

Flat 3, 51 Frognal, NW3 6YA



Design, Access
& Heritage Statement

January 2025
Revision 2

emboldened items are revisions

Table of Contents

1.0 Introduction	3	6.0 Impact Assessment	22
1.1 Purpose of this statement	3	6.1 Introduction	22
1.2 Summary	3	6.2 Impact Assessment Criteria	22
1.3 Authorship	3	6.3 Impact Assessment Summary	22
1.4 Research Methodology	4	7.0 Statutory Framework	23
1.5 Planning Policy Guidance and Legislation	4	8.0 NPPF Considerations	24
2.0 Setting and Historic Information	4	9.0 Conclusion	25
2.1 Location	4	Appendices	26
2.2 Statutory Site: Hampstead Conservation Area	4	Appendix I - The Listing	26
2.3 Hampstead CA and Frognal Sub Area 5	4	Appendix II - Precedent HGY/2011/1082	27
2.4 Brief History of Hampstead CA & Frognal Sub Area 5	4		
2.4.1 Pre 1700	4		
2.4.2 1700-1800	5		
2.4.3 1800-1875	5		
2.4.4 1875-1900	5		
2.4.5 20th Century	5		
2.5 Local Materials and Details	5		
3.0 History if no.51 Frognal	11		
4.0 Proposed Works: Design & Access	13		
4.1 Proposed Works	13		
4.2 Appearance	14		
4.3 Amount and Use	14		
4.4 Access	14		
4.5 Scale	14		
5.0 Assesment of Significance	19		
5.1 The significance of 51 Frognal	19		
5.1.1. Introduction	19		
5.1.2. Evidential Value	19		
5.1.3. Historical Value	20		
5.1.4. Aesthetic Value	21		
5.1.5. Communal Value	21		

1.0 Introduction

1.1 Purpose of this statement

This Design, Access and Heritage Statement aims to provide evidence in support of the proposed works at Flat 3, 51 Frognal, NW3 6YA, in accordance with the National Planning Policy Framework. This report intends to present the following:

- An assessment of the property's heritage assets that may be affected by the proposed works.
- A summary of the impact of the proposed works on the significance of the heritage assets and onto their setting.
- That the proposed works comply with relevant policies in the NPPF and how the works comply with Camden's local policies.

This document should be read in conjunction with the Architectural drawings by Sanya Polescuk Architects.

1.2 Summary

- The heritage asset, no.51 Frognal is a semi-detached house with 2-storeys, attic and semi-basements.
- It is a Grade II Listed Building, Listing Number: 1113058 (Appendix I).
- No.51 Frognal is located within the Hampstead Conservation Area, Sub Area 5: Frognal.

- Nos 49&51 were originally built as a semi-detached pair of single-family dwellings in 1886 (Figure 4,5 & 6) by Sir Reginald Blomfield.

- Over the years, the property has undergone a number of internal and external alterations, mostly associated with its division into four self-contained flats.

- The proposal includes the repair of the 3no. existing timber windows to the second floor on the rear and side elevations and replacement of the existing single glazing with new **Histoglass Mono RT+ single-glazing.**

- The proposed works also include the necessary repairs to the existing studio outbuilding. The roof is damaged beyond repair and has caused significant water damage to the internal walls of the building. The proposal includes its replacement with a green roof.

- The internal alterations to the building relate to the Flat 3 only and consist of the following:

- removing the existing spiral staircase and replacing it with a new staircase in order to improve long term usability and aesthetic coherence of the property. This is a furniture-like element incorporating desk space and low storage,
- replacing electrical installations to comply with current safety regulations,

- demolition of the existing partition walls, internal doors and built-in joinery units on the second floor and replacing them with new elements and

- addition of internal insulation to the rear gable wall **on the second floor only.**

All the proposed demolition works are of the non-original, modern elements that have no heritage value.

- In the context of the past alterations of the house, the proposed changes are considered to be minor and in keeping to the historic fabric of the building.
- The proposal will positively contribute to the long-term preservation of the heritage asset.

1.3 Authorship

This statement has been prepared by Sanya Polescuk Architects ("SPA") which is a well-established architectural practice based in North London with extensive knowledge of the area. Winner of the AJ Retrofit Award in 2013 and the finalist in 2016, 2018, 2019, 2022 and 2024 SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

1.4 Research Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. A survey of the surrounding local area was conducted by visual inspection.

1.5 Planning Policy Guidance and Legislation

The assessment of the alteration on the building and conservation area has been prepared taking into account the information contained in:

- National Planning Policy Framework (NPPF) (December 2023).
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010).
- Conservation principles, policies & guidance for the sustainable management of the historic environment (English Heritage, April 2008).
- Conservation Area Appraisal, Designation and Management (February 2019).
- The Setting of Heritage Assets (December 2017).
- Camden Local Plan (July 2017)
- Hampstead Conservation Area Statement (October 2002).
- Principles of Selection for Listed Buildings (November 2018)

2.0 Setting and Historic Information of the Area

2.1 Location

No. 51 Frognal is located on the north side of Frognal, near to the junction with Frognal Lane.

2.2 Statutory Site: Hampstead Conservation Area

No. 51 Frognal is situated within the Hampstead Conservation Area in the Northern part of the LB of Camden. It is located in the Sub Area 5: Frognal, adjacent to Church Row/Hampstead Grove and Branch Hill/Oak Hill.

2.3 Hampstead CA and Frognal Sub Area 5

The Council designated the Hampstead Conservation Area on 29 January 1968. Its urban form is diverse, “from the dense cluster of streets and alleys around the High Street to the grid of the Willoughby Road area to the expansive open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area” (Hampstead CA Statement).

Hence, it has been divided into eight sub areas:

- Heath street/High Street (SA 1),
- Christ Church/Well Walk (SA 2),
- Willoughby Road/Downshire Hill (SA 3),
- Church Row/Hampstead Grove (SA 4),
- Frognal (SA 5),
- Branch Hill/Oak Hill (SA 6),

- Whitestone Pond (SA 7),
- Outlying Areas: North End, Vale of Heath, The Elms (SA 8).

No. 51 Frognal lies in the Frognal Sub Area 5.

2.4 Brief History of Hampstead CA & Frognal Sub Area 5

A brief history of the Area has been extracted from “Hampstead Conservation Area Statement” (October 2002).

2.4.1 Pre 1700

The hill at Hampstead offered natural advantages to early settlers. Hampstead is mentioned in The Domesday Book as a small farm. It was confirmed in a charter of AD986 that the manor was given to the monastery at Westminster by King Ethelred the Unready. In the Middle Ages the manor had a village and a parish church however, the monks only came to Hampstead in force in 1349 to escape the Black Death.

The ownership of the manor passed into the hands of Sir Thomas Wroth in 1551, Baptist Hicke in 1620, the Earl of Gainsborough in 1690, Sir William Langhorne in 1707 and then, by marriage, to the Maryon (later Maryon Wilson) family. None of the lords of the Manor lived in Hampstead.

In the 17th century Hampstead began attracting wealthy lawyers, merchants and bankers and that is when its reputation for free thinking began. Hampstead became a refuge for people fleeing

London during the Great Plague which is when the local landmark, Fenton House was built in 1693.

2.4.2 1700-1800

In 1698 the Gainsborough family donated land to 'the poor of Hampstead' and The Wells Trust was established. A spa, Pump Room and a large Assembly Room were built at the source in Well Walk and the waters were bottled for sale in the City. The spa brought a new development to the area with villas and boarding houses being built to accommodate temporary residents. By the 1746 the village had a population of over 1400 and by 1801, Hampstead's population had grown to 4,300. Old Grove House, Frognaal Grove, Burgh House, Cannon Hall and Romney's House, the large, now Listed local houses where all built in that period.

2.4.3 1800-1875

By the early 19th century Hampstead experienced a significant growth. Many of the large houses, built to that date still survived and gave the area an air of grandeur. During the early 19th century Hampstead village spread downhill and the development of stuccoed villas began.

