

10 FITZROY PARK, HIGHGATE, N6 6HU
HERITAGE STATEMENT



*Prepared for Mr and Mrs Benham
March 2025*

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1.0 INTRODUCTION

- 1.1 This report has been prepared by MVHC Ltd to accompany application for planning permission and listed building consent for proposed works at 10 Fitzroy Park, in the London Borough of Camden.
- 1.2 A planning permission and listed building consent (2015/1916/P & 2015/2035/L) were granted on 09-04-2015. Further applications (2023/2676/P & 2023/3345/L – renewal of the 2015 consent) and another for new low-level boundary wall to the front of the property (2023/4999/P & 2023/5223/L), were granted in January 2024.
- 1.3 In accordance with the National Planning Policy Framework (NPPF), as well as Camden Council Planning Policy requirements, this document provides information about the application site, its historic background, and analyses the significance and special character of the Grade II listed house and its setting within Conservation Area. It also provides an assessment of the impact of the proposals on the significance of identified heritage assets.
- 1.4 This document should be read in conjunction with drawings (“as existing” and “as proposed”) and Design and Access Statement, prepared by STUDIO AIDA LTD.
- 1.5 The adopted methodology applied in the report is a production of the visual inspection and evaluation of the site, based on professional experience and a review of the literature and primary and secondary sources, including National Archives, Metropolitan Archives and other sources.
- 1.6 The proposals involve erection of a small timber structure (sauna) with timber decking, in place of the existing shed, within the rear garden of the main house.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. The proposals will be tested against the following relevant National and Local policies:
 - THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
 - NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023
 - NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)
 - HISTORIC ENGLAND’S GOOD PRACTICE ADVICE IN PLANNING NOTES 1, 2 and 3
 - THE LONDON PLAN (2021)
- 2.2 CAMDEN PLANNING POLICY:
 - Camden Local Plan 2017-2031 including policies D1 – Design, D2 – Heritage, A3 -
 - Camden Planning Guidance: Design, January 2021, Home Improvements, January 2021
 - Highgate Conservation Area Appraisal and Management Strategy (2011)

3.0 SITE CONTEXT AND HISTORIC DEVELOPMENT

- 3.1 No 10 Fitzroy Park is located on the lower central part of the street, opposite of Fitzroy Park Allotments. It is within the sub-Conservation Area of Fitzroy Park, in the London Borough of Camden (See Fig 1).

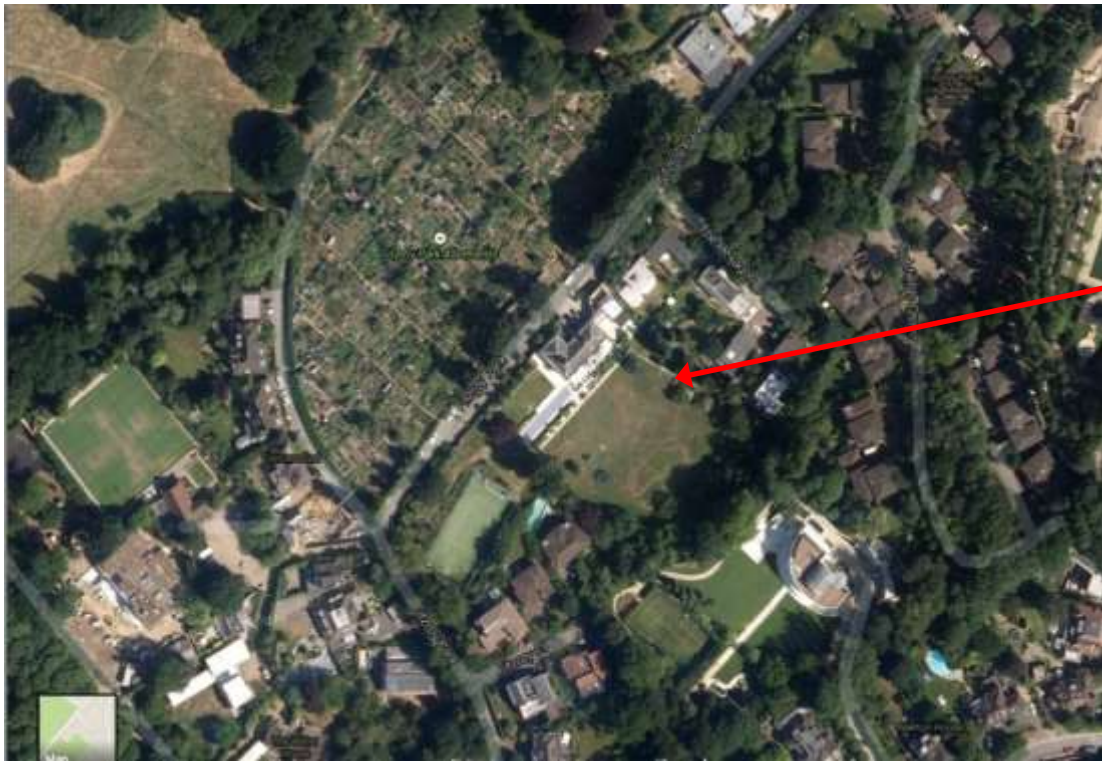


Figure 1 - The application site is depicted by a red arrow.

3.2 Statutory Listing

- 3.2.1 10 Fitzroy Park is listed Grade II building. It has been listed on 20th March 1996. Historic England database has following listing description of the building:

TQ2787SE FITZROY PARK 798-1/4/1741 (South East side) 20/03/96 No.10 and attached garage II

"House. Dated 1932 on hopper heads. By E Vincent Harris for himself. Narrow red brick with graded hipped slate roof and exceptionally tall stacks rearing behind high parapets. EXTERIOR: single storey and basement to front, with full lower storey on falling land to rear, the attached garage to left is a distinctive part of the carefully balanced composition, denoted by the curved linking wall that is an offset to the balancing projecting wing of the L-shaped house to right. 4-bay front, the sash windows under gauged brick heads regularly spaced but pushed to right of composition. 8-panelled door projects in two-bay wing to right, with single window: The door in moulded eared surround with keystone. One window in return to street balances garage, which has double panelled doors. Side elevation similarly treated but its four windows more symmetrically displaced. Garden elevation of seven bays, the portion to the right with four bays of sash windows symmetrically displaced, the left part a symmetrical but curious composition with a semi-circular ground-floor window projecting under a slated semi-dome with finial. This lights Harris's former studio. INTERIOR: not inspected but it is known that the principal rooms are little altered, with their original panelling and covings. HISTORICAL NOTE: E Vincent Harris was a major designer of public buildings between 1909 and 1960. He left his house to St Pancras MB in 1952 for the benefit of the borough and its employees."

