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7 Pilgrim Lane, Hampstead, NW3 1SJ

Heritage and Planning Statement accompanying an application for listed building consent for internal works to house and maintenance to exterior

January 2025

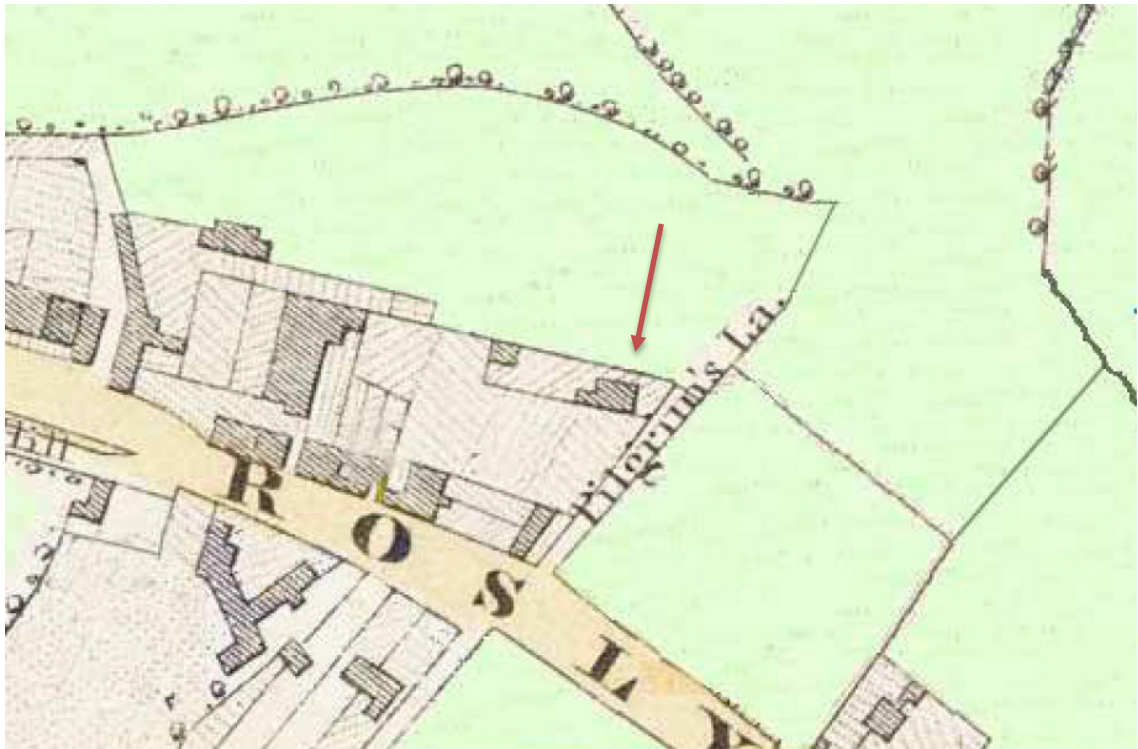
Introduction

1. This Statement accompanies an application for internal works to the above property and maintenance works to the exterior, which is a single family house that is listed Grade II and lies in the Hampstead Conservation Area. The application follows a pre-application submission and meeting at the property in March 2024 (ref. 2023/4936/PRE). The response and advice from that pre-application process have been taken into account in this formal submission, with changes made from the pre-application scheme.
2. The applications comprise the following documents:
 - Existing, demolition and proposed drawings, showing elevations and floorplans including internal elevations of rooms, along with a report on site investigations (all of which were requests at the pre-application stage); see enclosed schedule for drawing numbers and report references.
 - Design & Access Statement, which explains the proposed works schedule, and includes photographs.
 - This Heritage Statement.
3. This Statement has been prepared in accordance with the guidance in the National Planning Policy Framework (NPPF), the Planning Practice Guidance: Historic Environment (PPG), and advice in Historic England Good Practice Advice in Planning Notes 2 and 12. The appraisal has been prepared following internal inspections of the property and visit to the area, and research published documentation.
4. This Statement sets out the findings from the research and then continues to assess the effect of the proposed internal alterations, extension and the policy issues surrounding the works. A summary of sources and experience is given at the end of the Statement.

