

# 16 Nassington Road, Hampstead Heritage Statement



# 16 Nassington Road, Hampstead Heritage Statement

## Contents

<b>1.0</b>	<b>Introduction</b> .....	<b>1</b>
1.1	The brief .....	1
1.2	The site .....	2
Description .....		2
1.3	Designations .....	5
1.3.1	Listed buildings .....	5
1.3.2	South Hill Park Conservation Area .....	5
<b>2.0</b>	<b>History and Context</b> .....	<b>7</b>
2.1	The development of the area .....	7
2.1.1	Changes to the house .....	9
<b>3.0</b>	<b>Planning Policy</b> .....	<b>10</b>
3.1.1	National Planning Policy and Guidance .....	10
3.1.2	Regional planning policy .....	11
3.1.3	Local planning policy .....	11
<b>4.0</b>	<b>Significance</b> .....	<b>13</b>
4.1	How we assess significance and why .....	13
4.2	The significance of 16 Nassington Road as a non-designated heritage asset .....	13
4.3	The contribution of 16 Nassington Road to the significance of South Hill Park Conservation Area.	14
<b>5.0</b>	<b>Impact Assessment</b> .....	<b>15</b>
Conclusion .....		18
Sources		19

# 1.0 Introduction

## 1.1 The brief

This report has been commissioned by the owners of 16 Nassington Road to support their plans to refurbish the house.

The report addresses the requirements for Heritage Statements, which are needed when a heritage asset will be affected by development. The National Planning Policy Framework sets out the need for a comprehensive understanding of heritage significance and the impact that any plans might have.

The word 'significance' in this report nearly always – unless otherwise stated – refers to heritage significance which is further defined in Section 4.

This report will set out the historical context in which the house was built, its significance will then be assessed and the impact of the proposals will be evaluated. Since the house is not listed, this report will focus on the changes to its exterior.

For details of the proposals please refer to the Design and Access Statement and plans by Beasley Dickson Architects.

## 1.2 The site

The site is a house and its garden in the London Borough of Camden. It is one of a small cluster of roads to the northeast of Hampstead Heath Station which project into Hampstead Heath; the roads are surrounded to the north, east and west by the open Heath and its ponds.

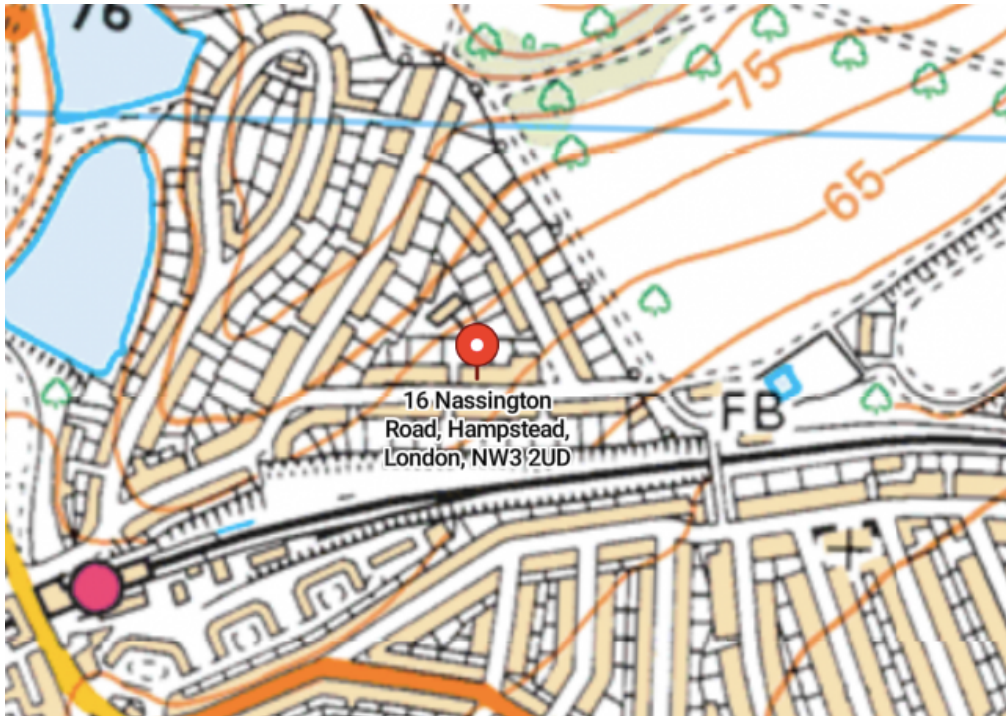


Figure 1 Site location plan (red dot marks the site)