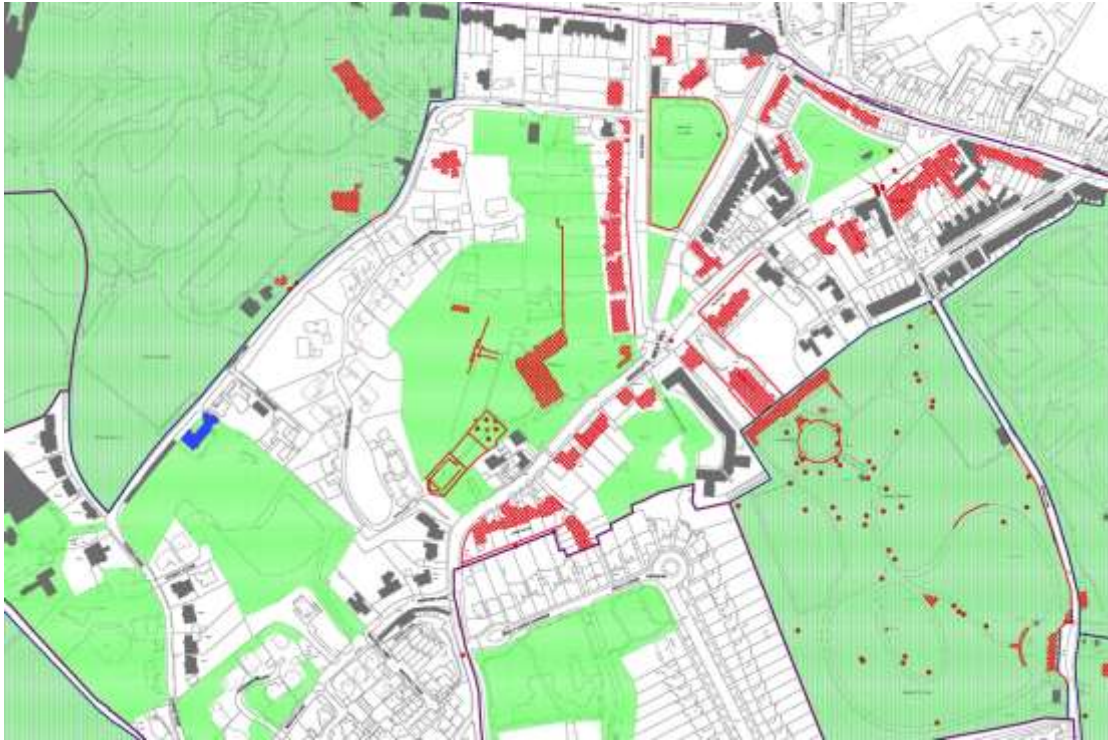


Figure 2 - Listed buildings in the vicinity of No 10 Fitzroy Park. The subject site is depicted in blue.

3.3 HIGHGATE CONSERVATION AREA

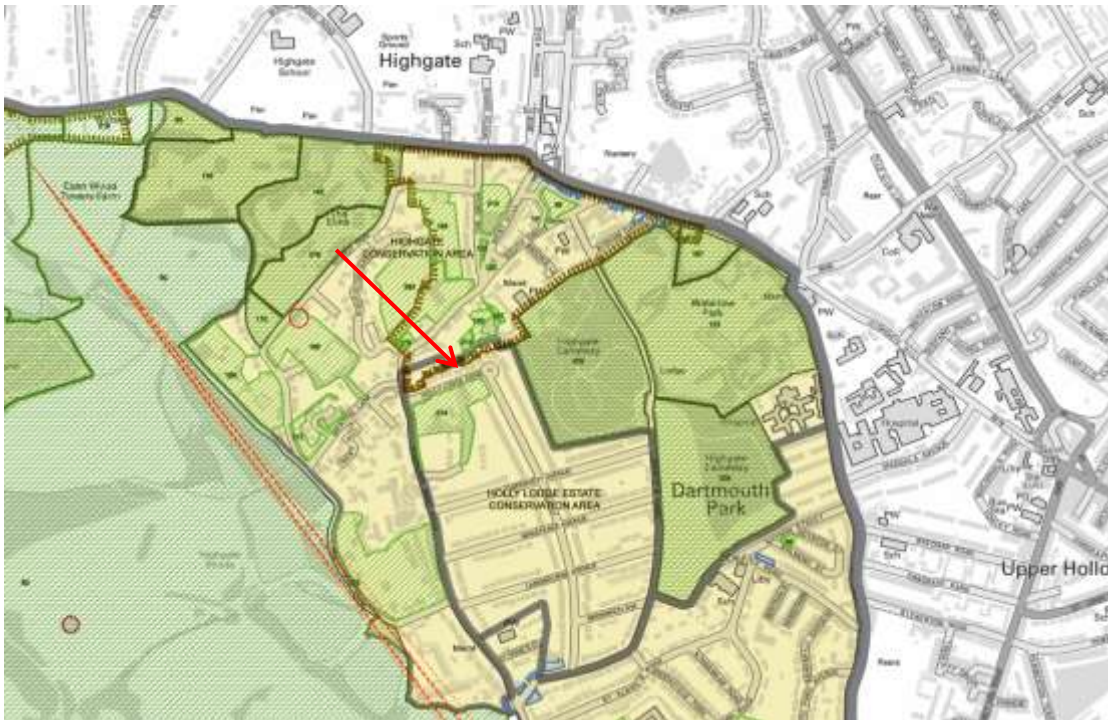


Figure 3 - Highgate Conservation Area, with application site depicted by red arrow.

- 3.3.1 **Designation:** The development of the Highgate Conservation Area is well documented in the Conservation Area Appraisal and Management Statement, within the Borough of Camden. Highgate was designated as a Conservation Area in 1968 and extended in 1978 and 1992. It is divided into five sub-areas – Highgate Village, Fitzroy Park, Waterlow Park & Cemeteries, Wittington Hospital, and Merton Lane & Millfield Lane.

- 3.3.2 **Listed Buildings:** The majority of the properties in the conservation area are listed Grade II either for their group or individual value, and some are grade II*. The properties in the vicinity of No 10 Fitzroy Park are mostly grade II.
- 3.3.3 **Key Features:** The Conservation Area is described as a “close-knit village crowning one of the twin hills of to the north of London.” Large houses set in generous landscaped gardens, surround the core of the conservation area – “the early village with its small scale houses and traditionally fronted shops.”
- 3.3.4 **Adjacent Conservation Areas:** To the south, Holly Lodge Estate, to the north – Highgate Conservation area (Haringate Borough). To the west are Hampstead Heath and Parliament Hill both designated as Metropolitan Open Land, but are not within conservation area.
- 3.3.5 **Strategic Views:** The Conservation Area Appraisal, states: “Due to the elevated position of Highgate Village there are many glimpses of distant views. When looking south from Fitzroy Park, Highgate West Hill and Swain’s Lane there are outstanding views of London sitting in the Thames Valley with the hills of Crystal Palace and the North Downs beyond. An essential part of the character of Highgate Conservation Area is the open aspect. From Waterlow Park there is a panorama reaching across from the City to the Royal Free Hospital in Hampstead. On the western side of the Conservation Area the Heath makes an important backdrop closing the vista at the end of Merton Lane, Millfield Lane, and Fitzroy Park. Looking into the Conservation Area from the Heath close to Hampstead Lane, Athlone House can be seen sitting in an elevated position with the spire of St. Michael’s Church beyond the trees.”

4.0 FITZROY PARK - BACKGROUND HISTORY

- 4.1 Village of Highgate began as a small settlement within the medieval estate of Bishop of London. The Highgate was a rich parkland, and it was used as a hunting grounds by the Bishops, until church land was taken by Henry VIII, in 1530. Early development started in 16th and 17th centuries, around Highgate Hill, for a country retreats built by the wealthy Londoners. According to Highgate Conservation Area Appraisal, by 1553, there were five licenced inns, in Highgate, indicating numbers of visitors / travellers, passing through.