Assessment of significance

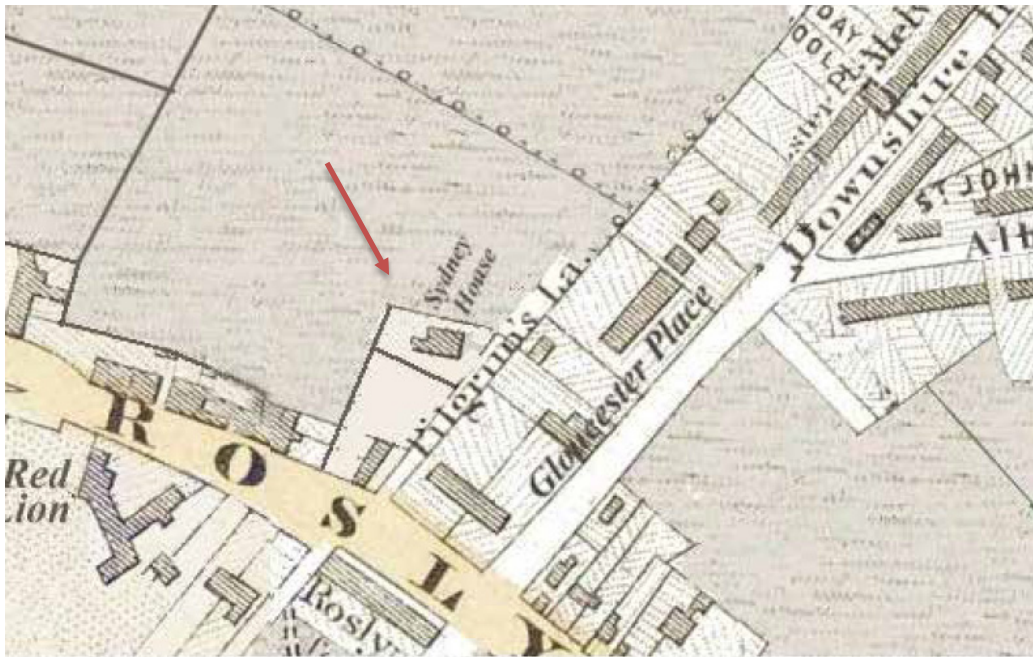
History of the property and area

5. The property dates from the 18th Century and now lies within the built-up area of Hampstead, in residential area that extends from the south of the town centre. The property was, though, originally a small country house on the very edge of what at that time was Hampstead village. At the time of construction is overlooked fields to the north and east, with Pilgrims Lane being a short cul-de-sac off Rosslyn Hill. The house at that time was known as Sidney House.

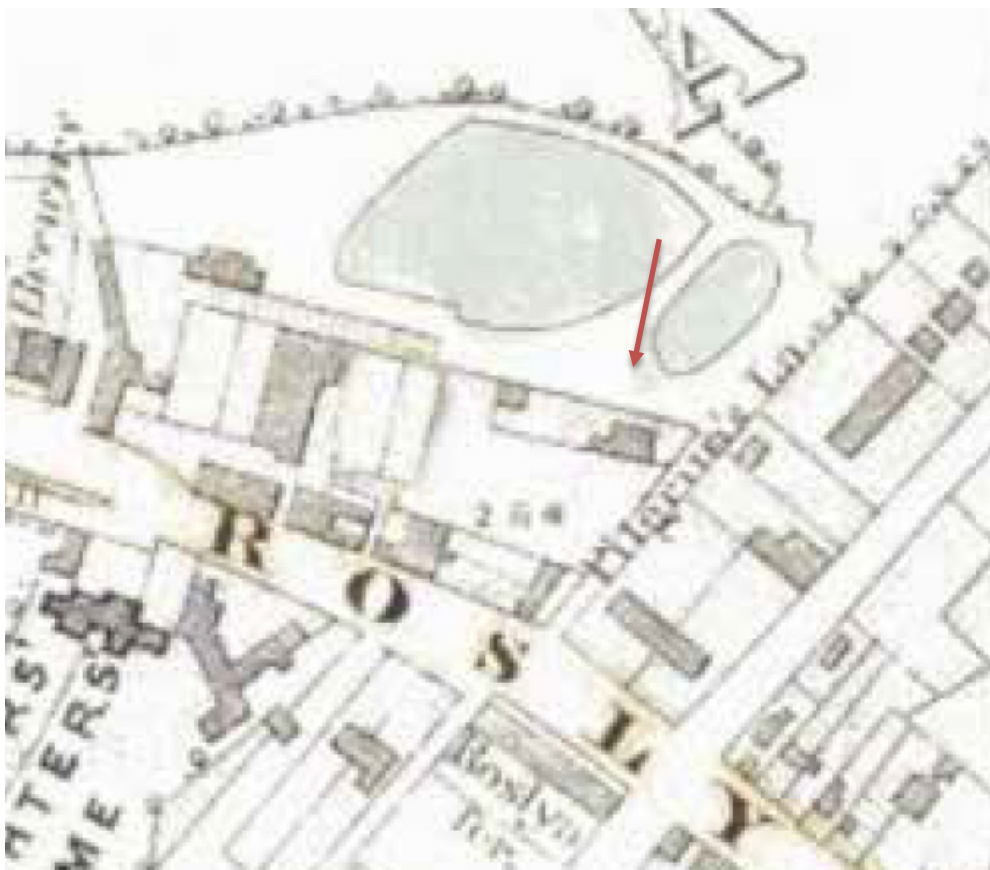


1800 mapping

6. The mapping shows that, as originally built, the house was detached with a narrow frontage, deep floorplan, and rear bay on the southern side.
7. Development continued swiftly in the area to the east of Pilgrims Lane, though the subject property remained in an edge of village setting, with mapping showing it remained a detached house:



1830 mapping



1860 mapping

8. At this time further development occurred at the property, with the addition of an attached separate house to the northern side, whilst a large detached house was built to the south. This appears to be associated with more extensive development in the vicinity, including the Unitarian Chapel to the west. It is also relevant to note the form of the rear projection to 7 Pilgrims Lane, shown in this more detailed mapping,

which shows the original form of that being squared-off, with a projecting bay on the northern side:



1870

9. Inspection on site shows that the rear projection was demolished and rebuilt in the late 19th Century, and this is confirmed by subsequent mapping which shows the current rear projection: wider than the original, with a cantered bay. The further ground floor projection providing access to the garden is also shown:



1934

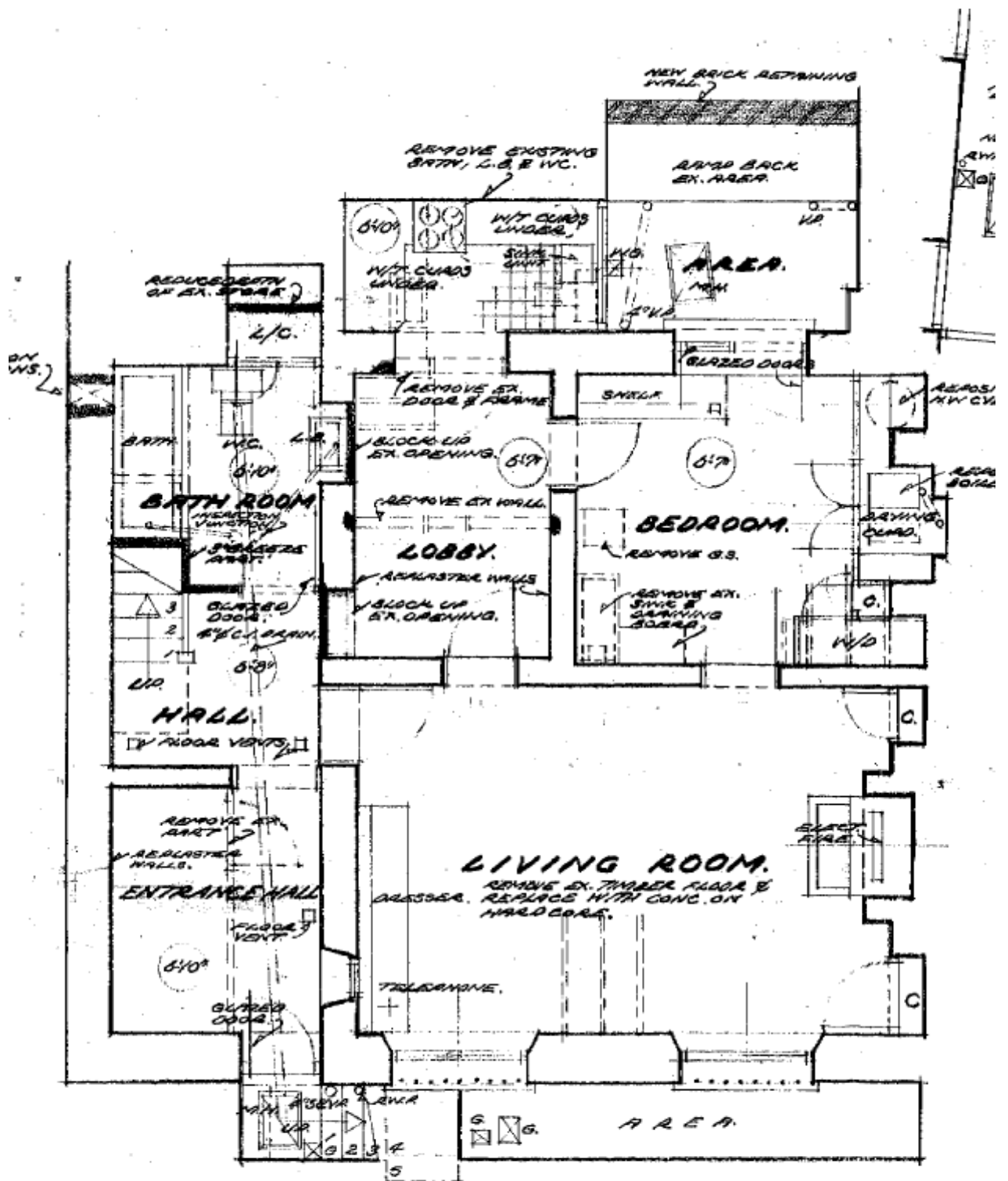
10. The original large house to the south of No. 7 was evidently demolished post-War, with mapping from the 1950s showing a new, attached house adjoining the property.

It is understood that modern house was remodelled in the 1970s. That property is now known as 7a Pilgrim's Lane and, whilst also owned by the same owner of No. 7, is a separate dwelling (and not listed):