### Description

16 Nassington Road is a semi-detached, Victorian house set back from the street behind a brick wall. The front elevation of the house faces south and the garden is to its rear at the north of the plot. This part of London rises steeply northwards.

The house is five storeys, including an attic and raised basement. It is finished in red brick and is two bays wide, the outer bay, containing the front door is slightly recessed but has a porch which projects, this has its original ironwork forming a balustrade. Like its neighbours, the windows and porch are characterised by lively stucco decoration including a crenelated first floor bay window.

The windows are largely two-pane, timber sliding sashes, though some are casements. All are recent and double-glazed though follow a traditional style. The roof is covered in slate with a central, shared chimney stack. The front elevation has a rooflight in the roof slope.





**Fig. 2 No. 16 Nassington Road with its neighbours**

The rear elevation has a large extension at the ground floor dating from the twentieth century which projects into the garden. This is also constructed from brick but painted white. The rear roof slope has two recent rooflights.



**Fig. 3 Rear (north elevation) with its ground floor rear extension.**



**Fig. 4 The view from the second floor looking north to the rear of 16 Nassington Road**

There are no public views of the north elevation of 16 Nassington Road, though there are many private views. The heights of the buildings and rising topography means the upper floors of 16 Nassington Road are visible from a number of houses and gardens.



## 1.3 Designations

### 1.3.1 Listed buildings

16 Nassington Road is not statutorily listed and there are no listed buildings in its immediate setting. To the east, within the same conservation area, are 3 designations – all Grade II listed - dating from the mid-twentieth century. There is no intervisibility between them and 16 Nassington Road so the impact of the proposals on the significance of these buildings will not be discussed.



Figure 5 Designations plan. Site marked with a red outline. Nearby listed building, 31 South Hill Park, 78 South Hill Park and 80-90 South Hill Park labelled on map.

[Source: © Historic England 2023. Contains Ordnance Survey data © Crown copyright and database right 2023. The Historic England Data contained in this material was obtained on 06 December 2024]

### 1.3.2 South Hill Park Conservation Area

The site is within the South Hill Park Conservation Area. 16 Nassington Road is listed in the council's Conservation Area Statement as being a building which makes a positive contribution to the character and appearance of the Conservation Area, making it a 'non-designated heritage asset'.



**Figure 6. South Hill Park Conservation Area. The site is marked with a blue pin. The listed buildings are outlined in purple.**

## 2.0 History and Context

### 2.1 The development of the area

The area now covered by South Hill Park Conservation Area was first developed in the second half of the nineteenth century. Nassington Road was developed along with Parliament Hill and Tanza Road by Joseph Pickett, who had previously leased and farmed the land owned by the Ecclesiastical Commissioners [South Hill Park Conservation Area Statement: [https://www.camden.gov.uk/documents/20142/7914874/South+Hill+Park\\_FINAL\\_LR+-+pages+re-orientated.pdf/0a622693-e166-37de-9265-a4950233d603](https://www.camden.gov.uk/documents/20142/7914874/South+Hill+Park_FINAL_LR+-+pages+re-orientated.pdf/0a622693-e166-37de-9265-a4950233d603)]. Nassington Road and what is now Parliament Hill were laid out and the houses built between 1878-92.

The Metropolitan Board of Works purchased the original 220 acres of land that formed Hampstead Heath in 1871. The Hampstead Heath Act was passed, protecting the open space as an amenity for Londoners. The Heath was added to over the course of the nineteenth century including Parliament Hill Fields in 1889, which explains the abrupt end at the east end of Nassington Road.

The area proved popular with its good transport connections and proximity to the Heath and has remained so since its construction.