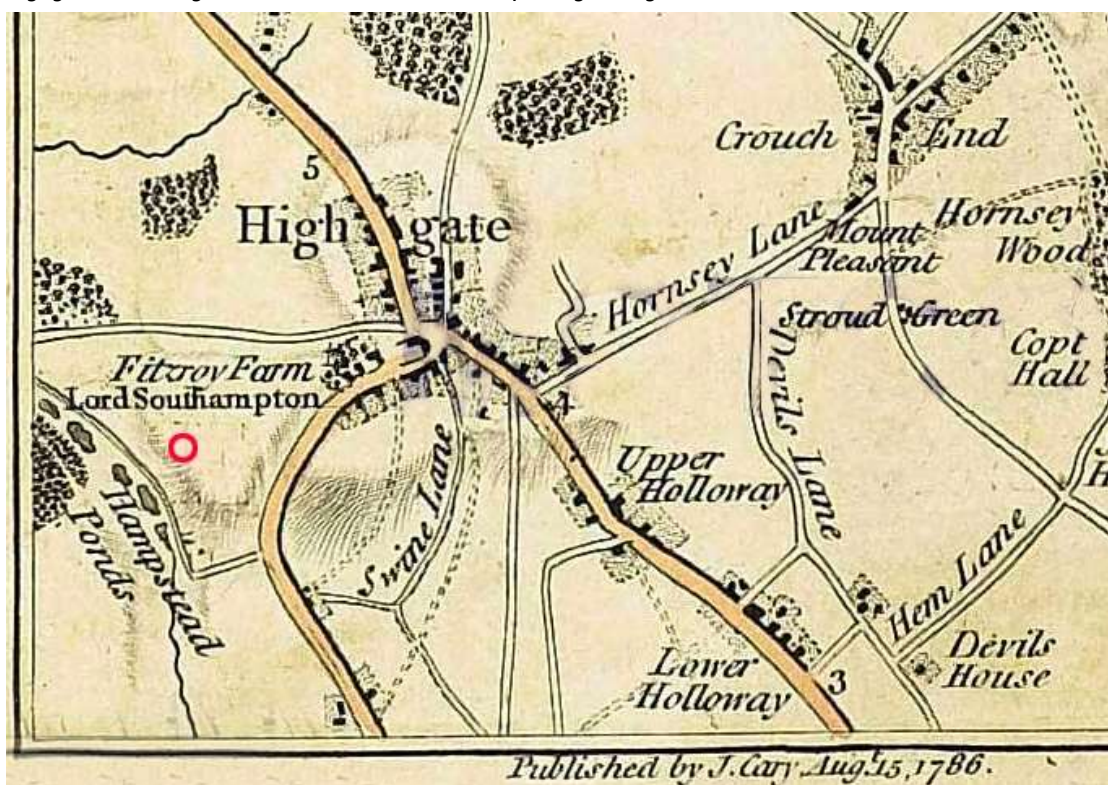


Figure 4 - 1786 Map, by J. Cary; Location of the application site is depicted with red circle. Map shows that the area was part of the Lord Southampton's Estate.

- 4.2 In 1760's Charles Fitzroy, brother of the Lord Grafton (Prime Minister at the time), was a leasee of the manor and lordship of Tattenhall (property of Dean and Chapter of St. Paul's, London). In 1768, Mr Fitzroy purchased the entire estate. Lord Grafton was passed through the Parliament Act, which transferred the estate with all its rights, privileges, and emoluments, to Mr. Charles Fitzroy and his heirs for ever. The Act states it to be with the consent of Richard Lord Bishop of London, and the privity of the Dean and Chapter of St. Paul's.
- 4.3 Charles Fitzroy, who became Baron Southampton in 1780, was seated in the Fitzroy House, erected on the site of an older house called " Sherrick's Hole Farm". The house and the grounds were is described by John H. Lloyd, History of Highgate (1888), as " a fine square red-brick building containing some very fine suites of rooms [...], that "contained some fine portraits, amongst others those of Henry the first Duke of Grafton, George Earl of Euston, and Charles Duke of Grafton." [...] the grounds were extensive, and were of a most delightfully undulating character, studded with beautiful timber. They extended from the lower corner of Millfield Lane up the West Hill, to the back of the Grove, round Hampstead Lane, to where Millfield Lane enters Hampstead Lane, the footpath determining the old boundary."



Figure 5 - 1803 Map of Hampstead, and neighbouring villages. Map shows Lord Southampton's Estate, as well as what area was Earl's of Mansfield's. Location of the application site is depicted with red circle

- 4.4 In 1811 the house was acquired by the Duke of Buckingham. Fitzroy House was demolished in 1828 and the land was sold in lots and sold by public auction in August, 1840 (See Fig 7).



Figure 6 -- The original Fitzroy House

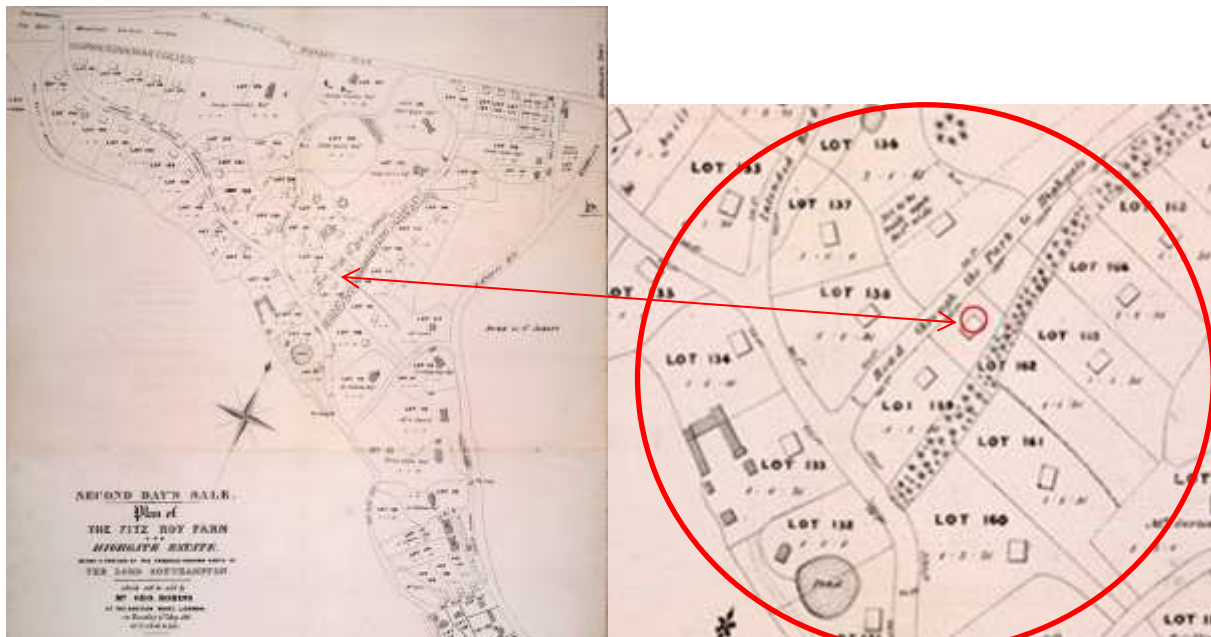


Figure 7 – Plan of Southamption Estate, produced for sale, in 1840. Most of the lots were purchased by Earl of Mansfield, lord of Kenwood House, in order to protect land from being built.