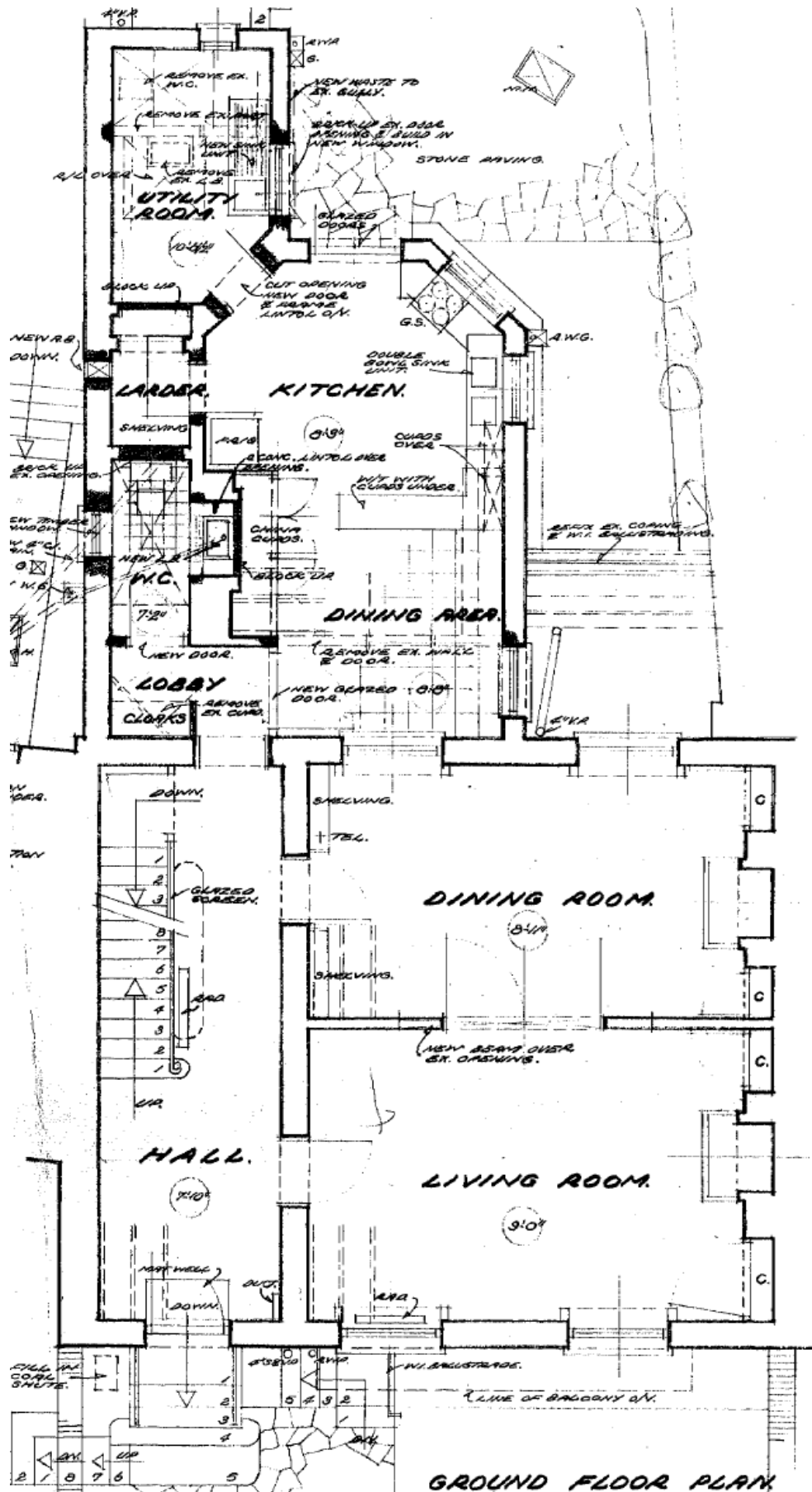
1954

11. The Council's planning records indicate that the property of No. 7 was divided into three dwellings in the mid-20th Century, when a planning application was made in 1965 for various alterations to the property whilst used as a house, flat and maisonette. This saw changes at all levels, as well as changes to the elevations. Extracts from drawings follow (unfortunately only proposed drawings are in the records, not the pre-existing plans too):



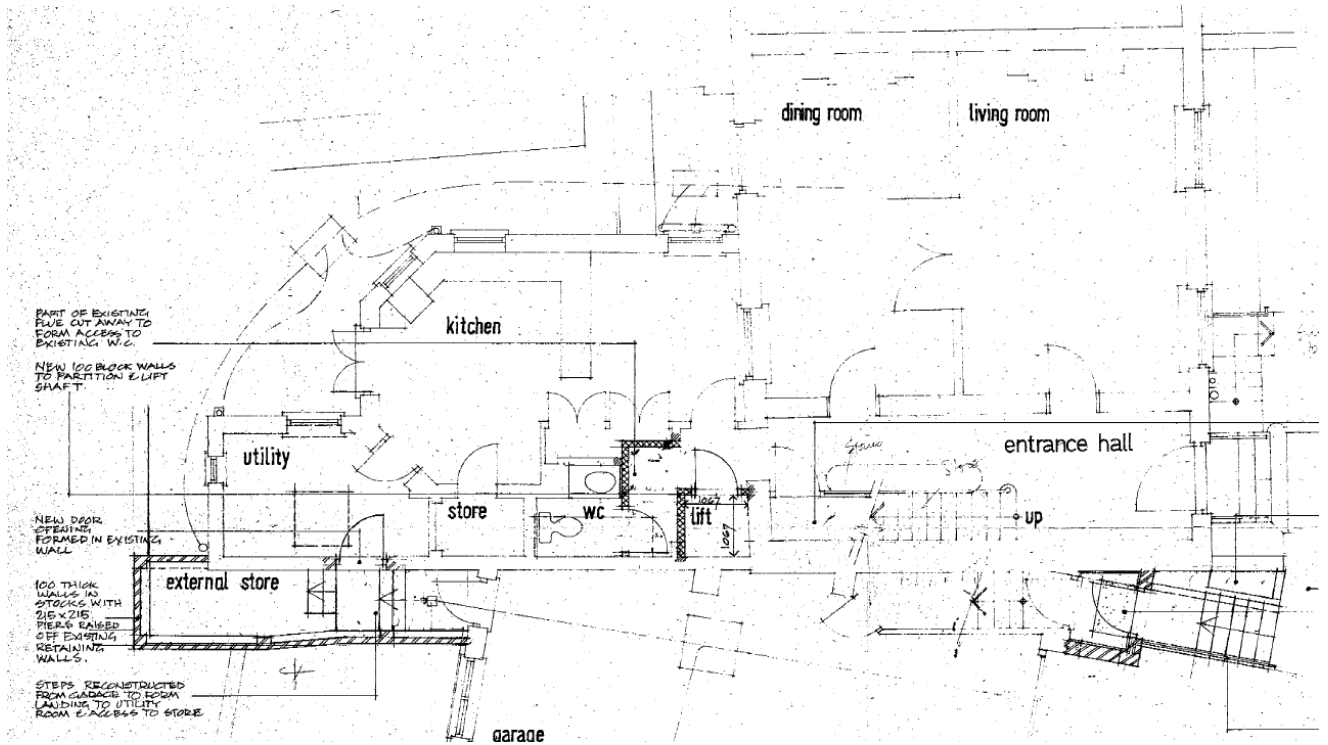
BASEMENT PLAN.