In 1897 The Heath and Hampstead Society was founded and since then has been playing a major role in preserving the Heath and its expansion to 800 acres. In 1875 the contract for Fitzjohns Avenue was let and a number of prominent architects-built houses there for fashionable artists in the Queen Anne style were built. The opening of the Hampstead Junction

Railway's stations in 1860 at Edgware Road, Finchley Road and Hampstead Heath stimulated the urbanisation of Hampstead.

2.4.4 1875 - 1900

"The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years of argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street". The new streets were lined with four storey red brick shops and Model Dwellings "providing decent living accommodation for the working class" and transforming the centre of Hampstead. Workhouse Infirmary Act of 1867 additionally shaped the landscape with newly built blocks of artisan's flats, while modest middle class terraced houses filled in all the undeveloped land. A number of Victorian municipal buildings were constructed around New End such as New End School (1905).

2.4.5 20th century

Hampstead's tradition of avant-garde architecture continued throughout 20th century with a number of striking modern houses being built around Frognaal and in Willow Road.

After the Second World War both private and public housing attempted to fit sensitively into Hampstead. In the 1970's the south of the village became a popular location for famous architect's houses, and various infill developments occurred within the village

such as 11 Cannon Lane by Edward Greenway, 49a Downshire Hill by Michael & Patty Hopkins, etc.

2.5 Local Materials and Details

The prominent building materials for the buildings in the in the area is red brick. There are some contemporary buildings in the vicinity of 51 Frognaal that use yellow stock brick. The main roofing materials are clay tiles and slate. Painted timber sash windows and doors are prevalent. Painted metal and brick fencing with incorporated greenery is dominant.

Detailing is associated with the relevant period the buildings were built.

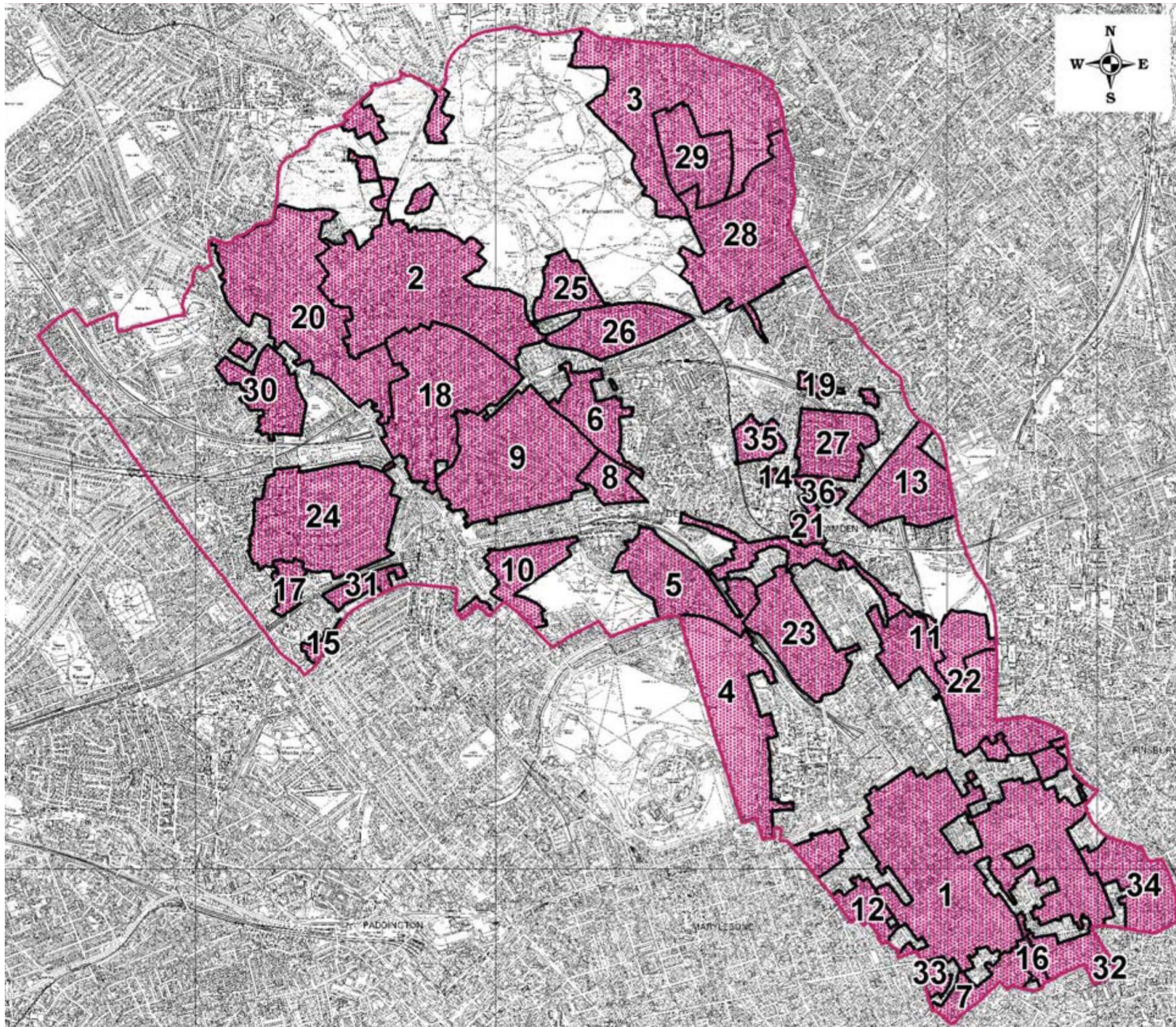


Figure 1
Map of Camden with all Conservation Areas marked. Hampstead Conservation Area is marked with no.2.



Figure 2
Outline of Hampstead Conservation Area. No.5 is Frognal Sub Area 5.

- Listed buildings
- Buildings which make a positive contribution

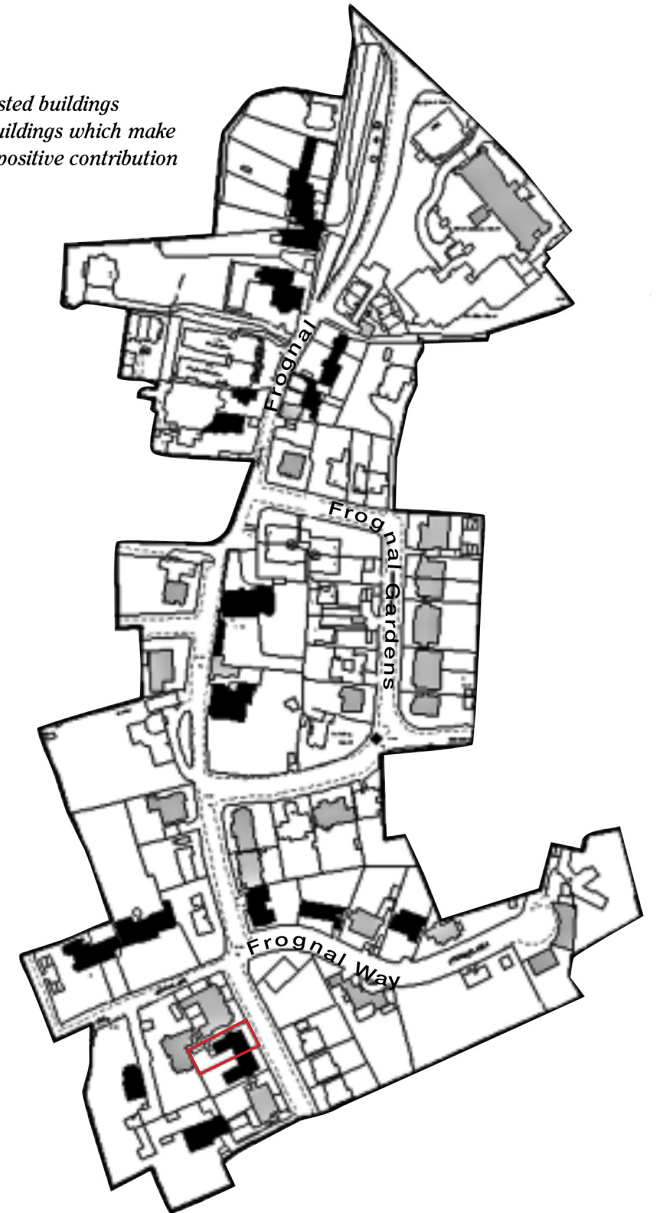


Figure 3
Map of Frognal Sub Area 5 with 51 Frognal marked in red.