- 4.5 On the 1864 Stanford Map, Fitzroy Park shows little change to the land use. The network of roads, lanes, and footpaths remain largely unchanged, even today. On the 1910 map, a line of terraced and semi-detached properties are shown, with high boundary walling, creating the northern boundary facing onto Hampstead Lane. To the east of Fitzroy Park, towards the boundary formed by Merton Lane and the properties facing onto The Grove, the 1910 map indicates an area of market gardens, nurseries, and allotments. Further development of the park occurred in the post-war period and the area has a number of houses designed by and for architects.



Figure 8 - 1864 Stanford Map, showing houses along the Fitzroy Park. The approximate location of the application site is shown as a part of Southwood Lodge grounds.

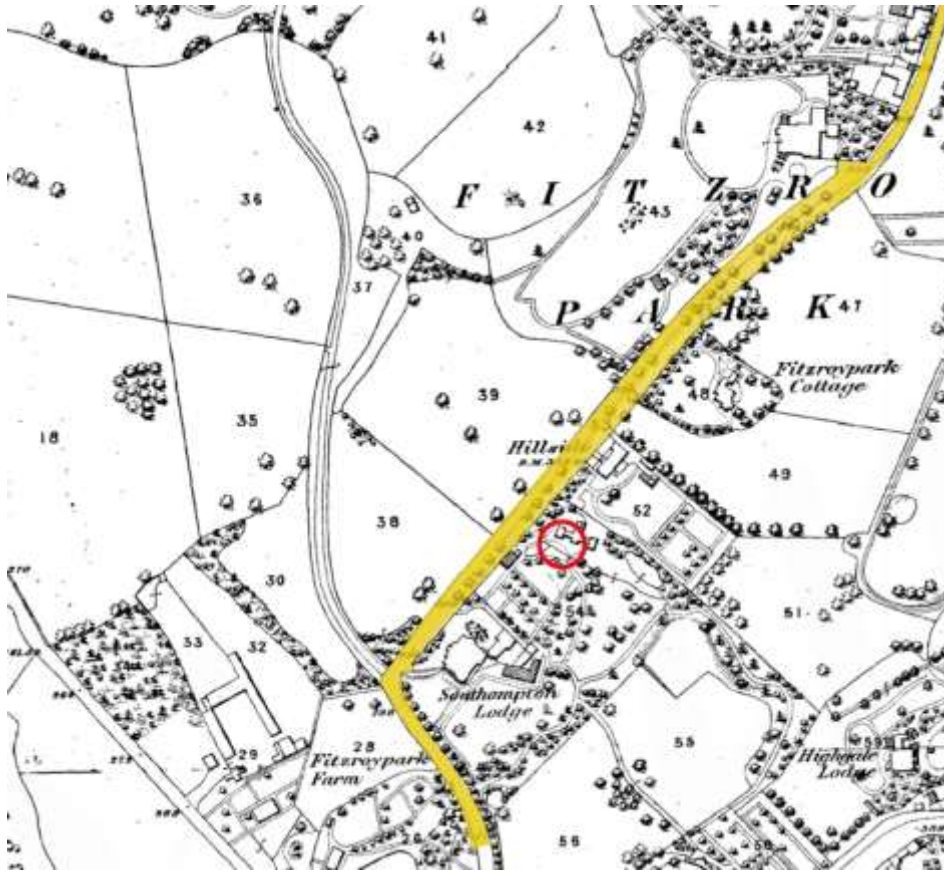


Figure 9 - 1870 OS Map, showing Southampton Lodge, and outbuildings, located where application site is today

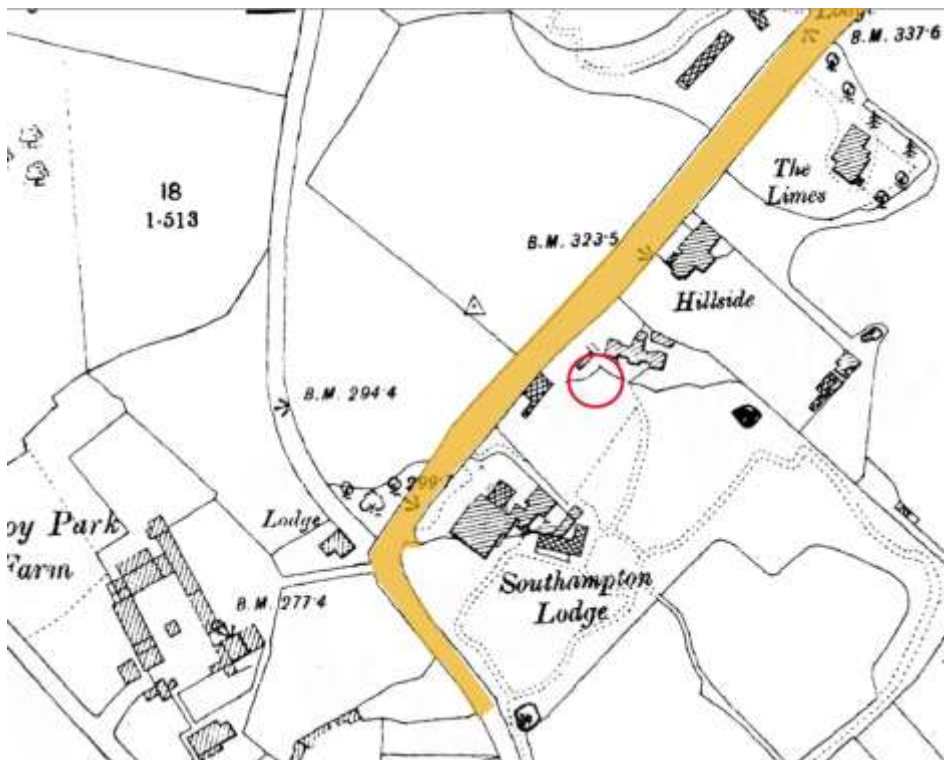


Figure 10 - 1890 OS Map. Southampton Lodge footprint has increased. Same outbuilding (or separate house) is still shown within the grounds, where No 10 Fitzroy Park is today.

