

11 Cannon Lane
London NW3 1EL

Heritage Statement

March 2025

Consultancy for the
Historic Built Environment

KMHHeritage

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1 Introduction

- 1.1 This report has been prepared to support a Listed Building Consent application for proposals affecting No. 11 Cannon Lane, London NW3 1EL.

The proposal

- 1.1 Listed Building Consent is sought for:
“Repairs to the Grade II listed boundary wall and the reinstatement of an existing timber outbuilding roof supported by the listed wall”.

Purpose

- 1.2 The purpose of the report is to assess the proposed works against national and local policies relating to the historic built environment.
- 1.3 This report should be read in conjunction with the accompanying materials submitted with the application.

Organisation

- 1.4 This introduction is followed by a description and analysis of the site in Section 2. Section 3 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline is provided in Section 4 of the proposed scheme and its effects. Section 5 assesses the proposals against that policy and guidance. Section 6 is a summary and conclusion.

Author

- 1.5 The author of this report is Anne Roache MA MSc. Anne is a conservation professional who began her career at Jones Lang LaSalle and went on to gain broad experience working for leading commercial organizations in the fields of property, planning and law. She specialises in the architectural and social history of London.

2 The site and its context

- 2.1 The site, No. 11 Cannon Lane is a single storey dwelling built c.1980 which sits on a plot behind an historic, Grade II listed brick boundary wall, which is part of the property and which is the subject of the application.
- 2.2 The 4-5 m high brick wall encompasses sections of two separately listed structures: the Old Parish Lock Up on Cannon Lane and part of the original boundary wall of Cannon House.
- 2.3 The site is located on the corner of Cannon Lane and Well Road, in the Hampstead Conservation Area of the London Borough of Camden (fig. 1).



Figure 1: Aerial view of site (indicated by a red pin)

The history of the site

- 2.4 The site was originally within the demesne of Cannon Hall (GII*), an early 18th century mansion (14 Cannon Lane), but the garden plot was sold off during the second half of the 20th century and the present dwelling built upon it around 1980.

- 2.5 Cannon Hall, and Cannon Lane take their names from a series of 18th and 19th century cast iron naval cannon that serve as bollards along the west side of the lane.
- 2.6 Part of the former stable block of Cannon Hall once served as a magistrates' court and to support this function, a small Parish lock-up was built into the Hall's boundary wall. The lock-up, thought to have been built c.1730 and was in use until 1832, gave the lane its alternative, local, name of 'Jailhouse Passage'.
- 2.7 No. 11 Cannon Lane, completed c.1980, is a single storey construction that follows the contour of the land from north to south giving it the appearance of being split over several levels when viewed from the outside. In 1978 planning permission was granted for 'Formation of a new door and frame in existing "jailhouse" entrance in Cannon Lane'.¹ A modern plaque recounting the lock-up's history is installed on the wall beside the door to the house.
- 2.8 At 4-5m high, the boundary wall largely screens the house from public view so that only the upper parts of its brick elevation and windows and some of its roof can be seen from the street; primarily when looking from the junction with Well Lane (fig. 2).



Figure 2: No. 11 Cannon Lane as seen from Well Lane

¹ LB Camden Planning Ref: HB2561

Setting

- 2.9 The surrounding area is overwhelmingly residential in nature. High boundary walls are a local feature, hiding most of the properties to the west of Cannon Lane from public view. The narrow streets are quiet, largely hosting local traffic only.
- 2.10 The area falls under the influence of the nearby Hampsted Heath and is verdant in nature, this along with narrow lanes and high garden walls, gives the impression of quiet seclusion.
- 2.11 Houses in the immediate vicinity are large, detached or semi-detached on generous plots. In Cannon Lane, there are several modern homes including No. 5 Cannon Lane which was constructed in 2010. Well Lane is home to a number of large, red brick, late-Victorian semi-detached houses.
- 2.12 Immediately to the north of the Site, Cannon Hall (GII*) is set behind its listed GII boundary wall within a large garden and benefits from the 'quiet' and relatively traditional nature of its surroundings which enhances its setting.

The heritage context of the site

Introduction

- 2.13 The heritage context of the site has been established through a search of the Greater London Historic Environment Record, the National Heritage List for England and online resources provided by LB Camden.