Figure 4
Map of Hampstead area from 1866 with future outline of nos.49-51 Froggnal highlighted in red.



Figure 5
Map of Hampstead area from 1892-1914 with nos.49-51 Frognal highlighted in red.



Figure 6
Map of Hampstead area from 1948-1973 with nos.49-51 Frognal highlighted in red.

3.0 History of no. 51 Frognal

The architect of the building is Sir Bloomfield (1856-1942) (Figure 7) whose fame came through construction of new country houses and the renovation and extension of existing ones on the most generous scale. Notable among these works are the alteration of Apethorpe Palace, Northamptonshire (1906-09); Chequers, Buckinghamshire (mostly 1909-12), Heathfield Park, Sussex (1896-1910) and Brocklesby Park, Lincolnshire (1898-1910). The completely new buildings included Wittington House at Medmenham, Buckinghamshire; Caythorpe Court, Lincolnshire; Moundsmere Manor, Hampshire; or Wretham Hall, Norfolk. Much of this work was inspired by English and French Renaissance styles. Blomfield's fairly numerous university and commercial buildings also included a number of prestigious commissions, including the college buildings for Lady Margaret Hall, Oxford and the United Universities Club in London. He played a major part in the completion of the Quadrant on Regent Street, London when Richard Norman Shaw withdrew from the project. The First World War put an end to the type of building projects on which he had been engaged, and after it ended in 1919 his practice never returned to its former size (source: The Old Shireburnian Society).

In 1886 Sir Reginald Blomfield built no. 51 Frognal for himself and the adjoining no. 49, for Thomas Cobden-Sanderson (William Morris' typographer 1840-1922), south of the junction with Frognal Lane.

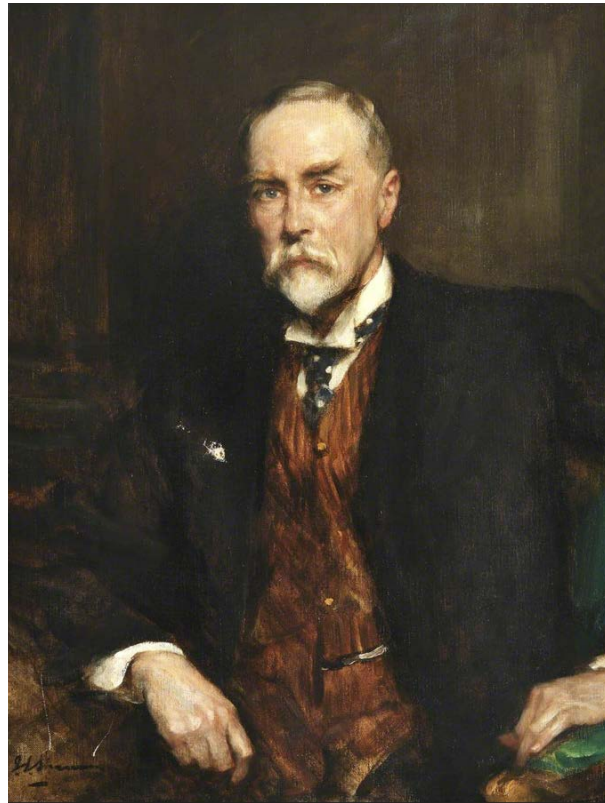


Figure 7
Portrait of Sir Reginald Blomfield by James Jebusa Shannon.

Since then, no.51 changed ownership multiple times yet its exterior has changed little. The front facade is a dominating feature of the elegantly crafted and perfectly symmetrical design. The rear, much less imposing has been subject to some alterations. Unfortunately, the interior of the property has been extensively altered over time and in the process lost much of its original character. The main factor was the conversion of no.51 from a single-family dwelling into three self-contained flats with a garage serving the ground floor flat in the late 1950s (there are no online records available for these alterations on Camden's Planning and Listed Building Consent website except Heritage Design & Access Statement for application 2011/4634/P).

The changes included:

- separating the main staircase in the entrance hall to provide a secure access to newly created flats,
- replacing several of the side and rear windows,
- creating a projecting bay in front elevation to accommodate a garage,

Borough of Camden holds online records of subsequent planning applications which include:

- 28240 - Change of use of the upper maisonette into two self-contained dwelling units, including works of conversion and the erection of an external escape ladder between first and second floors.

Decision: Conditional Permission (20/03/1979).

The application 28240 resulted in 51 Frognal being

divided into 4 self-contained flats.

- HB2165 - Conversion of upper maisonette into two self-contained dwelling units.

Decision: LBC Granted (20/03/1979).

- 8803772 - Change of use of and alterations and extensions to existing out buildings to form a residential studio flat at the rear as shown on drawing no. 004A.

Decision: Refusal (29/03/1988).

- 8870549 - Alterations in connection with the change of use of and extensions and alterations to existing outbuildings to form a residential studio flat at the rear.

Decision: Deferred Indefinitely (03/05/1988).

- 8870607 - Alterations to an existing outbuilding in connection with change of use to form a residential extension to the existing maisonette on the first and second floors of the rear part of the main building as shown on drawing no. FRG/004B.

Decision: LBC Granted (08/08/1988).

- 8804291 - Change of use and alterations and extensions to the outbuilding in the rear garden to form a residential extension comprising bedroom bathroom and lobby to the existing two-bedroom maisonette on the first and second floor (rear part) of the main building as shown drawing no. 004/B and 1 unnumbered sketch.

Decision: Granted upon appeal (04/05/1990)

- 2008/5628/P - Erection of a glazed extension at rear ground floor level to the existing flat and excavation into existing basement level.

Decision: Granted (30/01/2009).

- 2008/5735/L - Erection of a glazed extension at rear ground floor level to the existing flat and excavation into existing basement level.

Decision: LBC Granted (30/01/2009).

- 2011/4489/L - Erection of a glazed extension at rear ground floor level to the existing flat and excavation of a basement (as an amendment to listed building consent granted 23/03/09 (2008/5735/P) (Retrospective).

Decision: Withdrawn (27/10/2011).

- 2011/4634/P - Amendments to planning permission granted 23/03/09 (2008/5628/P) for erection of a glazed extension at rear ground floor level to the existing flat and excavation into existing basement level, namely enlargement of basement, increase in height of rear extension and internal reconfiguration. (Retrospective)

Decision: Withdrawn (27/10/2011).

- 2012/3239/L - Internal alterations to include the installation of a partition wall with glazed arched window and door within, and reinstatement of areas of wall and cornice to existing ground floor flat (Class C3).

Decision: Refused (05/07/2012).

- 2015/3535/NEW - Replacement of timber patio doors on raised ground floor rear elevation by PVC ones

Decision: Withdrawn.

Planning and Listed Building Consent Applications relating to Works to Trees in CA as well as internal alterations to other flats within no.51 Frognaal have been omitted from this Design, Access and Heritage Statement as deemed unrelated to the proposed works.

4.0 Proposed Works: Design & Access

4.1 Proposed Works

No. 51 Frognal is a 1886 house of red brick walls with slated roofs and hipped dormers, designed by Sir Reginald Blomfield. It has 2 storeys, attics and semi-basements. The building was Listed in 1974 (List entry number: 1113058). The interiors were not inspected for the listing. They have been greatly altered over the years and hold little heritage significance. The building itself is not a notable piece of work of the architect and the reason for its Listing is unknown.

The proposal includes:

1. The repair of the existing 2no. sliding sash and 1no. 4-partite casement timber windows and replacing the existing single-glazing with **Histoglass Mono RT+ single-glazing units**. The existing windows are in poor state and cannot open and as such, in order to make a positive contribution to the house and the setting of the building they need to be repaired and upgraded. **The proposed Histoglass Mono RT+ single-glazing units** would provide an additional insulation and increase the comfort of living for the owner/occupier of the Flat 3 who intends to stay in the property long-term. **The proposed single-glazing units have the same thickness as the existing single-glazed units and will not have an impact on the existing window frames.** The proposed changes are respectful to the Main House as well as the Conservation Area (see Figure 9).