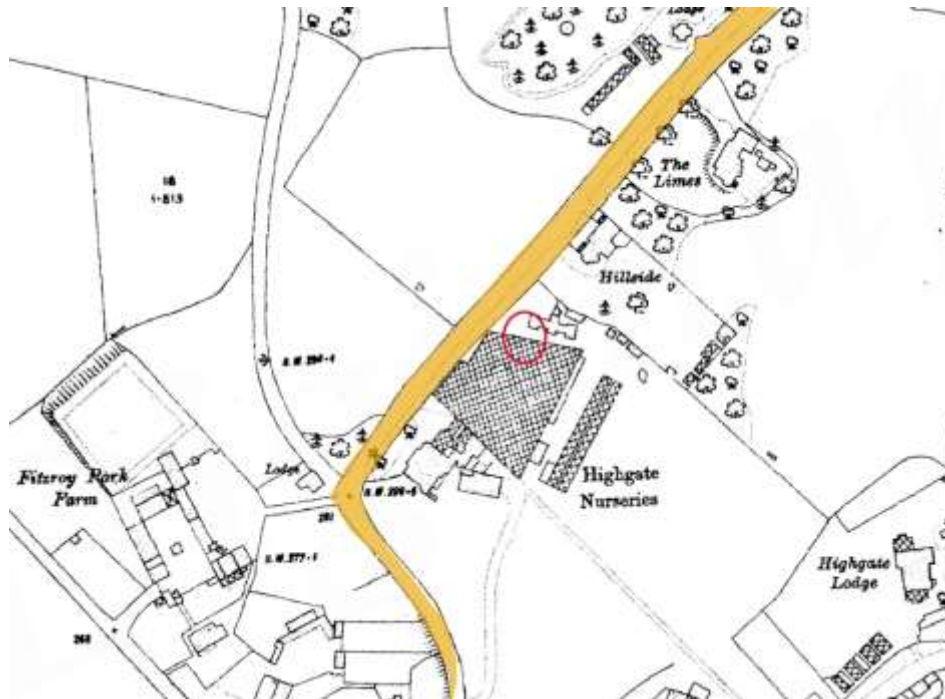


Figure 11 -1910 OS Map. Large portion of the Southampton Lodge appears covered with Highgate Nursery. Little has changed along the Fitzroy Park, Hillside House, and The Limes show unchanged

5.0 10 FITZROY PARK



Figure 12 – The existing side elevation of 10 Fitzroy Park

- 5.1 No 10 Fitzroy Park (listed grade II) was designed by architect Emmanuel Vincent Harris and Donals McMorran, for Harris's own use. The house was designed in Neo-Georgian style, in 1932's. The house is a single-storey, raised on a garden or basement floor, taking advantage of the slope in the land. It is constructed from red brick with stone dressings and concrete lintels, and has a graded hipped slate roof and tall chimney-stacks. A curved screen wall to the north of the house conceals the terraced / sloping gardens behind. House has a granite forecourt on the front. The house was left in trust by Vincent Harris for use by Camden Council. It was sold to a private owner in 2015.

6.0 RELEVANT PLANNING HISTORY

REFERENCE NUMBER	ADDRESS	DESCRIPTION	DATE	DECISION
8700991	10 FITZROY PARK N6 6HU	Alterations including the installation of a new stair lift	08-05-1987	Permitted Development
2004/3662/P	AS ABOVE	The change of use from Class D1 (training centre) to Class C3 (residential dwelling house)	09-09-2004	Granted
2007/1505/P & 2007/1509/L	AS ABOVE	Demolition of existing two storey garage/workshop and erection of part single, part two storey side extension, open air pool and tennis court to single family dwelling house (Class C3).	02-05-2007	Granted
2007/4210/P	AS ABOVE	Details of tree protection methods pursuant to condition 2 of 2007/1505/P	11-09-2007	Granted
2007/5717/P	AS ABOVE	Details of extension, timber cladding, the window/door frames pursuant to condition 5(b) of planning permission (ref. 2007/1505/P)	04-12-2007	Granted
2007/5828/P		Details of full hard and soft landscaping pursuant to condition 4 of planning permission dated 11th June 2007 (ref 2007/1505/P)	04-12-2007	Granted
2008/0898/P		Details of the junction between the pool and terrace pursuant to condition 5 (c) of planning permission reference 2007/1505/P	23-02-2008	Granted
2008/2868/P		Details of works in the Root Protection Areas of trees, pursuant to Condition 3 of planning permission ref 2007/1505/P	17-07-2008	Granted
2013/1551/P & 2013/2940/L		Installation of a glass canopy to the inner courtyard of dwelling house	16-05-2013	Granted
2015/1916/P & 2015/2035/L		Installation of 3 dormer windows to the rear and 1 dormer window to the side (south west) elevation at roof level and internal alterations	09-04-2015	Granted
2023/2676/P, 2023/3345/L		Installation of 3 dormer windows to the rear and 1 dormer window to the side (south west) elevation at roof level and internal alterations	Jan 3 2024)	Granted
2023/4999/P 2023/5223/L		Creation of low-height boundary wall and gates to the front of the property	Jan 18 2024)	Granted

7.0 BUILDING DEVELOPMENT



Figure 13- Areal view of 10 Fitzroy House

- 7.1 Map from 1930 (see Fig 14) shows the earliest footprint of the building, showing the main building and the side building with the garage at the front.

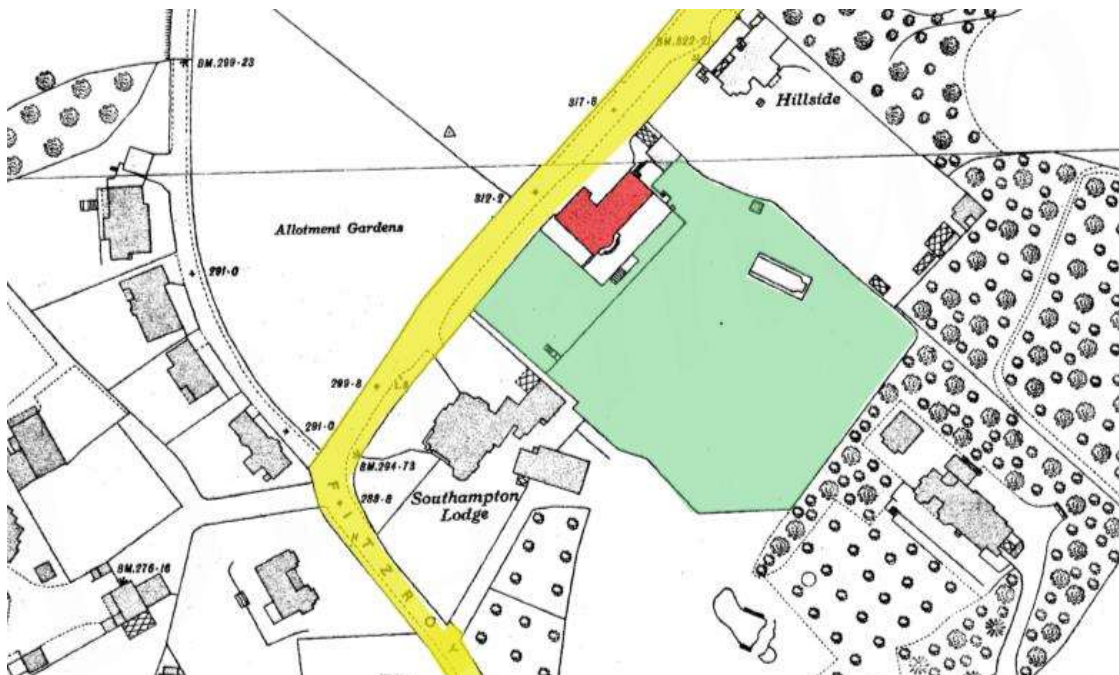
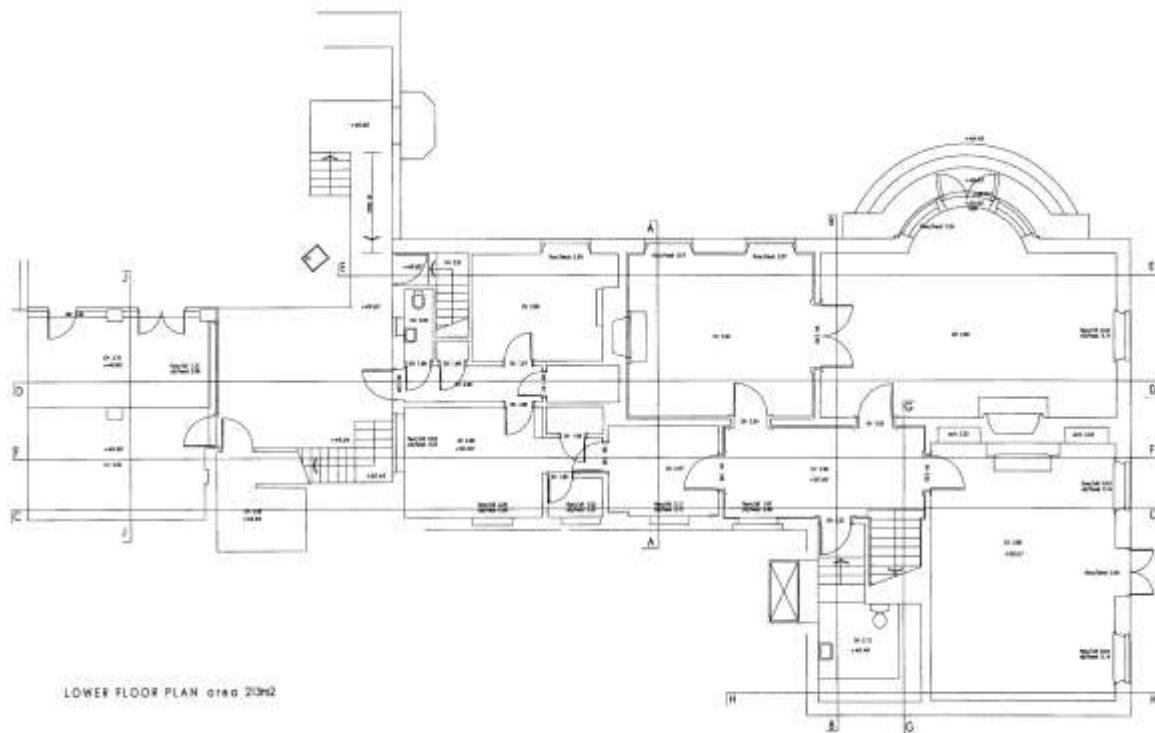