Figure 7. 1871 OS Map [© Source: National Library of Scotland]





Figure 8. 1893 OS Map [ ©Source: LayersofLondon.com]

### 2.1.1 Changes to the house

Externally the front of the house survives well, with only small alterations since its construction. The conservation area statement notes that the front boundary walls would have had railings but the walls and brick gate piers with their copings remain. The main alterations include the small window at basement level in the projecting bay and the rooflight in the front roof slope. In 2001 an application was made to regularise the creation of the small basement window. Incidentally the drawings also show the insertion of a rooflight in the front roof slope, suggesting this was done at the same time.

To the rear, a ground floor rear extension was first erected some time pre-1970 and then rebuilt in 1972. In 2011 an application was approved to remodel and extend the single-storey rear extension of the house which is when the current structure dates from.

A new window has been created at second floor level on the rear elevation and two rooflights inserted in the roof slope. All windows are new and double-glazed but mostly timber sliding sashes except for one casement with what looks like re-used stained glass and one side facing casement at the rear at first floor.

The side pitch of the roof also has an inserted rooflight. This elevation also has a couple of new windows inserted at ground floor level, formed from 1970s-style obscured glass blocks.

Overall, the house retains its Victorian character but has been subject to various alterations during the course of the twentieth and twenty-first centuries.

.

## 3.0 Planning Policy

As 16 Nassington Road is within a conservation area any application that may affect its significance is subject to statutory controls and government guidance. The following are some of the most relevant heritage planning policies to this site and scheme. Please also refer to the Planning Statement by NTA Planning.

### 3.1.1 National Planning Policy and Guidance

#### **Planning (listed buildings and conservation areas) Planning Act 1990**

The overarching legislation governing the consideration of applications for planning consent that affect listed buildings is contained in the Planning (Listed Buildings and Conservation) Areas Act 1990. Sections 16(2) and 66(1) of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

*Section 71 (1) In the exercise, with respect to any buildings or other land in a conservation area, any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

#### **National Planning Policy Framework (December 2024)**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The historic environment is addressed in section 16, the following policies are relevant to this application:

*207. 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 asset's 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a fields evaluation.*

*210. 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*

*212. 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.*

*213. 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 buildings, 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.*

*215. 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.*

*216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

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

### **3.1.2 Regional planning policy**

#### **The London Plan (2021)**

The London Plan is the overarching planning guidance document by the Mayor of London for the Greater London area. It has been revised many times since publication.

Policy D4 Delivering good design, details methods to achieve good quality in the built environment. This policy is broadly relevant to this proposal.

Chapter 7 deals with heritage and culture, the following policies are relevant:

*Policy HC1 Heritage conservation and growth:*

*C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the asset's 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 enhanced opportunities by integrating heritage considerations early on in the design process.*

*7.7.1. '... Development that affects heritage assets and their settings should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form.'*

### **3.1.3 Local planning policy**

The following are among the relevant policies in considering this application:

Camden Council consulted on a new draft Local Plan is being consulted on and drafted. Until adopted the existing Local Plan 2017 is applicable.

- **Local Plan 2017**

*Policy D1 Design*

*The Council will seek to secure high quality design in development. The Council will require that development:*

- a. *Respects local context and character*
- b. *Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- e. *Comprises details and materials that are of high quality and complement the local character;*

*Policy D2 Heritage*

*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:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. 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 whole of the **South Hill Park Conservation Area Statement [Camden Council 2001]** is of relevance but particularly the sections on History and Character.

- **The Hampstead Neighbourhood Plan 2018**

*Policy DH2: Conservation areas and listed buildings*

*4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.*

- **Home Improvements; Camden Planning Guidance 2021, SPD**

*Dormers: The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended.*

*Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.*



# 4.0 Significance

## 4.1 How we assess significance and why

Significance is the word used to describe the heritage importance of a place or structure to people. Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site.

In order to change heritage that is formally protected through designation (listing, conservation areas, scheduled monuments etc) an understanding of the significance of the heritage asset is needed to assess the impact that the changes will have on that significance and if any harm to it will be caused. The process places the onus on the applicant to demonstrate this understanding. An understanding of significance can help guide a design process so that undue harm to the significance of a heritage asset can be avoided.

