*

The removal of all the pre-existing cementitious render is beneficial to the building and prevent further damage to the underlying masonry. Its replacement with traditional lime plaster is an improvement to the building which would better reveal its significance.

The use of lime based plaster in the most significant internal areas of the house would also be a minor enhancement.

Whilst there has been a loss of historic fabric and this is regrettable, it is likely that this fabric had already been lost prior to the most recent works taking place. The proposed works would be an enhancement and reinstatement through the use of traditional materials and finishes throughout the building and improving breathability, which would be beneficial to the long-term viability of the building.

## **C. Floor and Ceiling Joists**

The previous floor and ceiling joists were suffering from structural issues. The structural engineer has confirmed that there was evidence of sagging floors, doubling of floor joists, loss of floorboards and replacement with boarding. This is shown in the photos in the supporting reports from Craft Architects.



In addition, there was evidence of damp and beetle infestation in some parts of the original joists. The timber plate (built into external brickwork) was still in situ and some parts of it looked to be quite badly affected by historic rot damage; large fragments of the original profile were missing (including where the plates span above windows). This had resulted in significantly reduced bearing for the joists.

It was not possible to reinstate the removed original fabric as this was too damaged and had been removed from site. The original timber joists were coupled (with bolted connections along the length) to relatively modern joists. Only the ends of the original joists were built into the external wall. The modern joists stopped before the brickwork.

There would have been some justification for the removal and replacement of the floor structure in part at least, given the structural issues, and given that the past works to stabilise the floor structure (adding of joists etc.) had not worked. (The photos in the report by Craft Architects show the poor state of the floor structures including past repairs and doubling of joists.)

The studwork wall along the ground floor hallway is no longer loadbearing and the weight of the roof and the 2<sup>nd</sup> floor is transferred onto a very long span 1<sup>st</sup> floor joist via studwork walls. This structure is inadequate; the 1<sup>st</sup> floor joists cannot support the resultant load. The structural engineer has therefore recommended that a steel beam be added into the first floor. Given the span required the strength and stiffness could not be achieved by a timber beam of a reasonable size which would address the inherent and ongoing structural issues. The existing studwork wall in the ground floor will be rebuilt to become load bearing to support the new steel joist.

The contribution that the historic fabric within the pre-existing floor structure made to the overall significance of the house would likely have been considered to be low. The issues that the floors were suffering from would have had the potential to affect the future longevity of the building.

#### *Impact on significance / enforcement*

The original floor structures have been lost and cannot be reinstated. However the structural issues that they were clearly suffering from and which attempts to repair had failed to address mean that it was highly likely that at some point replacement or more radical / extensive repairs would have been necessary, as highlighted in the structural engineer's report.

The new floor structures are a suitably designed 'replica' to match the pre-existing structure as far as possible. The original floor joist directions have been reinstated where the previous works had changed the direction of run. The addition of a steel beam for better support of the loadbearing partitions above would have a minimal impact on the appearance and character of the interiors.

Whilst there has been some loss of historic fabric, the new structure is more structurally sound than the previous structures and has addressed the previous structural issues.

## **D. Floor boards**

The re-boarding of the whole property in reclaimed pine timber boards, with the exception of bathroom areas, is proposed.

The recent removal of some historic floorboards is regrettable, although there had been a lot of previous alterations to floors which had affected how many historic floorboards were retained (see Craft Architects reports). Large areas of boards had been replaced with modern boards or hardboard.

Pine is an acceptable material and was widely used in Georgian houses of this status when hardwood was difficult and expensive to obtain.

The whole house (with the exception of bathroom areas) will be in reclaimed solid pine boards which is more than commensurate to the pre-existing floorboards which were not complete throughout the house.

### *Impact on significance / enforcement*

The previous floor boards have been lost and cannot be reinstated. The proposed re-boarding of all (but the basement and bathrooms) with reclaimed pine board, replacing areas where there was previous plywood, would give an overall consistency to the floors which is more than commensurate to the pre-existing situation and would satisfy the enforcement baseline position and could be seen as a benefit.