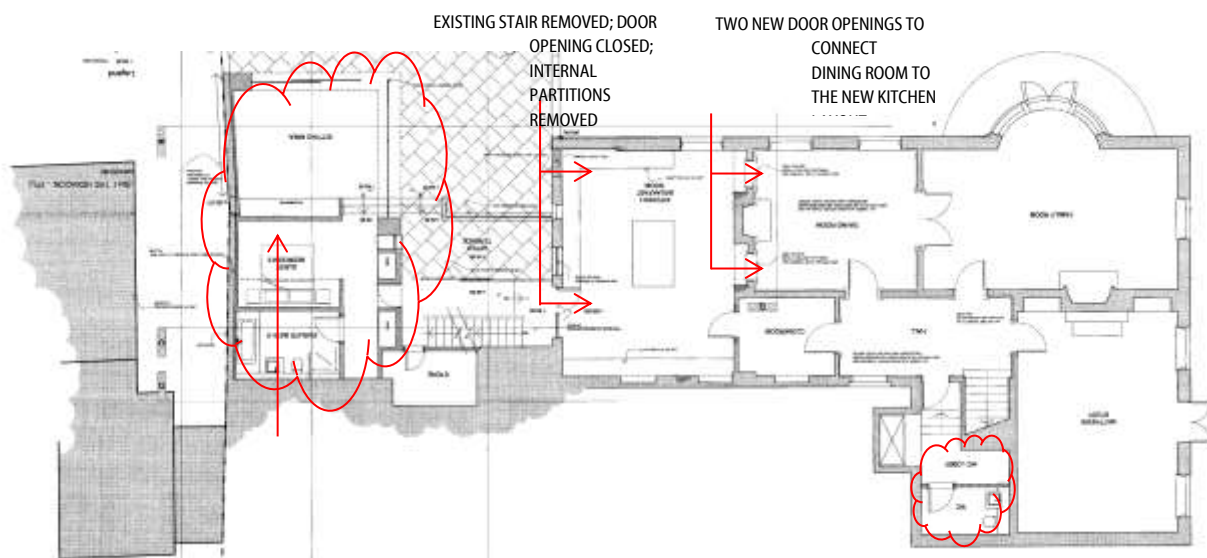
Figure 14 - 1930 OS Map showing 10 Fitzroy Park, and its original footprint