Figure 8
Artist's impression of the proposed internal staircase.

A relevant precedent of this type of work on a Listed Building of a similar period is at 9 View Road in Highgate Conservation Area in Haringey. The building is a Grade II Listed, Arts & Crafts villa designed by Michael Bunney. The Planning Application and Listed Building Consent (HGY/2011/1082) for work that included glazing replacement of the existing single-glazed units for slim double-glazed units **by Histoglass** as per the drawing included was granted permission on 04/08/2011 (Appendix II).

2. Replacement of the existing damaged and leaking flat roof to the garden studio outbuilding with a new green roof. The current roof needs to be replaced immediately due to a severe water damage it caused to the interior of the building. The internal damages are proposed to be repaired including plaster and skirting replacement where necessary (see Figures 14 & 15).

3. Replacement of the existing steel spiral staircase with a new furniture-like staircase incorporating desk space and low storage (see Figure 8).

4. Internal layout changes to the top floor and the insulation of the loft space above.

5. New electrical installations throughout the flat.

6. Installation of the thin internal insulation to the rear garden facing gable wall **on the second floor only.**

The above-listed changes 3-6 will be limited to the interior of the Flat 3 only and involve replacement of the non-original features that were added to the property over the years.

Design, Access & Heritage Statement Flat 3, 51 Frognal, NW3 6YA

None of the proposed changes will be visible from the public path as they are situated at the rear of the property and face the private garden.

4.2 Appearance

All external materials for this project were carefully chosen to complement the original building through their tonality and longevity. The appearance of the new windows will be similar, if not identical to the existing windows. All materials were selected to enhance the Listed Building while also being sustainable to reduce the carbon footprint of the project.

The green roof has been chosen for the Garden Studio for its ability to diffuse impact of heavy rainfalls, as well as to contribute positively to the local fauna and flora and enhance the look of the Conservation Area for the imminent neighbours.

4.3 Amount and Use

The area of the Flat 3 is 70m² over two floors with an additional 26m² for the garden studio outbuilding and will remain unchanged. The property will remain in full "C3" residential use.

4.4 Access

The access to the main building as well as flat no. 3 will remain unchanged.

4.5 Scale

The proposal is keeping with the existing scale of the host building and is not inclusive of any extensions.

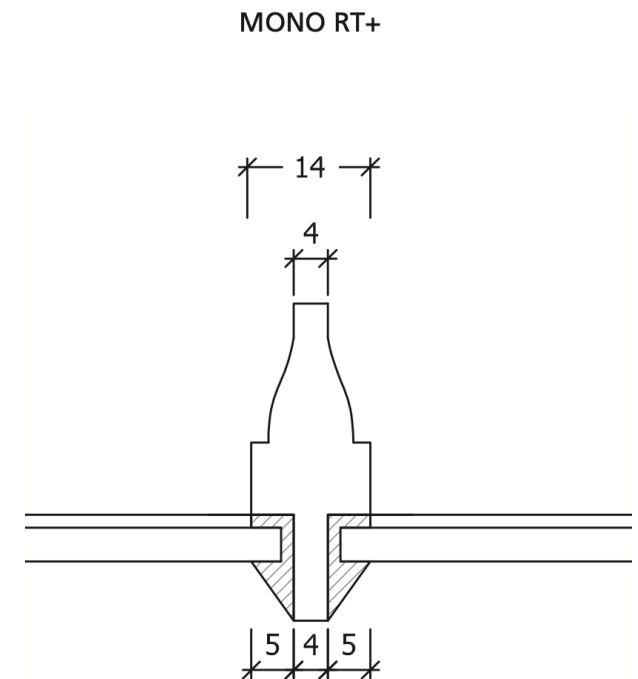


Figure 9
Diagram showing the principle of proposed glazing.

Key:

TOF	top of fence
TOW	top of wall
IC	inspection cover
cl	cover level
il	invert level
url	unable to lift
bdg ht	building height
sv	stop valve
dp	depth
tt	telecom
catv	cable television
conc	concrete
rl	roof light
cbld	cupboard
fp	fireplace
RIDGE	ridge level
GUTTER	gutter level
sip	soil and vent pipe
rwp	rain water pipe
fb	floorboard direction
DH 1990	door height
BH 2000	beam height
AH 2500	arch head
SPR 1800	spring point
FS 0780	floor to sill
SH 1850	sill to head
U/S 1950	underside
SC 2100	sloping ceiling
SR 2520	room height
←	overhead slope
→	radiator
A	section marker
—	demolished fabric
-/-	reclaimed fabric
—	proposed fabric

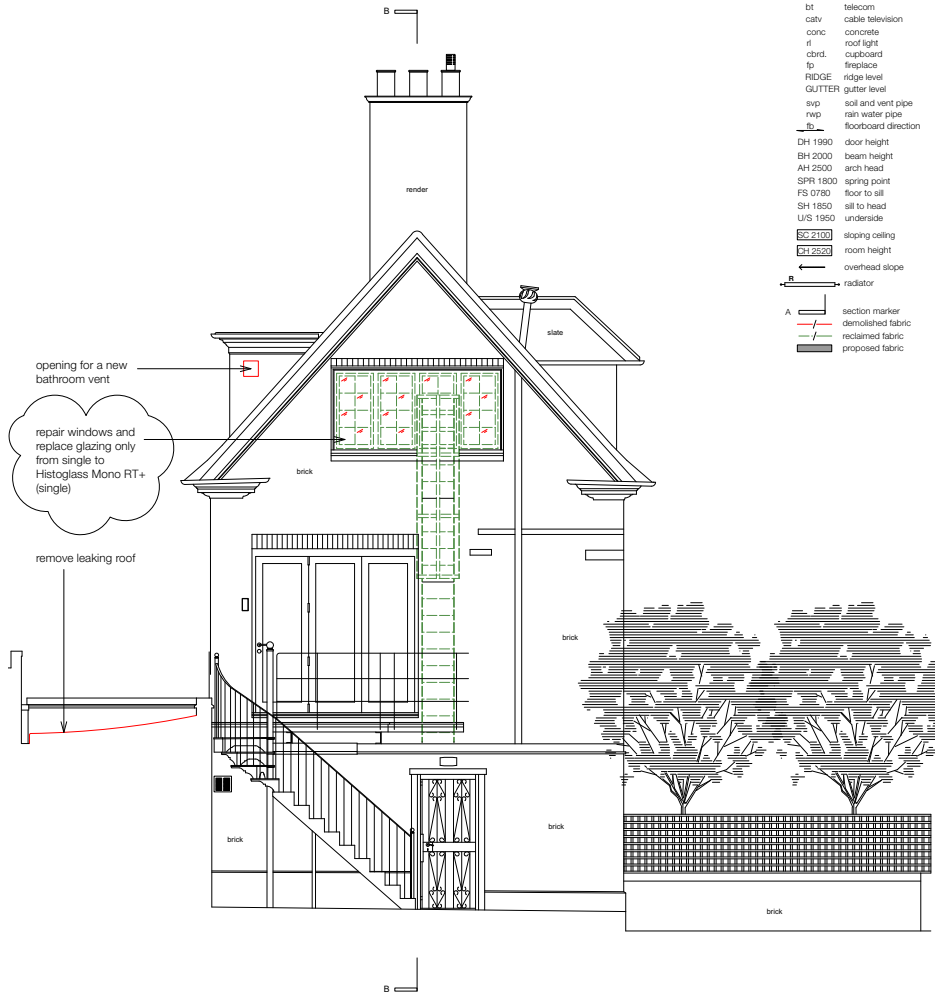


Figure 10 Existing rear elevation and section through roof of outbuilding with demo & reclaimed marked.