Conservation Area

- 2.14 The Hampstead Conservation Area was designated on 29 January 1968 and has been extended a number of times since. The Hampstead Conservation Area Statement (undated) identifies the site as being within Sub Area Two: Christ Church/Well Walk.
- 2.15 The Statement describes that 'Cannon Lane winds down the hill to Well Road between Squire's Mount and Cannon Hall' and notes that modern houses have been built in the garden behind the 'mellow brick wall that encloses the old garden of Cannon Hall'.
- 2.16 This area of Hampstead is renowned for one-off architecturally unique houses, and modern examples within the immediate vicinity are located at 5 and 11 Cannon Lane, and 14, 15 and 21 Well Road. Although the Conservation Area Statement does not ascribe to these any level of contribution, they may sensibly be regarded as making a neutral-to-positive contribution.

Listed Buildings



Key

- | | |
|--|---|
| 1. Old Parish Lock Up (GII) | 4. No.12 Cannon Lodge (GII*) |
| 2. Cannon Hall (GII*) | 5. Providence Corner and Cannon Cottage (GII) |
| 3. Cannon Place: Garden Walls, Gates And Bollards To Cannon Hall (GII) | 6. 26 Christchurch Hill (GII) |

Figure 2: Listed buildings within c.250m of the Site (No. 1)

- 2.17 The site – comprising the boundary wall of No. 11 Cannon Lane - encompasses sections of two Grade II listed buildings: the Old Parish Lock Up on Cannon Lane and the boundary wall of Cannon House.

Old Parish Lock Up

List entry no.: 1272513 / Date listed: 11 August 1950

Description: Parish lock-up, now forming the entrance passage to a later house. c.1730, built into garden wall of No. 14, Cannon Place (qv). Brown brick wall with plinth base and circular tie plates. Single storey 2 windows. Segmental arched doorway with brick dentil cornice and original ledged and braced door with wrought-iron hinges. Doorway flanked

on either side by small, heavily barred, lunettes. Interior: vaulted brick single cell.

2.18 And

Garden Walls, Gates and Bollards to Cannon Hall

List Entry Number: 1244095 / Date first listed: 14-May-1974

Garden walls, gates and bollards. Garden walls: C18, partly rebuilt 1990 following storm damage. Brown brick with shallow buttresses and brick coping. Main (north) entrance: rebuilt late C20.

2.19 There are a further 4 listed buildings within c.250m of the site (fig. 2).

The heritage significance of the site

Assessing heritage significance: concepts and terminology

2.20 The Old Parish Lock Up, the Garden Wall and the Hampstead Conservation Area are all 'designated heritage assets', as defined by the National Planning Policy Framework (NPPF).

2.21 'Significance' is defined in the NPPF as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. The English Heritage 'Planning for the Historic Environment Practice Guide' – as 'the sum of its architectural, historic, artistic or archaeological interest'.

2.22 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (English Heritage, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.

'Architectural interest', 'artistic interest' or 'aesthetic value'

2.23 'Architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

2.24 The brown brick Garden Wall and matching exterior expression of the Old Parish Lock Up, possess these values in the shape of their form and materiality, illustrating the craftsmanship of the

period in which they was built as well as in their surviving original materials and design.

2.25 The wall is composed of traditional masonry, and while the core structure remains sound, it is showing signs of age and weathering and there are several areas where the mortar joints have deteriorated and bricks have laminated or cracked.

2.26 Since its original construction in the early 18th century, the wall has been subject to interventions, including insertion of garden doors (subsequent to the garden being divided into separate building plots) as well as many campaigns of repair including the insertion of circular pattress plates, repointing and the rebuilding of entire sections after storm damage in 1990.

'Historic interest' or 'Historical', 'Evidential' or 'Communal' value

2.27 The List description notes the high historic interest of the Old Parish Lock-up, where prisoners were held prior to appearing before magistrates at No. 14 Cannon Place. The Lock Up was in use until 1832 and is one of the few examples left in London.

2.28 The Garden Wall holds historical interest and evidential value as delineating the boundary of the original demise of the 18th century Cannon Hall.

2.29 In terms of Historic England's 'Conservation Principles' this building provides us with 'evidence about past human activity' and by means of its fabric, design and appearance communicates information about its past.

Setting

2.30 The architectural and historical significance of the Garden Wall and Old Parish Lock Up contribute, in a significant way, to character and appearance of the Hampstead Conservation Area.

2.31 The structures offers significant support and meaning to the setting of the GII* listed Cannon Hall of which they were once a part.