Primary legislation for the historic environment in the Planning (Listed Buildings and Conservation Areas) Act 1990 uses the terms '**historic and architectural interest**' for what comprises heritage significance. These terms are useful in analysing heritage significance as are those used in Historic England's guidance on assessing significance in *Conservation Principles, Policies and Guidance* (2008) in which it identifies four different 'values' that in different combinations make up significance. These are:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Local Planning Authorities are required to make decisions that preserve or enhance the special historic and architectural character of conservation areas.

## 4.2 The significance of 16 Nassington Road as a non-designated heritage asset

16 Nassington Road has been rightly noted as a building that contributes positively to the character of the South Hill Park Conservation Area. It has significance both on its own terms as a good example of late-Victorian domestic suburban architecture and collectively in the context of its neighbours and the rest of the conservation area. The latter will be dealt with in Section 4.3 below.

Residential expansion was extensive and dramatic through the second half of the nineteenth century, in all major settlements in the country but especially in London. The quality, style and size of the houses built during this period vary enormously and even within a small area of London. The vast majority of the housing built at this time was speculatively-built terraced houses, or a variation of them, in this case semi-detached houses. The wide variety of the houses created within the constraints of this form of development and the ingenuity of the builders to create architectural distinction and interest has been written about and is remarkable in itself. The houses on Nassington Road are notably large and more expensively built and embellished than most London houses of the 1870s and 1880s but are not so remarkable that they should be listed. Their style and plan are characteristic of the period.

The front elevation of 16 Nassington Road is, as would be expected, where the architectural design effort has been concentrated. Unlike some of its neighbours, some of the better details like the crenelated porch is still intact, making it a good example of its group on the street. Although its windows are all replacements, they follow the glazing pattern of the historic windows and are timber, preserving the general character of the building.

The other elevations are architecturally unremarkable and much plainer. 16 Nassington Road has aesthetic value for its design as a lively red-brick Victorian villa and historic value for what the design tells us about the stylistic tastes of the time and domestic living of the middle classes in the second half of the nineteenth century.

### **4.3 The contribution of 16 Nassington Road to the significance of South Hill Park Conservation Area.**

South Hill Park Conservation Area Statement summarises the character of the area as being ‘substantial semi-detached villas, many adorned with decorative, window and porch features with entrance steps and complimentary garden walls.’ The relationship with the Heath, Parliament Hill and the street greenery are also key characteristics.

16 Nassington Road is an example of why the conservation area was designated and contributes, along with its neighbours, to the pleasing aesthetic effect that groups of historic houses create. That the front elevation of number 16 is well-preserved with much of its historic detail – including the stained glass in the front door and porch, the window architraves, hipped roof and front boundary wall makes it a good example of the type protected by the conservation area designation.

The Conservation Area Statement identifies two distinct character areas. Nassington Road is part of the area that was developed slightly later than the first and is defined by the Gothic Revival style of its houses. The house and its garden are not part of any of the key views mentioned in the statement as its rear garden and the rear elevation of the house are not easily visible from the public domain. Its main contribution to the significance of the conservation area is the aesthetic value of its front elevation with its front garden and boundary wall.

## 5.0 Impact Assessment

### Overview

16 Nassington road has, until recently, been lived in by the same owners for many years. Whilst it is in generally good condition, the interiors could benefit from refurbishment. The rear extension is the result of a couple of campaigns of building and neither relates to the rest of the house well nor makes much spatial sense (the kitchen can only be accessed by walking through the entrance hall and two other rooms).

The changes proposed will ensure the ongoing viability of the building as a home, keeping it in its optimum viable use. The designs have been created with the intention of preserving and enhancing the character and appearance of the South Hill Park Conservation Area, limiting most changes to the secondary elevations.

For details of the designs please see the Design and Access Statement and drawings by Beasley Dickson Architects.

### The impact of the changes to the south elevation

As discussed in Section 4, the front elevation of 16 Nassington Road makes the greatest contribution to the South Hill Park Conservation Area and is of the most aesthetic value. Some changes have already been made here – a rooflight has been inserted in the front roof slope and a window inserted at basement level in the projecting bay. It is proposed to replace this new window with a slightly larger timber window of the same proportions. This elevation will remain otherwise the same. The proposed change is minimal and affects a modern feature, the impact on the significance of the building will be negligible.