Key:

TOF	top of fence
TOW	top of wall
IC	inspection cover
cl	cover level
il	invert level
url	unable to lift
bdg ht	building height
sv	stop valve
dp	depth
tt	telecom
catv	cable television
conc	concrete
rl	roof light
cbld	cupboard
fp	fireplace
RIDGE	ridge level
GUTTER	gutter level
sip	soil and vent pipe
rwp	rain water pipe
fb	floorboard direction
DH 1990	door height
BH 2000	beam height
AH 2500	arch head
SPR 1800	spring point
FS 0780	floor to sill
SH 1850	sill to head
U/S 1950	underside
SC 2100	sloping ceiling
SR 2520	room height
←	overhead slope
→	radiator
A	section marker
—	demolished fabric
-/-	reclaimed fabric
—	proposed fabric

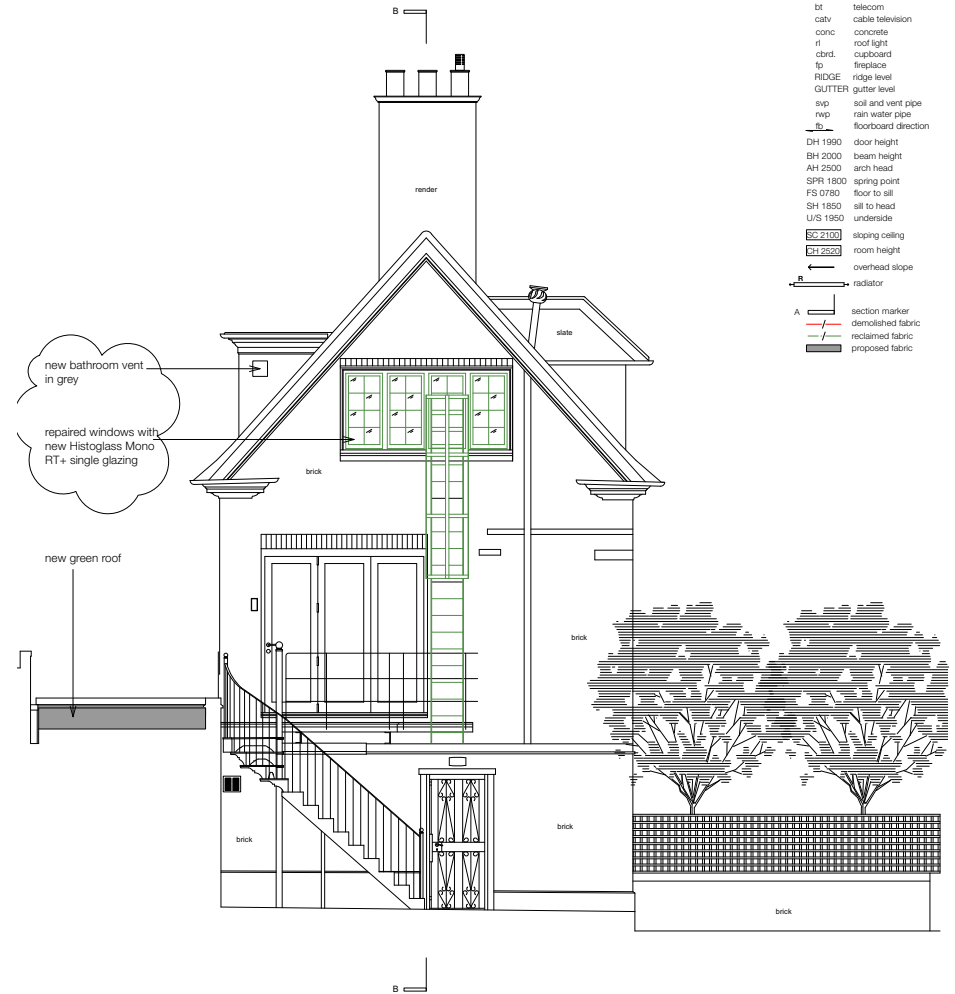


Figure 11 Proposed rear elevation and section through roof of outbuilding.

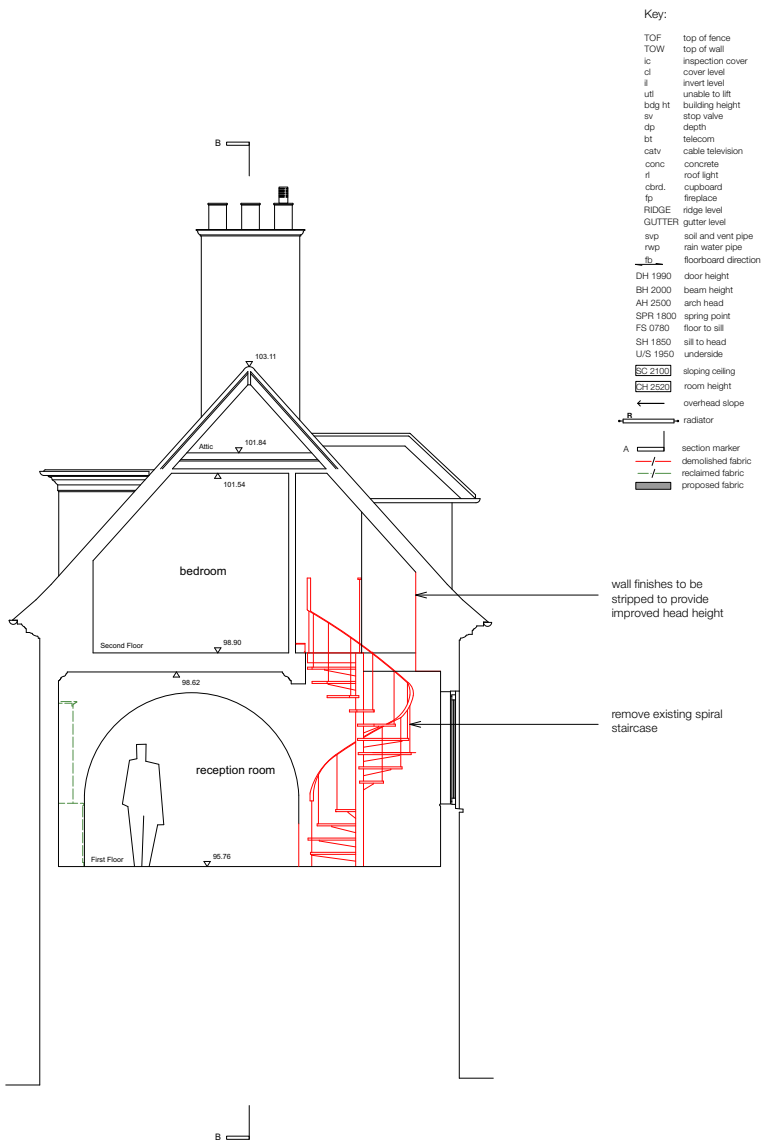


Figure 12
Existing section with demo marked.