2.32 Due to its subtle nature and minimal visibility from the surrounding area, the dwelling house at No. 11 Cannon Lane makes a neutral contribution to the setting of the Old Parish Lock Up and Garden Wall as well as to the Hampstead Conservation Area.

3 The Policy Context

Introduction

- 3.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act').
- 3.3 Section 16(2) says that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 3.4 Section 66(1) says that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 3.5 Section 72(1) requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The National Planning Policy Framework

- 3.6 The National Planning Policy Framework (NPPF) was first published in 2012 with the most recent update being published on 12 December 2024.²
- 3.7 Chapter 16 of the National Planning Policy Framework: 'Conserving and enhancing the historic environment' deals with Heritage Assets describing them as 'an irreplaceable resource'

² First published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. Ministry for Housing, Communities and Local Government (2024) National Planning Policy Framework. Online: www.gov.uk/guidance/national-planning-policy-framework

that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (paragraph 202).³

- 3.8 Paragraphs 203-206 discuss the responsibilities of the local authority towards plan making and the historic environment.

Proposals affecting heritage assets

- 3.9 Paragraph 207 brings the NPPF in line with statute and case law on listed buildings and conservation areas. It says 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.'

- 3.10 In terms of the local authority, paragraph 208 requires that they:

'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

- 3.11 Further: 'where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision' (paragraph 209).

- 3.12 Paragraph 210 says that 'In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

³ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

- 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.'

- 3.13 Paragraph 211 adds 'in considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal'.

Considering potential impacts

- 3.14 Paragraph 212 advises local planning authorities that '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.'
- 3.15 Paragraph 213 continues: '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.'

3.16 In terms of proposed development that will lead to substantial harm to (or total loss of significance of) a designated heritage asset, paragraph 214 states that 'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

⁴ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - (c) conservation by grant-funding or some form of 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.’
- 3.17 It continues ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’ (paragraph 215).
- 3.18 In considering the effect of an application on the significance of a non-designated heritage asset the local authority should employ a ‘balanced judgement’ in regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 216).
- 3.19 Paragraph 217 requires that ‘Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred’.
- 3.20 Where a heritage asset is to be lost, the developer will be required to ‘record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’ (paragraph 218).⁵
- 3.21 In terms of development within the setting of heritage assets, paragraph 219, advises that ‘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’.
- 3.22 It goes on however that ‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its

⁵ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage site as a whole' (paragraph 220).

- 3.23 Finally, paragraph 221 requires that the onus will be on local planning authorities to 'assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'.
- 3.24 The setting of a heritage asset is defined in the NPPF as:
- 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.⁶

Planning Practice Guidance

- 3.25 Planning Practice Guidance⁷ provides streamlined guidance for the National Planning Policy Framework and the planning system. The section entitled 'Conserving and Enhancing the Historic Environment' gives guidance on matters relating to protecting the historic environment under the following headings:
- Overview: historic environment;
 - Plan making: historic environment;
 - Decision-taking: historic environment ;
 - Designated heritage assets;
 - Non-designated heritage assets;
 - Heritage Consent Processes and;

⁶ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁷ Ministry of Housing, Communities & Local Government (2019). Revised National Planning Policy Framework. Online: www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

- Consultation and notification requirements for heritage related applications.

Historic England Planning Advice⁸

Good Practice Advice

- 3.26 Historic England publish guidance regarding the setting of heritage assets and how to assess the effect of change on that setting. This provides ‘information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the national Planning Practice Guide (PPG)’.
- 3.27 These notes are:
- GPA 1: The Historic Environment in Local Plans (2015);
 - GPA 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
 - GPA 3: The Setting of Heritage Assets (2nd ed., 2017);
 - GPA 4: Enabling development and heritage assets (2020).

GPA 3: The Setting of Heritage Assets

- 3.28 This provides guidance regarding the setting of heritage assets and how to assess the effect of change on that setting. The guidance echoes the definition of ‘setting’ in the NPPF as ‘the surroundings in which [the asset] is experienced’ and continues: ‘its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

Historic England Advice Notes

- 3.29 These advice notes covering various planning topics in more detail and at a more practical level. They have been prepared by Historic England following public consultation.
- 3.30 The documents most relevant to the proposal are:
- HEAN 1 - Conservation Areas;
 - HEAN 10 - Listed Buildings and Curtilage;

⁸ Historic England, *The Planning System*, Online: historicengland.org.uk/advice/planning/planning-system

- HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets;
- HEAN 16: Listed Building Consent.