1965 alterations: lower ground floor
 Note: alterations and opening of walls



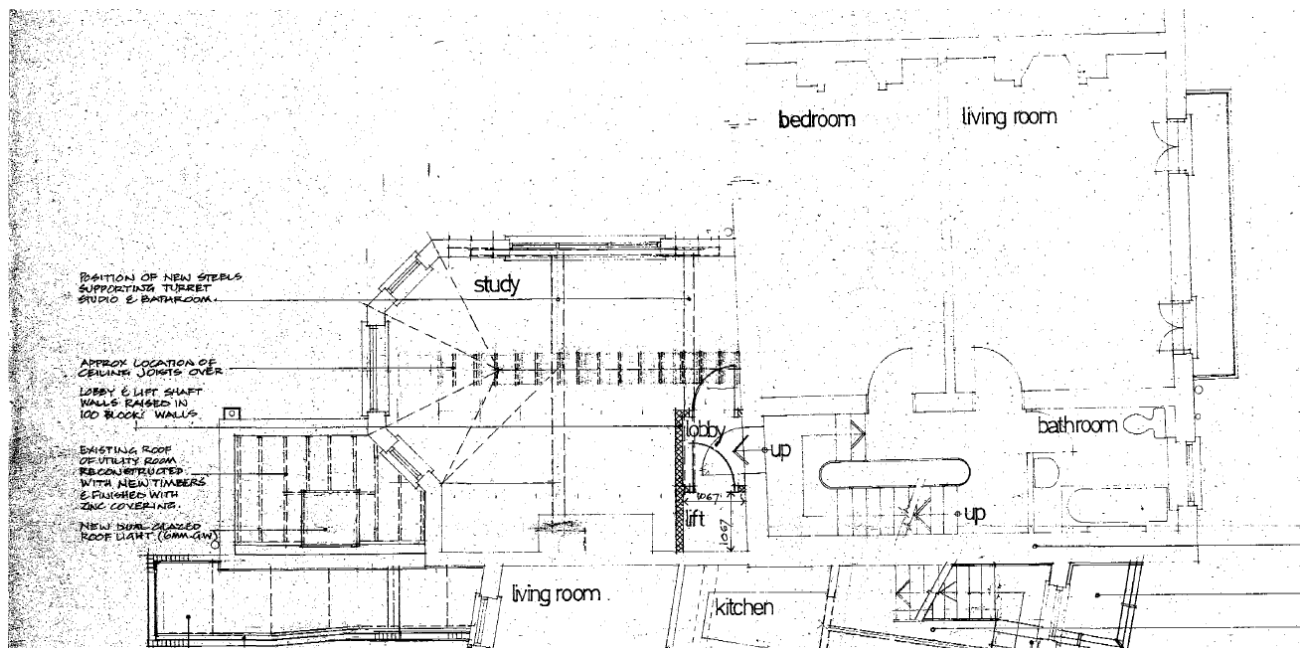
1965 alterations: ground floor

Note: change to internal layout within rear late Victorian extension; opening altered between dining and living rooms