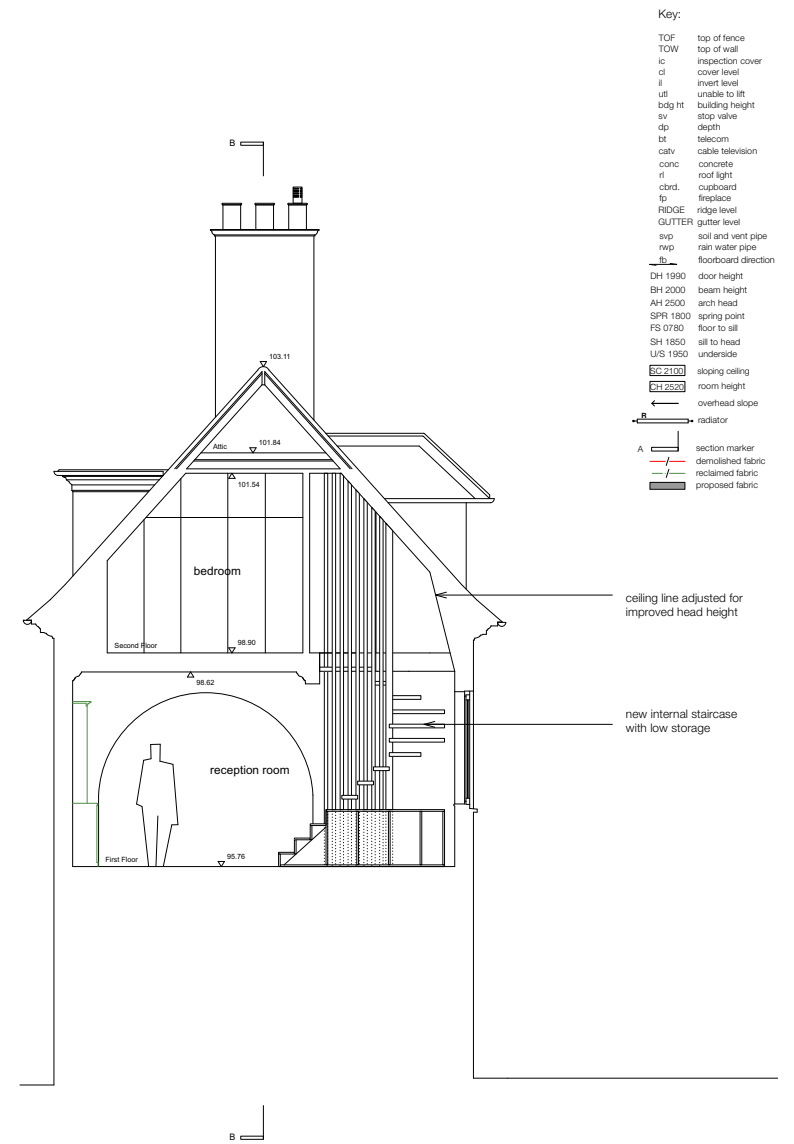


Figure 13
Proposed section.



Figure 14
Photograph showing internal damage in the garden studio outbuilding caused by the leaking roof.



Figure 15
Photograph showing internal damage in the garden studio outbuilding caused by the leaking roof.



Figure 16
Photograph of the existing rear elevation 4-partite window as seen from inside.



Figure 17
Photograph of the existing side (South-East) elevation sliding sash window as seen from inside.

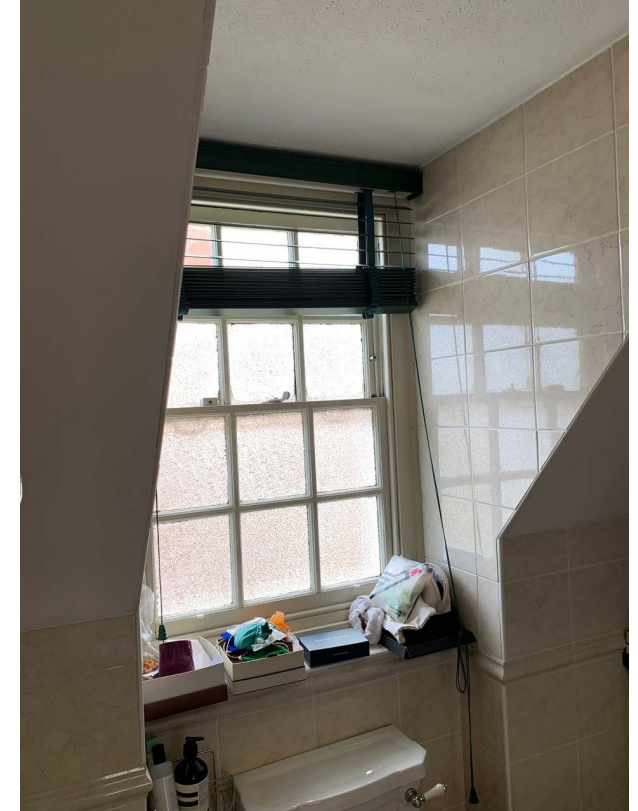


Figure 18
Photograph of the existing side (North-West) elevation sliding sash window as seen from inside.

5.0 Assessment of Significance

As recommended by NPPF, proposals for the alteration or redevelopment of Listed Buildings or buildings within a Conservation Area should be considered and be based on an understanding of the site's significance.

Paragraph 200 of NPPF states that "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."

Significance is defined by English Heritage as "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance".

This section provides an assessment of the significance of no. 51 Frognal in order to identify, and to promote the protection and enhancement of significant and character defining features in the building through the implementation of future proposals for redevelopment and/or alterations to the property.

Significance is determined on the basis of statutory designation and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents:

- Principles of Selection for Listing Buildings (2018),
- Conservation principles, policies & guidance for the sustainable management of the historic environment (2008).

The first document states that the special interest of a building is determined based on its architectural and historic Interest, assessed through the principles of:

- age and rarity,
- aesthetic merits,
- selectivity,
- national interest
- state of repair.

English Heritage suggests that the aspects that reflect worth are the following values that people associate to a place:

- aesthetic value,
- communal value,
- evidential value,
- historical value.

NPPF suggests that the significance of a place can be assessed by identifying its:

- aesthetic value,
- evidential value,
- historic value,
- communal value.

5.1 The Significance of 51 Frognal

5.1.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the "Principles of Selection for Listing Buildings" (2018), provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. English Heritage's criteria outlined in "Conservation Principles, Policies and Guidance", which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

5.1.2 Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles paragraph 35).

"Physical remains of past human activity are the primary source of evidence about the substance and

evolution of places, and of the people and cultures that made them. These remains are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. Their evidential value is proportionate to their potential to contribute to people's understanding of the past." (Conservation Principles, paragraph 36).

Evidence shows that no.51 Frognal went through several periods of major alterations starting as early as 1950s. The changes were mainly associated with conversion of the property from single-family dwelling into 4 self-contained flats. During the works, the original hierarchy of the internal space was disturbed and irrevocably lost. The external form of the building has also been a subject to some adjustments however, to a lesser extent. The main changes included the addition of a garage to the front elevation and erection of the garden studio outbuilding to the rear. The front elevation however hold the most evidential significance because it remains largely unchanged.

5.1.3 Historical Value

"Historical value derives from 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." (Conservation Principle, paragraph 39).

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement



Figure 19
Photograph of No.51 frognal from1968.



Figure 20
Modern photograph of No.51 Frognal.

as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.” (Conservation Principles, paragraph 44).

The historical value of no.51 Frognal can still be read in the way the building displays characteristic attributes and design features of the time it was built however, that only applies to its exteriors and in particular to the front elevation. As a result of the internal division into 4 self-contained flats, the internal layout of the property has been greatly altered, especially the upper floors. The house no longer embodies the way in which people lived at the time and in the context of the period it was built. Thus the combination of how the home is currently used, and the fact that it has undergone major changes since it was originally built doesn't confer a high level of historical value to the property.

5.1.4 Aesthetic Value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.” (Conservation Principles, paragraph 46).

“Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over

time. Many places combine these two aspects – for example, where the qualities of an already attractive landscape have been reinforced by artifice – while others may inspire awe or fear. Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.” (Conservation Principles, paragraph 47).

“Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.” (Conservation Principles, paragraph 48).

As the great majority of the building's front elevation remains as originally designed and of its original materials (brick, painted timber, slate, lead etc.) the building retains a high level of aesthetic value. It makes a positive contribution to the streetscape of Frognal as it is one of the original late 19th century homes built by a renown architect. However, the rear and side elevations have been altered over the years and include modern extension and a garden studio decreasing their aesthetic value.

Internally, not much of the original layout and details remain as the property has been converted into 4no. self-contained flats. Flat 3 has very limited aesthetic value beyond the arched opening between the two first floor spaces, while its second floor, located in the attic has no special features.

There is nothing particularly unique or rare about the property bar for the surviving, reasonably untouched front elevation of the building. As an example of a dwelling house of its time, it possesses some degree of aesthetic merit.

5.1.5 Communal Value

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.” (Conservation Principles, paragraph 54).

No.51 Frognal holds little communal value apart from its value to the street-scape, being a good example of an architect-designed domestic building from late 19th Century.

6.0 Impact Assessment

6.1 Introduction

The assessment aims to appraise the impact of the proposals on the special interest of the heritage assets within site: the Grade II listed no.51 Frognal.