Conservation Principles, Policies and Guidance for the sustainable management of the historic environment

- 3.31 This document⁹ has been referred to in Section 2 of this report. Its stated aim is primarily to help English Heritage – now Historic England - to ensure consistency of approach in carrying out their role as the Government’s statutory advisor on the historic environment in England.

Camden Local Plan

- 3.32 The London Borough of Camden adopted its Local Plan in July 2017. The Plan sets out the Council’s planning policies. The Hampstead Neighbourhood Plan 2018-2033 adopted in October 2018 also forms part of the Plan.¹⁰
- 3.33 Section 7 of the Local Plan deals with Design and Heritage saying that ‘the Council places great importance on preserving the historic environment’.
- 3.34 Policy D2 ‘Heritage’ deals with Camden’s heritage assets. The policy says that:
- ‘The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.’
- 3.35 In relation to designated heritage assets generally the policy says:
- ‘The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

⁹ English Heritage (2008) *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*. Online: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment>

¹⁰ The Council consulted on the draft new Local Plan from 17 January to 13 March 2024. An updated version of the Local Plan is slated for further consultation in Spring 2025.

- 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.'
- 3.36 The Council will 'not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm'.
- 3.37 In relation to Conservation Areas the policy says:
- '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.'
- 3.38 In relation to listed buildings the policy says:
- 'To preserve or enhance the borough's listed buildings, the Council will:
- i. resist the total or substantial demolition of a listed building;
 - j. resist proposals for a change of use 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.'

3.39 In relation to other heritage assets and non-designated heritage assets including those on and off the local list, Registered Parks and Gardens and London Squares the policy states:

'The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.'

4 The proposed scheme and its effect

Introduction

- 4.1 This section of the report describes the proposed scheme of works in terms of its effect on the heritage significance of the site and its heritage context.

The proposed scheme

- 1.2 Listed Building Consent is sought for:
“Repairs to the Grade II listed boundary wall and the reinstatement of an existing timber outbuilding roof supported by the listed wall”.

The need for the proposed scheme

- 4.2 The wall that is the subject of this application is composed of traditional masonry, and while the core structure remains sound, it is showing signs of age and weathering including areas where the mortar joints have deteriorated, cracking and laminating of individual bricks and evidence of penetrating damp. These areas will require localised repointing and in some cases replacing selected of bricks with matching, in order to restore and maintain weather resistance and structural stability.
- 4.3 The wall is supported by brick piers, which appear to be original to the structure. The piers are in satisfactory condition and continue to serve their intended function of providing additional support to the wall.
- 4.4 There are signs of a historic strengthening and maintenance works to the wall. Pattress plates and tie bars have been installed at the springing point of the vaults, most likely in an attempt to resolve the forces from the vaults. Pattress plates have also been installed along the Northern edge of the wall which are assumed to tie the external wall back to the abutting wall.
- 4.5 The wall retains around one metre of soil from the garden behind it, and this pressure has contributed to some bowing along the structure. However, based on a visual inspection, the bowing does not indicate ongoing movement or imminent structural failure. Whilst immediate action may not be necessary in terms of major structural reinforcement, the wall will be monitored to ensure that no further movement occurs.

Should the wall show signs of increased movement or failure in future, more extensive interventions such as soil stabilisation or ground anchoring may be required.

- 4.6 On the internal side of the wall, as part of the residence, there is a modern, lightweight timber construction forming the main entrance to the house from the street. It roof is finished with copper to match that of the main house. The roof structure is formed from timber joists at approximately 600mm centres spanning from the Cannon Lane historic wall to the existing modern masonry wall within the property. The joists bear on to a timber plate which is supported on steel brackets embedded in the masonry of the listed wall. Along this line of connection, there are signs of significant water ingress leading to the deterioration of the timber joists and boarding. It is proposed to remove this roof structure and replace it with a new roof of the same profile and materials i.e. a timber structure finished with copper. The new roof will be suitably and sensitively tied into the existing walls to transfer loads and effectively and not cause any damage to the historic fabric.
- 4.7 The proposed works and technical specifications and methodologies are fully described in the drawings and supporting materials submitted with the application including: Elliott Wood (February 2025) *'Structural statement to support the repairs to the existing masonry wall'*, Elliott Wood (September 2024) *'Site visit record'*; and Enbuild Construction (February 2025) *'Method statement for the reinstatement of timber roof and junction with listed wall'*.
- 4.8 The following is a summary of the proposals. Three main areas of works are proposed:
 - A. Repointing and repair of brickwork:
 - where mortar joints have become eroded or weathered, these will be repointed using a non-hydraulic lime mortar compatible to match existing mortar characteristics and colour;
 - where bricks are found to be cracked or laminated, these will be carefully cut out and replaced with reclaimed bricks to match the originals in material, size, colour, texture, density, hardness and porosity.