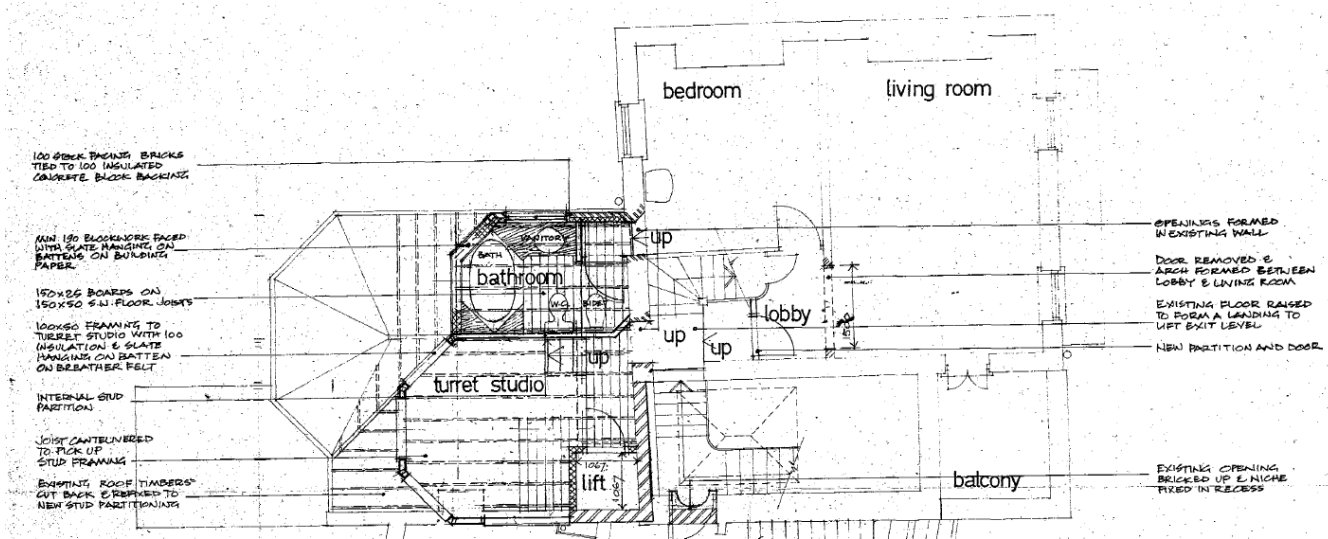
1984 alterations: ground floor

Note: rear kitchen layout as shown in 1965, and further changes to kitchen



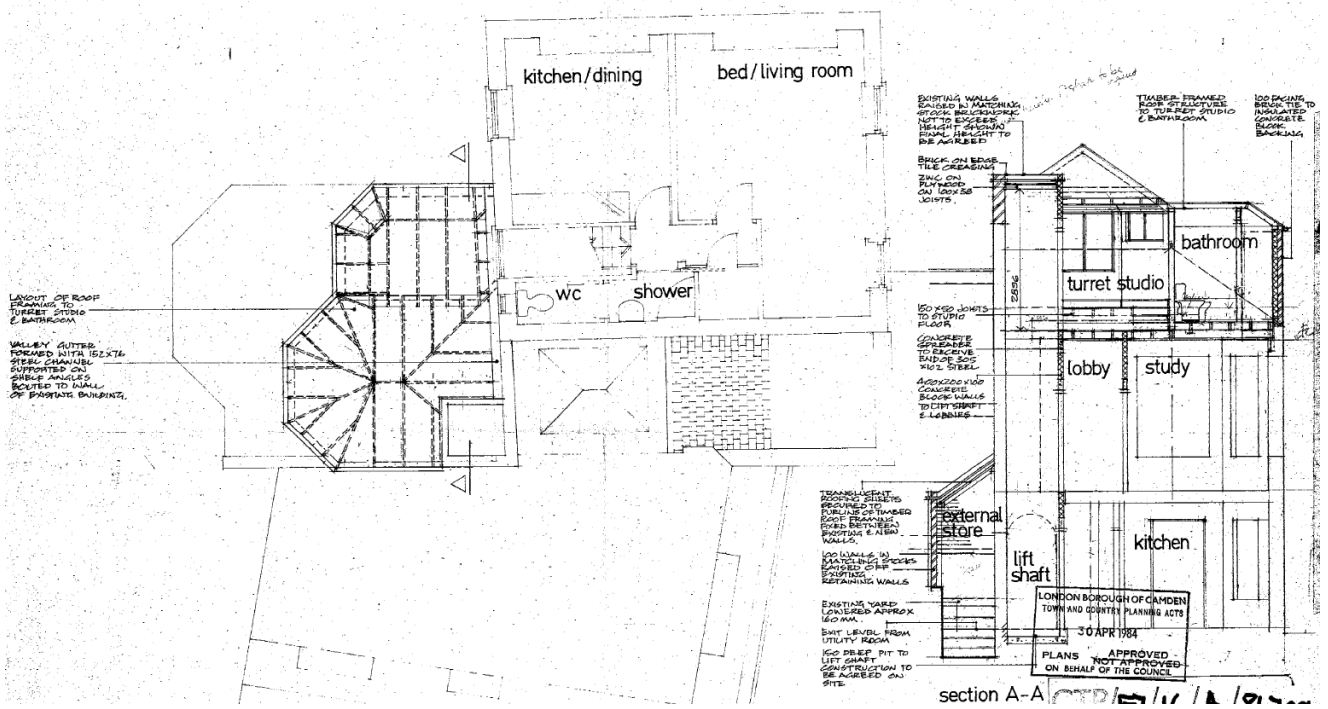
1984 alterations: first floor

Note: alterations, including new beams to rear for turret room. Also note that at first floor there are



1984 alterations: second floor

Note: new turret studio extension; alterations to bedroom and windows



1984 alterations: third floor and section

13. Planning permission and listed building consent were granted in 1995 for alterations to the house, but drawings for that scheme are not available. The property has remained a house to date. The current layout is shown on the submitted drawings.