2007 ALTERATIONS

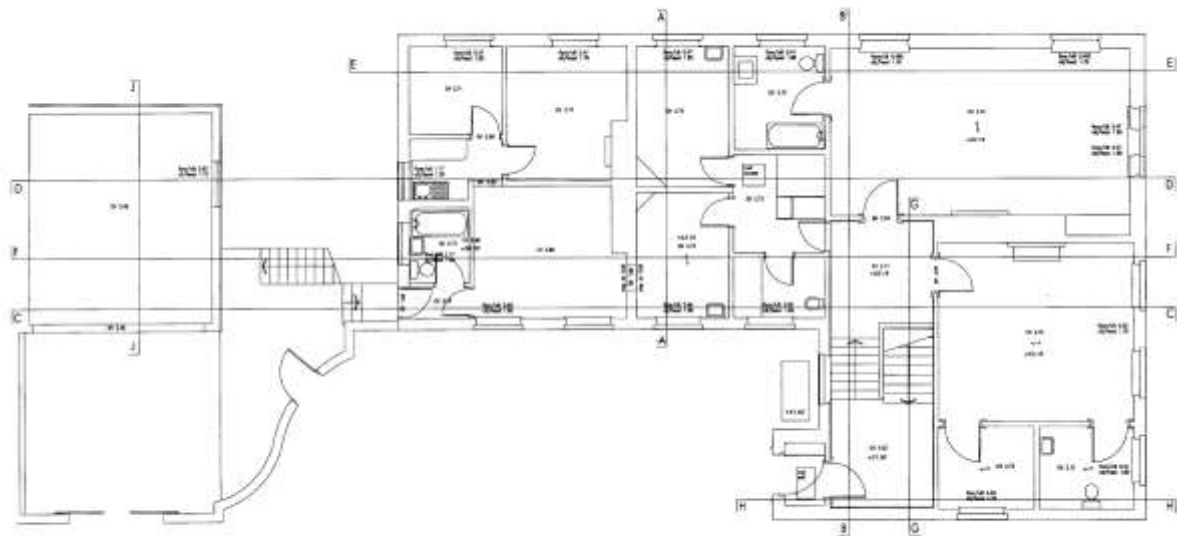
GROUND FLOOR-EXISTING



GROUND FLOOR – GRANTED

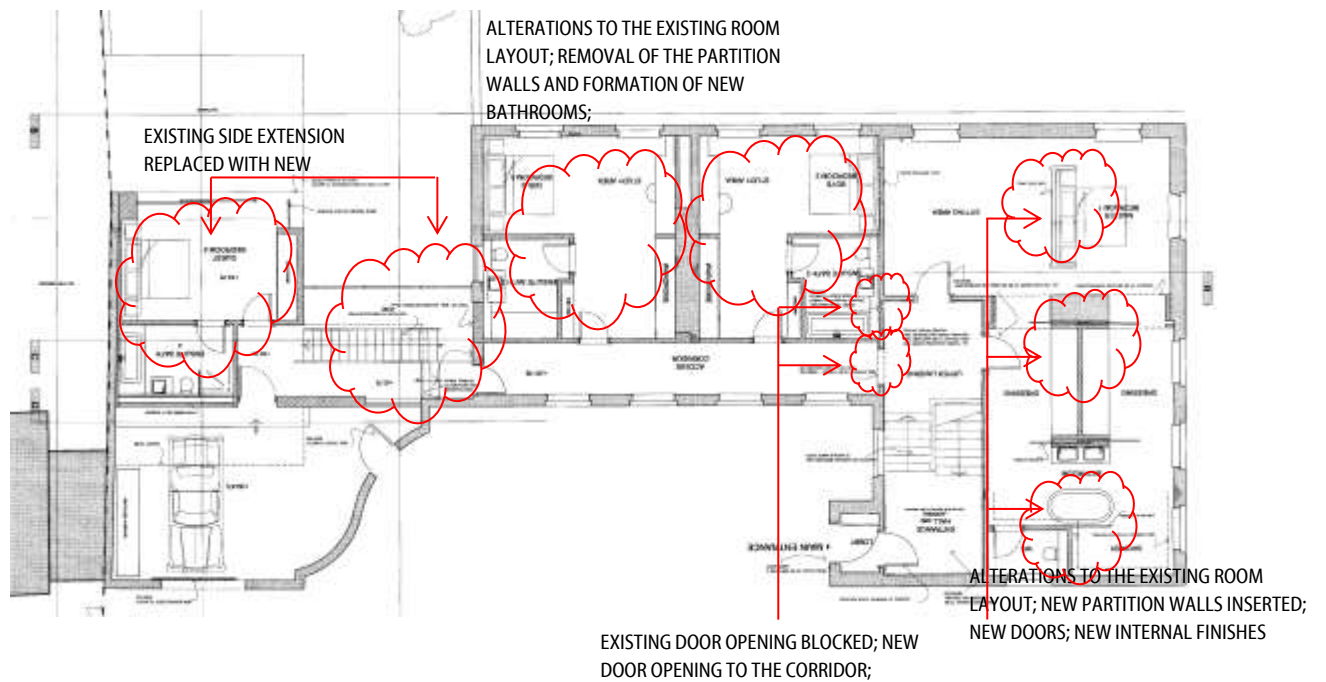


FIRST FLOOR – EXISTING



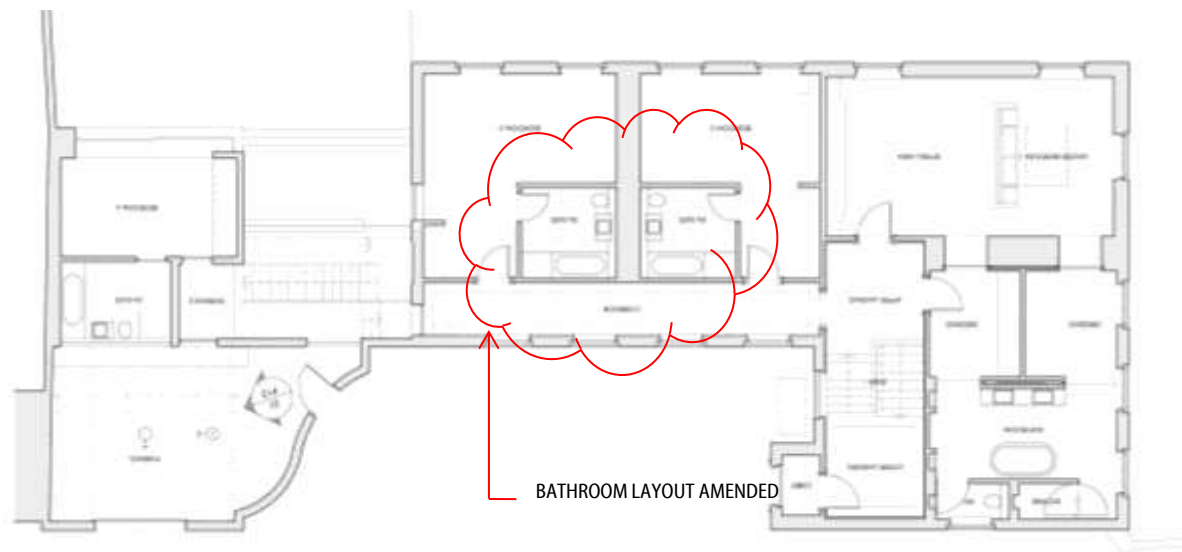
UPPER FLOOR PLAN area:216sqm

FIRST FLOOR - GRANTED



2013 ALTERATIONS

FIRST FLOOR GRANTED



8.0 PHOTOGRAPHIC SURVEY

No. 10 FITZROY PARK



Figure 15 – View of the front elevation of No 10 Fitzroy Park



Figure 16 – View of the rear elevation from the surrounding grounds. The location of the existing shed to be replaced is hidden between the trees and bushes (marked with red arrow)



Figure 17 – Existing shed hidden within the mature trees and bushes.

9.0 SIGNIFICANCE ASSESSMENT

- 9.1 This section deals with the 'significance' of the heritage assets that may be affected by the proposal, based on the findings and analysis of the previous sections of this document. 'Significance' is defined by 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" and is assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest.
- 9.2 NPPF also points out that "significance derives not only from a heritage asset's physical presence, but also from its setting." It defines "*setting of a heritage asset*" 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."
- 9.3 The methodology used to assess significance follows methods prescribed by Historic England "Conservation Principles, Policies and Guidelines, 2008" (CPPG), which recommend testing of various "heritage values." These values are listed as: evidential, historical, aesthetic, and communal.
- Evidential Value relates to the potential of a place to yield primary evidence about past human activity;
 - Historical Value relates to ways in which the present can be connected through a place to past people, events and aspects of life;
 - Aesthetic Value relates to the ways in which people derive sensory and intellectual stimulation from a place;
 - Communal Value relates to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.
- 9.4 Evidential Value
- "*Evidential value derives from the potential of a place to yield evidence about past human activity*" (Conservation Principles Para 35).
 - "*Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement*" (Conservation Principles, Para 36).
- 9.5 No. 10 Fitzroy Park went through various alterations in the past, in particular in 2007, when house was thoroughly renovated, after long period of deterioration. The property was on the list of heritage assets at risk, until purchased by the current owner. The house was upgraded to meet the 21st c standards, and the changes involved replacement of the original side wing to the house with associated internal alterations including removal of the partitions, and rationalising the room layouts. Features belonging to the original layout, such as original window openings and doors openings, were mostly preserved, although, some new openings were created and existing ones blocked-off. Internal alterations included changes to the all floors, rearrangement of the layout of the kitchen, blocking of some windows and creation of new access to bedroom wing on the upper floor.
- 9.6 The original panelling to the house has been preserved and refurbished. Main staircase seems unaltered. The elevations of the main house remain mainly unaltered. The replacement of the side extension blends successfully within the original footprint of the building. Despite changes, it is considered that the evidential value was preserved and is **of moderate - high significance**.
- 9.7 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 Principles Para. 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 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 Para 44)."