B. Crack Stitching

- areas of cracking has been observed in the masonry, potentially due to historical settlement or the pressure exerted by the soil behind the wall. While these cracks do not appear to indicate recent movement, crack stitching is proposed to be undertaken to stabilise these areas. This will be achieved using a *Helifix* kit (or similar) of non-ferrous or austenitic stainless steel ties appropriate to the age and construction of the wall.

C. Replacement of existing modern roof structure tied to historic wall

- The modern 'art studio' roof structure which is failing and causing harm to the listed wall, is to be replaced with a new structure to match the existing that will be more appropriately fixed to the historic wall. The deteriorated embedded timbers of the existing roof will be carefully removed and brickwork infilled to match existing. The new roof will be carefully tied into the existing historic wall to transfer loads and effectively restrain the tops of the walls so as not cause damage to the historic fabric.

The effect of the proposed scheme on heritage significance

- 4.9 The heritage significance of the site has been discussed above in Section 2. The result of the works will be to improve the overall stability, structural integrity and appearance and of the listed wall.
- 4.10 Where original fabric is stable it will be sensitively repaired and restored. Where small areas of fabric are failing, careful repair will be carried out on a like-for-like basis using reclaimed bricks and traditional lime mortar, consistent with the historical construction methods of the period. It is expected that these targeted, remedial interventions will help to resolve the problems of damp penetration into the wall.
- 4.11 In addition, the continued monitoring of the historic bowing will ensure that progressive movement will not remain unchecked.
- 4.12 The replacement of the modern roof structure which is tied into the wall and failing, with a more sensitive and appropriate structural solution will prevent further deterioration of, or

damage to, the wall whilst allowing the residential property to continue to be enjoyed as it is now.

4.13 The proposed works will have an undoubted positive and sustaining effect upon the listed structures. They will not affect architectural or historic interest to any degree that would alter special interest but will certainly preserve and enhance that interest.

4.14 Given the importance to the character and appearance of the Hampstead Conservation Area of having a well maintained wall in this location, the improvements in the appearance and stability of the wall brought about by the proposed works will have a positive effect upon the conservation area and upon the general setting of nearby heritage assets.

Summary

4.15 The structural condition of the wall has been thoroughly investigated and assessed by a team of experienced structural engineers and architects familiar with working with historic properties and fabric and a set of solutions designed to safeguard and ensure its viability going forward have been proposed to remediate a number of areas of concern around the structural integrity of the wall. The documentation produced by these consultants, which accompanies this application for listed building consent, sets out a careful programme of repairs along with detailed methodologies for carrying out the works.

4.16 In repairing and restoring the structural integrity and the aesthetic appearance of the listed Garden Wall and Old Parish Lock Up, the cumulative effect of the works will certainly be to preserve and enhance their special interest as Listed structures.

4.17 In so doing, the works will likewise preserve and enhance the character and appearance of the Hampstead Conservation Area. The setting of nearby heritage assets will be similarly preserved and enhanced.

5 Compliance with policy and guidance

Introduction

- 5.1 This report has provided a detailed description and analysis of the heritage context of the site and has described the significance of any heritage assets affected, including any contribution made by their setting, as required by Paragraph 207 of the National Planning Policy Framework.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The conclusion of our assessment, contained in previous sections of this report, is that the proposed scheme preserves and enhances the special architectural and historic interest of the site; and in so doing also preserves and enhances the setting of nearby listed buildings thus it complies with Sections 16(2), 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.3 It will, likewise, enhance the character and appearance of the Hampstead Conservation Area thereby fulfilling the requirements of S.72(1)

The National Planning Policy Framework

Specific requirements of the NPPF in respect of heritage assets

- 5.4 The proposal satisfies paragraph 210 in making a sustainable and positive contribution to the community and economic vitality of this part of Camden as well as a positive contribution to local character and distinctiveness.
- 5.5 The proposed scheme complies with Paragraph 212 in that it conserves the heritage assets in question. Special architectural or historic interest is preserved and no harm to heritage significance is caused. Paragraphs 213-216 of the NPPF are therefore not engaged in consideration of the proposed scheme.
- 5.6 The proposed scheme preserves those elements of the setting that make a positive contribution to designated heritage assets as required by Paragraph 219 of the NPPF.
- 5.7 In summary, the proposed works very definitely strike the balance suggested by the NPPF – they intervene in the relevant designated heritage assets in a manner commensurate to their

special interest and heritage significance. This balance of intervention versus significance is described in detail earlier.