14. The new owners of the property wish to undertake renovations to the house and to improve it for a family home, since it has suffered from lack of maintenance and insensitive alterations. As part of these initial works, listed building consent was granted on 13 August 2024 for the rebuilding of the rear garden wall, which was urgently necessary due to safety concerns.

Designated heritage assets

15. 7 Pilgrims Lane is a listed building, being listed in 1974. The list description reads as follows:

*CAMDEN
TQ2685NE*

PILGRIMS LANE 798-1/27/1315 (West side)

*14/05/74
No.7 Sidney House
GV II*

Semi-detached house. Late C18, refaced early C19. Yellow stock brick. 4 storeys and semi-basement. 2 windows plus 1 window entrance bay on south-west side. Round-arched doorway with patterned fanlight, having an inset lamp, and panelled door approached by steps with wrought-iron railings. Gauged brick flat arches to recessed sashes; 1st floor casements with continuous cast-iron balcony having large brackets. Parapet.

INTERIOR: not inspected.

HISTORICAL NOTE: Sidney House formerly had flanking service wing extensions of which the north-eastern now forms No.9, Cossey Cottage (qv); the south-west wing was demolished when the house was remodelled in the early C19.

16. Of immediate note in this description are the errors: the house did not have two service wings. Mapping shows the house to the north (No. 9, which is listed separately) was built some 70+ years after Sidney House and was a self-contained dwelling with its own plot, whilst there was never a service wing to the south west.
17. It should also be noted that the list description is only a description of the front elevation, with no reference to the changes to the rear, nor the interior. This is relevant, given that the listing post-dated the changes when the building was divided into a number of dwellings.
18. The Hampstead Conservation Area is a heritage asset, covering a very large area of Hampstead. Pilgrim's Lane falls within the Willoughby Road/Downshire Hill sub area (as contained in the Council's Conservation Area Audit), with the changing character of the curving road described, including an observation that:

'Pilgrim's Lane was originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos. 7, 9 and Rosslyn House (2a) are listed. Rosslyn House is the sole survivor of a terrace that ran down Rosslyn Hill.'

Appraisal of property

19. Inspection of the property shows the layout remains indicative of the original layout in the main house, with a simple front and rear room arrangement. There have, though, been modifications with modern decoration, panelling and flooring throughout the rooms.
20. Since the date of the pre-application submission there have been further investigations of the building and this has shown there is only original lath and plaster ceiling, and coving, in the two reception rooms on the ground floor. Everywhere else in the property has plasterboard ceilings and coving. The rear room at first floor is not original furniture: see 1965 drawings from before and a lift was put into this area in the past (see 1984 plans) which has since been removed.
21. At first floor there has been a notable intrusion into this floorplan at the rear with a bathroom, with this clunky layout leading to confusion and disruption of the house at the important first floor. There are smaller changes to floorplan at second and third floor. The late Victorian rear addition has seen modifications throughout recent years, with changes to the layout at ground floor, alterations to the roof at first floor, and the additional turret studio at second floor.
22. The exterior of the house is of good appearance, particularly in the front elevation to the street; the rear is harmed somewhat by the 1980s extension and the ground floor stairs down to the garden. The property has suffered, though, from a lack of maintenance to the elevations and roofs.

Significance of the property

23. The property is the original development of Pilgrim's Lane on the edge of Hampstead dating from the late 18th Century. It plays an important role in demonstrating the evolution of Hampstead village, and then as part of being Greater London. Together with the neighbour to the north, it forms an attractive group and is an important part of the history of the area, contributing positively to the character and appearance of the Conservation Area. For this reason the significance of the property when seen from Pilgrim's Lane is high. The listing description refers only to this front elevation, and there were no rear or internal inspections.
24. Behind the front elevation, the interior of the property has been notably altered as a result of changes in the mid and later 20th Century. Limited original ornamentation remains. However, the floorplan and hierarchy of rooms are still readable, with the essential layout of the house seen in the main building, with large Victorian extension to the rear. The exception to this is the first floor layout, where the clumsy bathroom greatly intrudes to what should be a principal area of the house. The significance of the house as a designated heritage asset (listed building) derives from this floorplan, as well as the architectural design and the elevations to the house