Overall the changes to the front elevation will **have no impact** to the character and appearance of the South Hill Park Conservation Area and the character and appearance of the house.

### The impact of changes to the east elevation

Views of the east elevation from Nassington Road are at an oblique angle and it is hard to appreciate its composition or detail from the public realm. This elevation is very much secondary and its arrangement purely a functional reflection of the rooms inside; no real effort has been made to create a formal composition so it currently makes a very limited contribution to the conservation area.

This elevation has also already been altered in the twentieth century with additional windows at ground floor level. The proposed changes to the main house include a replacement window at ground floor level, this is not visible from the public realm and replaces an obscured glass brick window with a new timber casement window which will be more in keeping with the character of the house. A new window is proposed at ground floor level on the small bike store side extension. This will not be visible from the rest of the conservation area. A small new window is proposed at first floor level, this will be just visible from the conservation area but will have a negligible impact on it.

The main, or original, part of the house projected slightly to the north into the garden at ground level. In the flank/east elevation of this projection is a modern timber window with an obscured glass brick panel at the base. This is being replaced with a more simple timber casement which will relate to the architectural language of the proposed replacement extension to the rear.

At roof level a new flush conservation-style rooflight is proposed which will also not be visible from the rest of the conservation area. These are a traditional feature and when well-placed within a pitched roof have minimal impact of the character of a building.

To protect amenity, some of the proposed windows will have obscured glass. None of the glass in

this elevation is historic so no harm will be caused.

In the proposed rear extension windows are proposed in the east elevation, these will be in composite timber and aluminium. The impact of the proposed rear extension is discussed in the section below.

In summary, the changes proposed to the east elevation have a **negligible impact on the character and appearance of the South Hill Park Conservation Area**. Many of the proposed changes will not be appreciable from Nassington Road and those that will be visible are sensitively designed and appropriately-scaled so that their impact will not be harmful. The replacement of some of the more recent windows in this elevation will **enhance the historic character of the house**.

#### **The impact of changes to the north elevation**

The north elevation faces the garden and is not viewed from the public realm. The views from other properties are not particularly noted in the Conservation Area Statement and are not typically considered in the impact of development on a conservation area. It would be reasonable to state that the changes proposed to the north elevation will not have an impact on the character or appearance of the South Hill Park Conservation Area. However, it is appropriate nevertheless to assess the impact of the changes on the character of the building and how they will appear from neighbouring plots.

The current appearance of this elevation is of incremental changes that have created a slightly ad-hoc appearance. A large part of this effect is created by the existing extension which is painted white and with its large cornice and lantern roof does not relate to the main building at all. There is also an inserted window at second floor level that disrupts the symmetry of the upper floors and one of the windows at first floor level has been altered to accommodate stained glass but as a result does not have a sash like the other windows and is a different shape, again disrupting the symmetry.

The roofslope to the north has had two rooflights inserted.

It is proposed to improve the overall composition of the rear elevation while making the extension relate better with the internal spaces of the main house. The extension will relate architecturally with the Victorian house through the use of handmade brick in its construction and elegant, vertical proportions. Contemporary fenestration will however make it clearly 'read' as a modern addition. The scale of the proposed extension is very similar to the existing extension as is the massing, but the more subtle design and matching materials will make it less visually assertive.

Many of the proposed changes to the first and second floors on the north elevation will make the visual relationship with the neighbouring house more harmonious – matching some of their details. The houses were built as a pair, along with a number of others on the street and they are intended as mirror images. The changes made to the rear elevations of both houses mean they are less symmetrical which harms their historic and architectural interest. The sash windows on the first floor windows of 14 Nassington Road have been changed to French doors to take advantage of the balcony formed by the ground floor projection. It is proposed as part of these proposals to change the existing two windows to match the neighbours and also create French doors.

One of the first floor windows on No. 16 has already been entirely changed – made smaller and into a casement in order to fit some stained glass. Restoring the dimensions of this window will mean the stained glass will need to be moved. The stained glass is interesting – stylistically it is likely to be late-Victorian like the house but it is not at all obvious where it might have come from. There is no place within the house itself that it seems likely to have been moved from, so although interesting and of aesthetic value it may not be of historic value to this particular house. The owners are committed to retaining the stained glass and re-using it elsewhere within the building.