The impact has been assessed against the significance of the historic fabric of the building as per Section 5 above.

6.2 Impact Assessment Criteria

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the house and its subsequent impact on the conservation area, established criteria have been employed.

- “negligible” – impacts considered to cause no material change;
- “minor” - impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- “moderate” - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- “substantial” - impacts considered to cause a fundamental change in the appreciation of the

resource.

The impact of proposals can also be neutral, beneficial or adverse.

6.3 Impact Assessment Summary

The intervention of the proposed works is not considered significant, therefore the proposed works is considered minor, of benefice and fair.

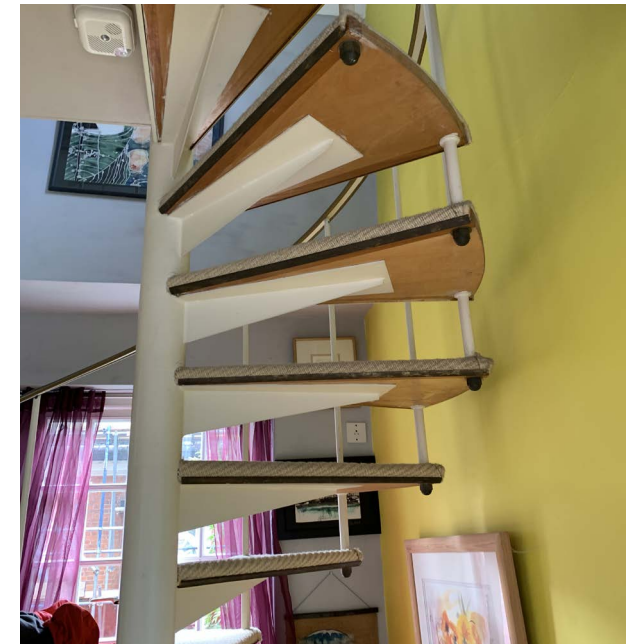


Figure 21
Photograph of the existing spiral staircase to be replaced.



Figure 22
Photograph of the existing spiral staircase to be replaced.

7.0 Statutory Framework

This section considers relevant objectives and policies contained in the Camden Local Plan (2017)

In this regard, it is acknowledged that the Borough of Camden has set down a number of objectives and policies, amongst which relevant to this application following are included:

D1 – Design

The Council will require that the proposal:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;

- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

Policy D2 – Heritage

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.
- e. requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

- f. resists 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.
- i. resists the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or 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.

All proposed changes of this proposal are focused on the areas of little to no heritage value.

The current windows could be considered as making a positive contribution to the building, hence the proposal only includes their repair and glass replacement. However, the windows currently can’t open and don’t fulfil their function to provide ventilation and alternative escape route. The proposed **Histoglass Mono RT+ single-glazing** will be matched with the existing frames.

The existing garden studio outbuilding is a modern addition to the Listed Building curtilage and was always intended to support the main house and has no contribution to the building's historical character and heritage. Thus by carrying out its roof replacement, the overall effect will enhance the building as a whole and significantly contribute to its sustainability.

The remaining works, including:

- the replacement of the existing steel spiral staircase
- the internal layout changes to the top floor dating from 1970s
- the addition of the insulation to the loft space and to the interior of the rear garden facing gable wall **on the second floor only**
- the new electrical installations throughout
- the new radiators

involve only the replacement of the non-original features.

The benefits accrued from the proposal of these minor works would outweigh the detrimental impact of any of the proposed alterations.

8.0 NPPF Considerations

The National Planning Policy Framework sets out the Government's planning policies for England and outlines how these should be applied.

This section discusses the impact of the proposals according to the NPPF.

Paragraph 131 - "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 135 - "Planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)".

Paragraph 205 – "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more

important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Paragraph 206 - "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed 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".

It is considered that the proposed alterations to the heritage asset would not cause damage or loss to its significance. The proposed development consists of only minor alterations to the main listed building and assume demolition of later additions that have a very limited heritage significance. The proposal will ensure the optimum viable use of the building, making it more sustainable for the owner who intends to stay in the property long term. Hence the benefits and enhancements associated with the building's preservation will outweigh the loss of the fabric.

Therefore, it is argued that the proposals will not cause significant loss or damage to the fabric of the building.

Paragraph 208 – “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”.

The level of proposed intervention is minor and preserves the character-defining elements of the exterior fabric, retaining the style of the building. Repair of the existing window frames and replacement of the glazing would not detrimentally affect the character of the Listed Building and is considered necessary for safety reason as the existing units cannot be open. Additionally, the replacing of the roof on the garden studio outbuilding would enhance the building in terms of sustainability and preserve the natural habitat. The internal changes do not involve changes to the original features and only focus on the modern additions to the property. The impact of the proposals will cause “less than substantial harm” to the heritage asset.

The overall impact and significance of effects of the proposed development on the historic environment has been assessed as “minor beneficial”. In summary, the public benefit of this scheme is a retention of no.51 Frognal significant character-defining and architectural features and its standing as an important heritage asset in the area.

8.0 Conclusion

The proposed alterations including:

1. The repair of the existing 2no. sliding sash and 1no. 4-partite casement, timber windows and replacing the existing single-glazing with **Histoglass Mono RT+ single-glazing units.**
2. The replacement of the existing leaking flat roof to the garden studio outbuilding with the new green roof.
3. The replacement of the existing steel spiral staircase with a new furniture-like staircase incorporating desk space and low storage,
4. The internal layout changes to the top floor and the insulation of the loft space above,
5. The installation of the thin internal insulation to the rear garden-facing gable wall **on the second floor only,**
6. The new electrical installations throughout and the new radiators

have been designed to cause “less than substantial harm” to the heritage assets. Furthermore, the proposed alterations should be considered acceptable.

The proposed alterations have been designed to the highest architectural standards and inspired by the original details of the property, and will be constructed to exacting conservation requirements. The works to the garden studio outbuilding are necessary in order

to prevent further damages to the building fabric. English Heritage “Conservation Principles” and the NPPF define conservation as “managing change”. Buildings, designated or undesignated, are dynamic environments that have been subject to change and in order to remain a sustainable, welcome and pleasing place they will continue to change.

The proposed scheme has been driven by the need to ensure a sustainable solution for the house in the Hampstead Conservation Area. Although the design may be proposing subtle alterations to the fabric, the main area impacted by the works revolves around the modern, later additions to the original Listed Building.

The proposal is considered to sustain and enhance the special historic and architectural interest of 51 Frognal by mindfully preserving those elements of significance that have been identified as contributing to that special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are also consistent with the spirit of local policies and national conservation principles, and therefore there should be a presumption for its approval.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1113058
Date first listed:	14-May-1974
List Entry Name:	49 AND 51, FROGNAL
Statutory Address 1:	49 AND 51, FROGNAL

Location

Statutory Address: 49 AND 51, FROGNAL

The building or site itself may lie within the boundary of more than one authority.

County:	Greater London Authority
District:	Camden (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 26094 85473

Details

CAMDEN

TQ2685SW FROGNAL 798-1/37/521 (West side) 14/05/74 Nos.49 AND 51

II

Pair of semi-detached houses. 1886. By Sir Reginald Blomfield; No.51 for himself, No.49 for TJ Cobden-Sanderson, Arts and Crafts bookbinder. No.51 altered. Red brick. Slated roofs with hipped dormers, projecting eaves with central bracket, tall slab chimney-stacks and gables to outer bays. 2 storeys, attics and semi-basements. 3 windows each plus 1 window recessed entrance bays. Doorways with bracketed hoods and panelled part-glazed doors approached by steps. Gauged red flat brick arches to recessed sashes, outer bays tripartite with the attics having blind lunettes over central windows, ground floor inner bays tripartite with cornices. 1st floor sashes have louvred shutters. No.51 has late C20 basement garage and tripartite bay window to ground floor. Gables with moulded timber soffits returning inwards for a short length at bases to appear as broken pediments. INTERIORS: not inspected.