## **E. Staircases**

The original ground to first floor staircase remains in situ. The lower ground floor to ground floor staircase has been removed but remains on site. However, the floor level has been lowered at lower ground floor so additional steps etc would be needed to extend the staircase. The extension of the lower ground floor to ground floor staircase may cause a negligible amount of harm but would allow for the new floor level to run through the lower ground floor.

An additional winder step is also required at the base of the ground to first floor staircase as the ground floor is now level rather than sloping as the pre-existing floor did.

The first floor to second floor staircase has been removed but the handrail and balustrade have been retained along with some of the step profiles and string, and will be reused as appropriate. However this staircase looks as though it had previously been altered.

Any missing fabric for the staircases will match the pre-existing historic design.

### *Impact on significance / unauthorised works*

The reinstatement and replacement of parts of the staircases will reinstate the character and appearance of the listed building as well as preserving the architectural features of significance in the listed building. This would satisfy the baseline enforcement position.

The addition of additional steps to allow for the slight variation in floor levels would not be harmful to the overall appearance or special interest of the staircases.

## **F. Partition walls**

All the partitions are to be retained or reinstated in their pre-existing historic locations to allow for the pre-existing historic plan form to be discernible once again.

The recent works have replaced partitions, but some of these new partitions need to be replaced as they are no longer load bearing and need to be – particularly to support the rear catslide roof.

The partitions would be constructed of timber studs.

### *Impact on significance / unauthorised works*

The works to the partitions would largely return the house to the pre-existing plan form thereby allowing some discernibility of the historic development of the house.

The partition reconstruction which would reinstate load bearing stud walls would allow for the original load paths of the building to be restored therefore improving the structural stability of the house, which is an improvement on the pre-existing condition where the building had visible structural issues.

## **G. Decorative Features**

As set out in the DAS the architectural detailing / fabric such as doors, architraves, skirtings, and fireplaces have been removed but retained on site ready for reinstallation. Corbels will be reinstated and other associated joinery would be added to the hallway based on the historic evidence.

Original / historic cornices only existed in two rooms previously, and sections of these cornices have also been removed, but retained on site ready to be replicated and replaced.

A suitable simple Georgian style cornice will be added to areas where there is no cornice at present.

Any damaged joinery such as skirtings or architraves which are beyond repair will be replaced with replicas of the original design.

It is proposed to replace the front door with one of a slightly reduced height, but as this is a modern door in a modern location (the front door was previously in the front elevation and this area was an open courtyard) its replacement with a suitable new design would cause no harm.

### *Impact on significance*

The works would preserve the significance of the listed building and return the house to the pre-existing condition which is the baseline enforcement position.

## 4.7 Application of legislation and policy

### Legislation

The proposals take into consideration the relevant heritage legislation and statutory duties. In determining applications such as this, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places the following duty upon the decision maker: *“In considering whether to grant listed building consent for any works 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.”*

### NPPF and National Guidance

The National Planning Policy Framework’s chapter 16 deals with potential impacts on heritage assets. We have set out a proportionate assessment of the heritage assets so that an informed assessment of the potential impact of the proposals can be undertaken as required by paragraph 200 of the NPPF.

The NPPF (paragraph 205) requires that great weight should be given to the asset’s conservation and the more important the asset the greater the weight should be. *“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 harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Where harm is less than substantial there is greater scope for heritage considerations to be outweighed by the public benefits of the proposal (paragraphs 208 of the NPPF). ‘Public benefits’ are broadly defined in the PPG on the historic environment as “anything that delivers economic, social or environmental objectives”.

Works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include;

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.

- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

The perceived 'less than substantial' harm that some of the works at 9 The Mount are considered to have caused (paragraph 208) could be considered to be outweighed by:

- The comprehensive refurbishment of the building which will properly address long standing inherent structural issues, as well as the additional issues which the unauthorised works have created and failed to address.
- The works now proposed would be carried out to a structurally engineered design to reduce the risk of structural failure or further movement / spread of the roof and elevations as well as reinstating the original load paths of the house. This would also help to sustain the heritage asset in its setting in the wider conservation area. It would also therefore be beneficial to the long-term viability of the building in its optimum viable use.
- Poor detailing or inadequately sized structural timbers and structural stud walls would also be replaced to address the inherent structural issues.
- Removal of non-traditional materials and poor detailing and the reinstatement of lime plaster and render as well as improvements in thermal insulation, with the provision of properly breathable insulation and roof constructions to further improve its sustainability.
- The reinstatement of missing detailing such as cornices, skirtings, staircases etc. as well as reintroducing historically appropriate details where they were missing.
- The works would also provide improved fire and environmental efficiency measures.

## Local Policy – Camden Local Plan

The local policy requirements are in the Camden Local Plan which was adopted in 2017.

The relevant policies are:

### Policy D2 Heritage

#### *Designated heritage assets*

*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.*

#### *Listed Buildings*

*To preserve or enhance the borough's listed buildings, the Council will: ... (i) resist the total or substantial demolition of a listed building; (j) resist proposals for a change of use of alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and (k) resist development that would cause harm to significance of a listed building through an effect on its setting.*

The works now proposed to 9 The Mount should be deemed 'acceptable' to the Council given the need to address the structural issues within the previous original building which the unauthorised works had tried to address. The previous works would have benefited from a full structural survey and assessment of the building. The works now proposed have been supported by a full structural assessment to comprehensively deal with all the structural issues and would cause no further harm to the designated heritage asset. They have sought to improve and reinstate the traditional character and materials of the house, and its long term viability, delivering heritage benefits where possible to help mitigate any harm.

The proposals take the opportunity to secure the optimum viable use of the listed building, to support its long-term conservation, remove risks and address past and recently caused structural issues. This would sustain the significance of the asset and its setting, and the contribution it makes to the wider designated conservation area as well as the setting of the neighbouring listed semi-detached house of 8 The Mount.

## 5.0 SUMMARY AND CONCLUSION

This Heritage Statement has been produced by Built Heritage Consultancy on behalf of the owners of 9 The Mount (the 'site'). It has evaluated the significance of the listed building on the available evidence and the impact of all works undertaken and now proposed in proportionate detail, taking into account the potential enforcement issues of the unauthorised works.

It should be considered together with the DAS, supporting reports and all drawings and details produced by Craft Architects and in the structural report by Studio Strukt.

Full surveys of the building have been undertaken following the enforcement investigations, and our full understanding of the building prior to the recent works is based on site inspection of 'traces' of the historic fabric still left in situ and a desk study of record photographs and measured survey drawings prepared prior to these works. This has assessed the structural layouts, retained fabric and the condition/ quality of the previous unauthorised works and the original structure.

This report updates and revises the pre-application Heritage Statement submitted to Camden and has taken into consideration all advice received.

In brief we would draw the following conclusions:

- 9 The Mount is a Grade II listed building which is listed together with 8 The Mount. The building was added to the statutory list in 1972 at which time it was noted as already having been altered. It was included for group value and contributes to the setting of 8 The Mount as well as making a positive contribution to the Hampstead Conservation Area.
- The building was built in the late 18<sup>th</sup> century and as shown in the Understanding chapter above, has been the subject of a number of refurbishments, including alterations and extensions. These historic works had resulted in the loss of historic fabric and detailing, and alterations to original door and window openings, and have compromised the historic plan form of the original 18<sup>th</sup> century building in part. Permission has previously been granted for comprehensive alterations to the front elevation, which would normally be considered to make a high contribution to the overall significance of the listed building. These consented changes include:
  - Moving the position of the front door.
  - Replacing the timber sash windows at first and second floor on the principal east facing elevation.
  - Changing all the ground floor fenestration and window openings. Previously there was a sash window to the south side of the entrance door and a canted bay to the north of the entrance. These openings have been replaced with full height French windows which would have both altered the original



character and appearance of the building and resulted in the loss of historic fabric.