**Figure 9. Inserted stained glass into a first floor window**

The creation of two French doors at first floor level will mean the general proportions of these apertures will be restored to the original ones, the existing joinery is not historic and French doors are appropriate in a house of this age. They will also match those next door at no. 14, restoring some of the symmetry of the two houses.

On the second floor the two sashes will be retained and the modern inserted window will be reduced in size, restoring some of the balance of this elevation and its relationship with No. 14 next door.

At roof level the two existing roof lights are proposed to be replaced with a dormer window of three lights. The materials will be traditional and the design has followed the guidance in the *Home Improvements Planning Guidance* note which is specific on the circumstances dormers will be permitted and the proportions and detail that would be considered acceptable. Dormers are a traditional feature of sloping roofs. The principle of permitting them on this side of Nassington Road seems to be accepted – particularly on the rear elevations as shown in Figure 10 as these are rear elevations, not seen from the public realm. The design of the proposed dormer is very like some of the others already built on houses to the west of no. 16. The size of the dormer is well contained within the confines of the roof slope and does not overwhelm or unbalance the composition of the rear elevation.

Overall, the proposals to the north elevation of 16 Nassington road are **in-keeping with the character of the house and will improve its appearance**, particularly in the context of its attached neighbour. The **heritage significance of the building will not be harmed**.





**Fig.10 The context of 16 Nassington Road: all five houses to its west have dormers**

## **Conclusion**

The proposals for 16 Nassington Road are sensitively conceived and detailed. The changes to the historic house are modest and the replacement rear extension will enhance the historic character of the building. The character and appearance of the South Hill Park will be preserved and enhanced and the significance of the building as a non-designated heritage asset will be preserved.

The scheme is in accordance with national and local planning policy including Camden's design and heritage SPDs.

# Sources

TFT Baker, Diane K Bolton, Patricia E C Croot, *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), British History  
Online <http://www.british-history.ac.uk/vch/middx/vol7> [accessed 7 December 2024]

Bridget Cherry, Nikolaus Pevsner *The Buildings of England: London 4: North* [Yale University Press: Yale, 1998]

Policy documents:

The London Plan: The Spatial Development Strategy for Greater London, March 2021 [Greater London Authority, 2021] <https://www.london.gov.uk/what-we-do/planning/london-plan/> [accessed 7 December 2024]

Conservation Statement – South Hill Park [Camden Council 2001]  
[https://www.camden.gov.uk/documents/20142/7914874/South+Hill+Park\\_FINAL\\_LR+-+pages+re-orientated.pdf/0a622693-e166-37de-9265-a4950233d603](https://www.camden.gov.uk/documents/20142/7914874/South+Hill+Park_FINAL_LR+-+pages+re-orientated.pdf/0a622693-e166-37de-9265-a4950233d603) [accessed 8 December 2024]

Camden Local Plan 2017 [Camden Council 2017]  
<https://www.camden.gov.uk/documents/20142/4820180/Local+Plan.pdf/ce6e992a-91f9-3a60-720c-70290fab78a6> [accessed 8 December 2024]

The Hampstead Neighbourhood Plan 2018-2033 [Camden Council 2018]  
<https://www.camden.gov.uk/documents/20142/5158140/Hampstead+Neighbourhood+Plan+Adopted.pdf/e0e3d389-2356-37e3-dbf0-4eb6efe89596?t=1544456227235> [accessed 8 December 2024]

Home Improvements; Camden Planning Guidance SPD 2021 [Camden Council 2021]  
<https://www.camden.gov.uk/documents/20142/4823269/Home+Improvements+CPG+Jan+2021.pdf/599e6974-0998-3259-ab90-03d89aef251b?t=1611580550025> [accessed 8 December 2024]

Local Heritage Listing:

Identifying and Conserving Local Heritage: Historic England Advice Note 7 (Second Edition)  
<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

**Prepared by** Heloise Palin  
**Draft issued** January 2025

© **Copyright** subsists in this document.