Appraisal of changes

Assessment of proposed works

25. The works are proposed to the **elevations of the building** relate to maintenance and repair. Cracked slates would be replaced like-for-like, the existing unsafe front stone step would be replaced like-for-like, and existing render at lower ground floor replaced with breathable render. The existing uPVC rainwater goods would be replaced with cast iron. A security grill to the rear of the property would be removed.
26. These changes would be a small, but important, enhancement to the building and hence the character and appearance of the Conservation Area. The significance of the listed building as a heritage asset derives within this front elevation and the contribution to the group of the terrace on this side of Pilgrim's Lane, so this significance would see a small enhancement.
27. The proposals are chiefly for internal reconfiguration of the house in order to adapt it to the new owner's wish to create a long-term family home.
28. At **lower ground floor** minor changes are proposed, with limited new openings in walls and closing of other openings in order to form a new bedroom/living space and to provide an area for services. The existing fireplace is to be preserved, with a new period fire installed. The modern suspended ceiling will be removed and new ceiling with coving installed and new pendant lighting. This is shown on the enclosed lighting plan, which was produced following a request at the pre-application stage (and covers lighting at all floors of the house). New skirting boards installed of appropriate design.
29. The lower ground floor is an area that was heavily modified in the past when the property was used as separate dwellings, and does not display and features of interest. With the restoration of features to this area, which is currently largely devoid of interest, these changes would have a small **positive effect** on the significance of the property.
30. At **ground floor** the works are limited to removing later modern built-in furniture and dividing wall in the kitchen: all additions post the 1984 plans. Suspended ceilings in the rear are to be removed, including spotlights. Spotlights that have been installed in the front rooms at some time in the past by a previous owner are to be removed and ceiling made good, with new pendant light fitting. Cupboards and fireplaces are to be retained. The pre-application scheme showed a rear extension but this is not now proposed. In opening up the Victorian extension in space and removing modern work there would be a **positive effect** on significance at this level.
31. At **first floor** the clumsy internal en-suite bathroom would be removed. This is a serious detractor from the original floorplan at this level, detracting not only from the main house but also appreciating the adjoining large Victorian music room. The proposals show these modern walls being removed and the opening reintroduced to the music room: the earlier drawings show that was an opening formed in the 1960s through an original window, but was evidently closed off again in the 1990s. However, that opening remains in situ and so will be reused. This will not be

widened, as was the case in the pre-application scheme, and so there would not be any loss of original fabric in the original rear elevation of the house.

32. There would be the removal of non-original shelving and the suspended ceilings, which contains spotlights. On-site investigations and the previous plans that show the lift in the rear room demonstrate that the furniture here is not original.
33. The changes at first floor also see an opening between the front and rear rooms. This is to create a true entertaining and public space for the house, which suits the quality of the house. It is also for practical reasons for the householder: the orientation of the house and the deep, wider Victorian addition means both the rear room in the main house and the music room have very little daylight and no sunlight (they are north facing, and screened by the rear addition). Opening up will allow light to come through from the large front windows and hence make the rear rooms usable. The need for natural light to the interior of houses is now more widely appreciated, and this element of the works is a very important aspiration for the new owner in this family home.
34. The new opening would retain a downstand and nibs, to show the original division of the floorplans. Further investigation of this area shows that the proposed opening will only require a timber lintel, and this will have no effect to the floors above or below. Although there would be the removal of some original fabric as a result of this change, and with the widened opening to the music room, this is balanced by the removal of the insensitive en-suite bathroom arrangement, and the creation of more usable, light rooms that reintroduce a grandeur at this level. On balance, it is considered the works at first floor would have a **neutral to positive effect** on significance.
35. Minor works are proposed at **second and third floors** in response to pre-application comments. The existing modern bathroom suite at second floor will be replaced, with an existing modern opening to the bedroom slightly moved. Modern cupboards in the bedroom will be removed. Little change in proposed at third floor. Fireplaces are retained at both levels. The resulting layout of the house at these floors would be similar in floorplan and hierarchy of rooms. The removal of modern works would be a benefit. These changes are considered to have a **neutral effect** on significance.

Summary

36. The proposals in this application have been modified from those put forward at the pre-application stage. A reduced scope of works is now proposed, and further investigations of the property have been undertaken at the request of the case officer.
37. It is considered these new proposals, when assessed as a whole, would have a neutral effect on the significance of the listed building as a heritage asset, and no effect on the conservation area as a heritage asset. The maintenance improvements, removal of uPVC rainwater goods and removal of other later alterations would be a small enhancement to the building and wider area. There would be the removal of some original fabric but this would be balanced by the removal of non-original fabric, the removal of spotlights and modern interventions, and overall restoration of the property.
38. There would be benefits arising from the removal of non-original alterations to the building and upgrading of services, including heating, which would improve the thermal efficiency and sustainability of the property. The current electrics in the building are of poor – approaching dangerous – condition, and these must be replaced. There would be improved interior accommodation with natural light, and a long-term commitment from the new owner, which ensures the building as a heritage asset has a long-term, secure and viable future.
39. In summary, it is considered that the proposed development would not be harmful to the significance of the heritage assets of the conservation area and the listed building. The works would be consistent with the NPPF, the Hampstead Conservation Area Audit, Policies D1 and D2 of the Local Plan, and the Design and the Home Improvements SPDs.

Statement of Sources and Experience

- Review of the statutory records for the property.
- Review of Camden Conservation Area guide.
- Appraisal of published documentation relating to the property
- Review of past planning applications for the building.
- Site visit in October 2023.
- Discussions with Camden during pre-application process.
- The Statement has been prepared by Christian Leigh BSc (Hons), MPhil (Dist), MRTPI. I have over 25 years' experience advising on town planning and heritage matters for projects within central London and the South East. Heritage work includes advising in relation to Grade I, II* and II residential and commercial properties.
- Wider work involves planning and listed building application and appeals, and enforcement matters. I have prepared advice relating to conservation area designations. Clients include major developers and householders in London, and a number of the London Estates in addition to the Grosvenor estate.
- I undertake regular work, including on heritage matters and listed building consent appeals, for the Planning Inspectorate (England) and the Planning and Environmental Appeals Division (Scotland). I am currently a lecturer in planning law and practice at the University of Reading.