- The result of these works is that the overall significance of the building had been reduced, being generally considered to be moderate with some areas of low significance. The form and profile of the roofs made a greater contribution to the character and appearance of the conservation area and the setting of the neighbouring listed building, but there had been re-slating in the 1990s and some alterations to the rear catslide roof.
- Planning Permission and Listed Building Consent for recent applications 2022/4555/P and 2022/4871/L were received and works commenced on site; however it subsequently became apparent to the owners that the works carried out went beyond what was permitted by the approved scheme.
- Additional works which affected the character of the listed building have been undertaken without additional consents being sought. The owners appointed a new architect (Chris Axon RIBA of Craft Architects) and a heritage consultant (Melanie Adamson of Built Heritage Consultancy) and self-reported the works to Camden Council. They have had legal advice from Sebastian Charles of Aardvark Planning.
- The extensive works which have been undertaken to the property are the subject of ongoing enforcement investigation. These works although ill-advised were not done for profit or to gain extra floor area but to try and address the structural issues which became apparent as the works began. The proposals put forward in this application pertain to retain or remedy these unauthorised works. While it is understood that some of the works have caused harm and will only be “deemed” acceptable due to the fact that the Council will have no option but to seek address unauthorised works, some of the replacement and new works now proposed would have been structurally necessary and could have been justified because of the inherent structural issues if they had been applied for with all the supporting information that is now available.
- 9 The Mount whilst identified as a heritage asset is a much altered listed building and while the unauthorised works have resulted in the loss of historic fabric, the loss is far less extensive than originally thought, although it has still resulted in some less than substantial harm to the significance of the listed building.
- The comprehensive assessment of the structure by the architects and the structural engineers have demonstrated that the building had been:
  - Suffering from structural issues, particularly in relation to the main roof for some considerable time e.g. spread of the roof, movement of the front elevation and end elevations and sagging floors.

- There has not been a comprehensive assessment and analysis of the whole structure to understand the loading etc of the building and the piecemeal approach to both historic repairs and to the most recent works has exacerbated the structural issues rather than satisfactorily addressing them.
  - That the previous works had failed to address these inherent structural issues and in some instances made it worse by removing load bearing stud walls and adding new floor joists but not replacing the badly damaged timber wall plate.
- The structural engineer's report has further confirmed that the original structure had inherent structural issues, which led to significant movement and serious defects over time. Steel supports had been added to the building historically, prior to the most recent works. Further strengthening works would have been necessary even if the original structure had remained unaltered.
  - The works now proposed are considered to address the structural issues, restore the roof structures to their original heights and profiles and largely return the house to the pre-existing historic baseline enforcement position, with some minor alterations which are considered to cause minimal harm to the overall significance of this altered listed building.
  - The works ensure the long term structural viability of the building, as well as removing non-traditional materials so that the building can breathe, which are public benefits. The additional support steels are considered to be structurally necessary and can be justified in this particular case where the building has clearly been suffering from long term structural problems.
  - In summary, the unauthorised works were the result of discovering structural issues with the building and have caused less harm to historic fabric than was originally feared, but they have nonetheless caused less than substantial harm to the listed building's significance. The works now proposed would address both the long term and recent structural issues, and also seek to reinstate the historic form and character of the building as far as possible. The proposals will allow for a comprehensive refurbishment of the building, returning it to its optimum viable use and securing its long-term future which is a public benefit.
  - The works now proposed are therefore considered to accord with the local policies and with national guidance in the NPPF and therefore listed building consent and planning permission should be granted.

## 6.0 APPENDICES

### Appendix 1: Bibliography

The sources noted below have been used in the preparation of this report:

Camden Local Plan

Camden local studies archives

Camden Planning Enforcement Plan 2020

London Metropolitan Archives

Historic England Archives

London Borough of Camden - Hamstead Conservation Area Heritage appraisal

Department for Communities & Local Government, *National Planning Policy Framework*, revised 2023

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