Listing NGR: TQ2609085480

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 477408

Legacy System: LBS

APPENDIX II - Precedent HGY/2011/1082

Ms Sanya Polescuk
Sanya Polescuk Architects
8a Baynes Mews
London
NW3 5BH

On behalf of
Mr & Mrs Paul & Sophia Davison
11 Dresden Road
London
N9 3BE

Planning Application Reference No. **HGY/2011/1082**

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
NOTICE OF LISTED BUILDING CONSENT

Location: **9 View Road N6**

Proposal: **Listed building consent for internal refurbishment to ground and first floor including new bathroom at first floor level, relocation of kitchen, refurbishment of first floor bathroom and moving utility room to existing garage. External works to remove existing street facing door and restore to original brickwork facade and removal of side facing scullery window and make good with brickwork to match existing**

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby **GRANTS CONSENT** for the above development in accordance with the application received on 09/06/2011 and drawing number/s Applicant's drawing No.s A000-II P1, A010-II P5, A011-II P4, A012-II P4, A020-II P4, A021-II P2, A022-II P4, A030-II P2, A099-II P1, A100-II P5, A110-II P5, A120-II P5, A200-II P3, A210-II P1, A220-II P3, A230-II P2, A300-II P1, A650-II P1 and A651-II P1, A700-II P1, A023_Pii, P001_P1, P002_P1, P003_P1 & P004_P1

SEE SCHEDULE OF CONDITIONS ATTACHED

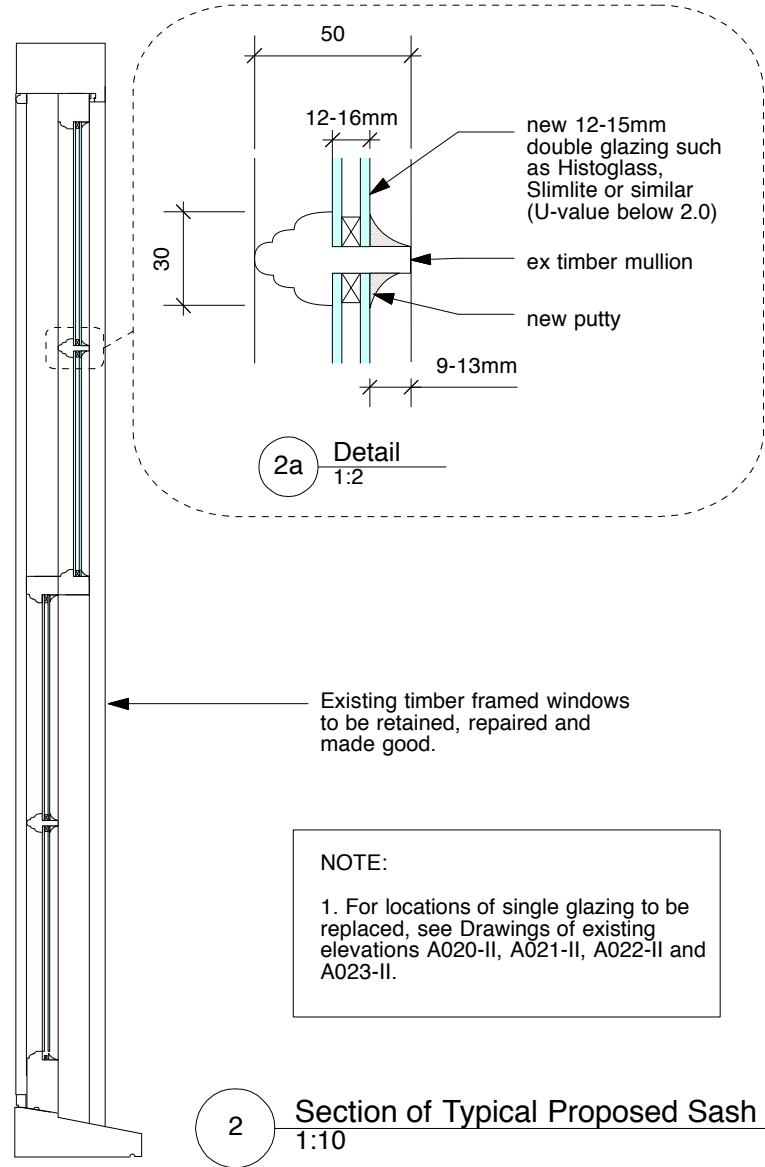
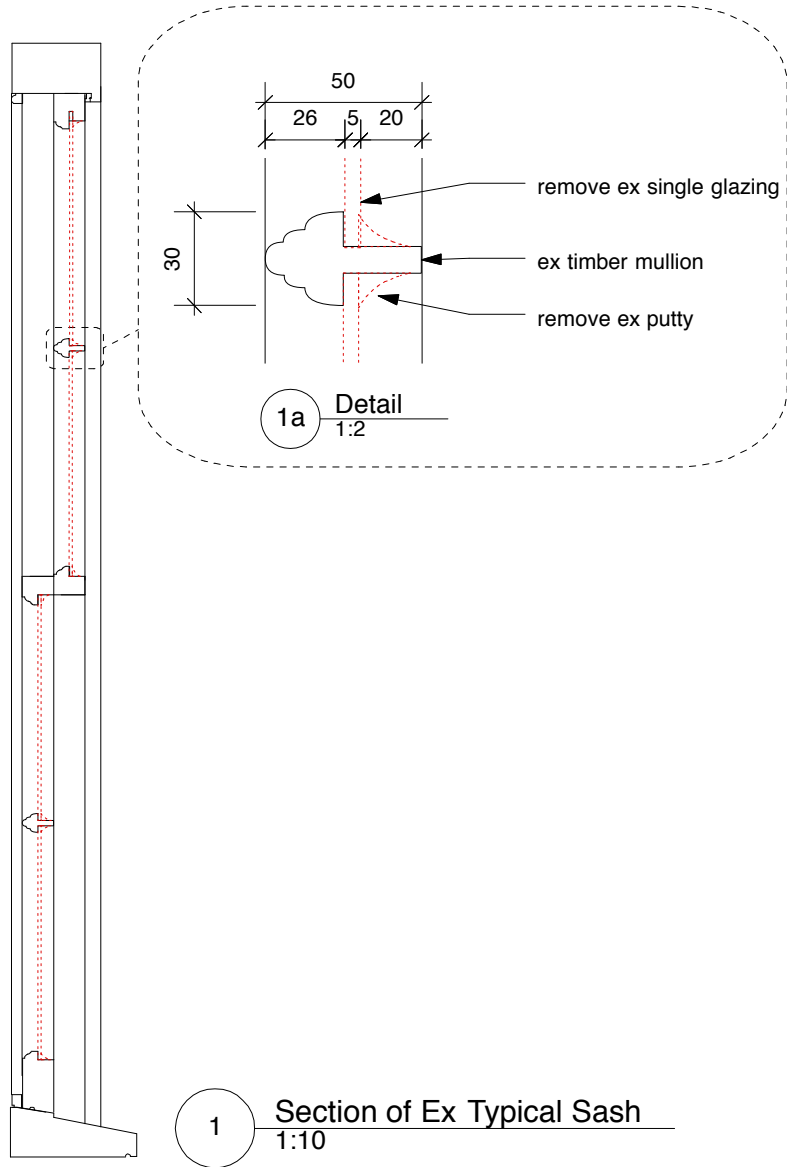
04/08/2011

Paul Smith
Head of Development Management
Planning, Regeneration & Economy

- NOTES:
1. Attention is particularly drawn to the schedule AP1 attached to this notice, which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any Byelaws or any enactment other than the Town and Country Planning Act 1990.

Director of Place & Sustainability **Lyn Garner**

APPENDIX II - Precedent HGY/2011/1082



TITLE: PROJECT:	Typical Sash Window Section Details		NO:	REV:	P1
	9 View Road - London N6 4DJ		A700-II	A700-II	
	SCALE:	PAPER:	DATE:	DATE:	
	1:10 & 1:2	A4	07 JULY 2011	07 JULY 2011	
SANYA POLESCUK ARCHITECTS 8A BAYNES MEWS LONDON NW6 5BH T:0207 4318580 F:0207 435 8341 e-mail:enquiries@polescukarchitects.com					