The level and nature of 'harm' caused by the proposed scheme

- 5.8 Having concluded that the proposal will preserve and enhance the relevant designated heritage assets, we now consider whether harm – in the sense used by the National Planning Policy Framework – is caused to these heritage assets.
- 5.9 As outlined in Section 4, the NPPF identifies two levels of potential 'harm' that might be caused to a heritage asset by a development: 'substantial harm (or total loss of significance)' or 'less than substantial' harm. Both levels of harm must be caused to a designated heritage asset – in this instance the Listed Garden Wall, Old Parish Lock Up, Hampstead Conservation Area or nearby listed buildings. Harm to non-designated heritage assets is not allocated a level.
- 5.10 The only potential for 'substantial harm' (Paragraph 214 of the NPPF) would be if the proposed scheme caused the loss of something central to the special interest of any one of these heritage assets. The proposal evidently does not give rise to this level of harm.
- 5.11 Similarly, we also do not believe that any 'less than substantial harm' (Paragraph 215 of the NPPF) to listed buildings or conservation areas is caused by the scheme.

Historic England guidance on the setting of heritage assets

- 5.12 In completing our assessment, we have followed the step-by-step methodology provided in Historic England's Historic Environment Good Practice Advice in Planning Note 3 which is addressed as follows:
- Step 1: identify which heritage assets and their settings are affected:
This is done in Section 2 of this report.
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated:
This is discussed in Section 2.
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it:

This is undertaken in Sections 4 and 5 of this report.

- Step 4: explore the way to maximise enhancement and avoid or minimise harm:

This formed part of the design process.

- Step 5: make and document the decision and monitor outcomes:

The submission documents, in particular the scope of works, and this report record the proposed scheme.

- 5.13 In conclusion it is found that, in sustaining and enhancing the character and appearance of the site, the scheme will bring about a positive enhancement to the setting of nearby heritage assets.

Camden Local Plan

- 5.14 The proposed scheme fully respects and complies with the LB Camden's policies in relation to Heritage. This report has shown how the special architectural and historic interest of the site has been preserved and enhanced as has any contribution to the setting of nearby heritage assets.
- 5.15 Similarly, the proposals will preserve and enhance the character and appearance of the Hampstead Conservation Area.

Summary

- 5.16 In every case, the proposed scheme complies with legislation and national and local, policy and guidance relevant to the historic built environment. It will enhance and better reveal significance of heritage assets and sustain and safeguard that significance for the future.

6 Summary and conclusion

- 6.1 The site, comprising of the garden wall surrounding No. 11 Cannon lane, encompasses sections of two listed buildings: the Old Parish Lock Up on Cannon Lane and the boundary wall of Cannon House. Both are Grade II listed is the This 4-5 m high brick wall encloses a single storey residential dwelling, No. 11 Cannon Lane.
- 6.2 Listed Building Consent is sought for:
 - “Repairs to the Grade II listed boundary wall and the reinstatement of an existing timber outbuilding roof supported by the listed wall”.
- 6.3 This report, at Section 2, sets out a brief history and the heritage context of the site. Section 3 identifies the legislative, policy and guidance context relevant to the historic environment. The proposed scheme and its effect are assessed in Section 4 and Section 5 shows how it complies with policy and guidance.
- 6.4 The proposed works are fully described in the drawings and supporting materials submitted with the application. They consist of a careful programme of repairs and remediations designed to support and enhance the listed wall’s viability and appearance for the long term.
- 6.5 The conclusion of this assessment is that the proposed works will have a positive effect and will not affect the architectural or historic interest of the listed structures to a degree that would alter their special interest in any way but will certainly preserve and enhance that interest and sustain and safeguard that significance for the future.
- 6.6 Similarly, the setting of nearby listed buildings and the character and appearance of the Hampstead Conservation Area will be preserved and enhanced by the proposed works.
- 6.7 For these reasons, the proposed scheme will comply with legislation and national and local policies and guidance for the historic built environment.

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