- 9.8 The house is an example of Neo-Georgian architectural style, inspired by Lutyens. It is a private house that belonged to E. Vincent Harris, an English architect. Although it is recorded as being designed by himself, in fact house has been designed largely by Donald McMorran, one of the several talented architects who assisted him at the time. Treatment of fenestration, as well as building composition, tall chimneypieces, are all recognisable elements on the other buildings of McMorran, in particular The Cripps Hall at Nottingham University, grade II listed building.
- 9.9 The historical interest of No. 10 Fitzroy Park, relates also to it being an example of a Post-War architecture. The building consequently has important associations with two notable British Architects, whose work was described in greater detail by contemporary architectural critic Gavin Stamp. Although over the years, interior of the building has been changed, it is considered that on the whole, No 10 Fitzroy Park has preserved its associative historical value which is of **high significance**.
- 9.10 Aesthetic Value
- "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place" (Conservation Principles Para. 46).
 - "Aesthetic values can be the result of 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 be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 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 Para 48).
- 9.11 The exterior still retains **significant level of aesthetic value**. Internally, plan form of the principal rooms was retained, but upper floor has been altered, in order to modernise the building for the present owner. Architecturally, it is well detailed, with attractively proportioned elevations with minimal classical detail.
- 9.12 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 value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).
- 9.13 The communal value of No. 10 Fitzroy Park primarily lies in the house being example of a fine post-war architecture and its setting within the rustic character of the surrounding the area of Fitzroy Park, as well as the association to its former residents.

SUMMARY OF THE SIGNIFICANCE

- 9.14 No 10 Fitzroy Park is an individual house, set within the Highgate Conservation Area, and Fitzroy park sub area. Building has been listed for its architectural value, it being a work of the recognised architect/s. It is a fine example of a post-war architecture, much inspired by Lutyens and Soane. The proportion and rhythm of the elevations is accomplished by symmetry of fenestration. Calmness of the elevations is only occasionally interrupted – the round window, or tall chimney-stacks deliberately protruding from otherwise compact building mass. The high parapets extending above the roofline, with the chimney pots, highlights the rhythm of the composition.

- 9.15 The significance of the interior is in what has been preserved of the plan-form, the main staircase, as well as preservation of the panelling within the entrance area, dining room, and upper stair landing. Low significance has been attributed to later features such as the later replacement of the side extension or other alterations to the internal layouts of the house, and floor finishes in the dining / living room.

10.0 SETTING

- 10.1 As well as playing an important part in assessing of the significance of an asset as discussed in the previous chapter, the setting of a heritage asset is important in its own right. Setting 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.”
- 10.2 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets sets out the elements which are considered to contribute to setting, which are the visual considerations, the environmental factors, spatial associations and the understanding of historic relationships.
- 10.3 When assessing the contribution which setting makes to significance, it is recognised that the degree of public access to areas where setting may be compromised should not be a consideration, however, it should also be considered that “any proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implication, if any, for public appreciation of its significance.”

SETTING CONSIDERATIONS

- 10.4 The statutory listed buildings within the immediate and wider grounds of the subject site, the Conservation Area are the principal heritage assets whose settings can be potentially affected by the proposed development. Their relationship with the subject site is considered below.
- 10.5 Fitzroy Park was created in 18th century, being a carriageway to the old Fitzroy House, Palladian villa demolished in 1828. Over the time, a number of new houses were built in Fitzroy Park, featuring large villas in generous grounds. The Highgate CA appraisal describes how: *“Several such houses were designed by architects for their own occupation. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles. In Modern Buildings in London (1964), Ian Nairn describes areas of Highgate as, ‘A leafy sequence of streets where there are enough modern buildings to act as happy inflections to a connected walk... Here half a dozen people have contributed separately, and the total effect transforms what might elsewhere have been quite modest designs.’”*
- 10.6 The appraisal also states that: *“There is an overriding impression of heavy foliage and mature trees as well as the sense of open space denoted by the Heath at the bottom of the hill. There is also a sense of seclusion as the road is private and is gated at its northern end. It also says that: “Fitzroy Park still retains its original atmosphere of houses set in large gardens with many mature trees and boundaries in keeping with the rustic character of the lane.”*
- 10.7 Most of the houses on the street are set behind high boundary walls – No.2 is set behind a high yellow stock brick wall. Part of the front boundary of No.6, is defined by distinct steel gates, with garden following the line of the road containing a dense deciduous planting. Similarly, Nos. 8 and 8A are set behind high boundary wall, and have tall gates. In continuation of the street the boundary treatment varies between high walls, timber fences, and dense hedges.
- 10.8 The key vistas within the street are combination of long and local views. The statutory listed heritage assets are set within generous grounds, some well hidden behind high boundary walls and fences and some have prominent positions. Opposite of the subject site is large open area of allotments which contribute to the semi-rural character of the area, and add a strong sense of openness with views towards Hampstead Heath. They are designated as Metropolitan Open Land.

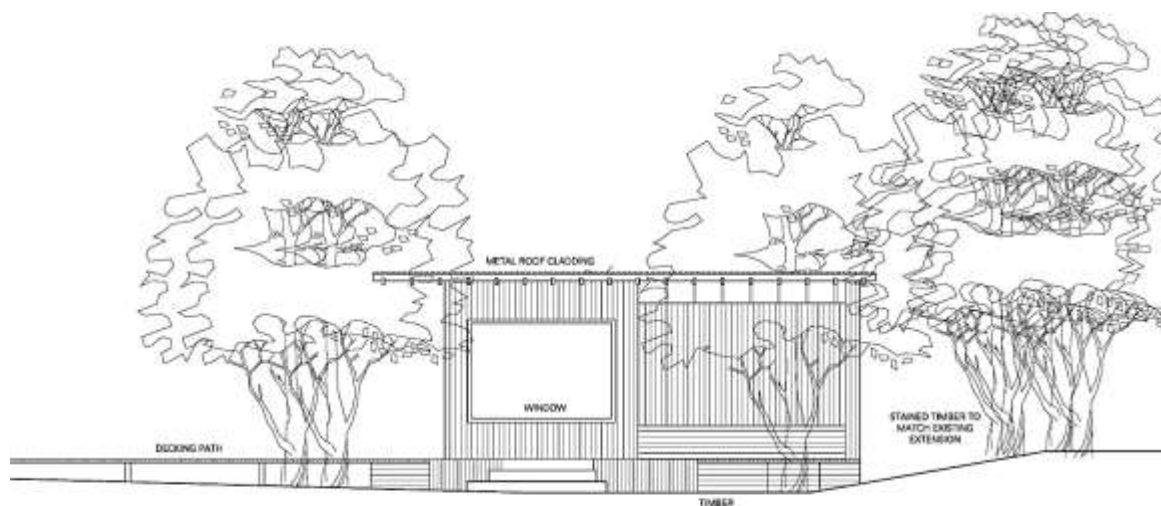
- 10.9 Fitzroy Park is a curving lane which gently swerves uphill from Millfield Lane, towards The Grove, preventing experience of the full views of any property along the lane, but provides local views and glimpses as one walks along. The subject site makes positive contribution to the Conservation Area, experienced only once it is approached.

GROUNDS



Figure 18 – Existing grounds at the rear of the main house. The location of the proposed sauna structure is marked in red.

- 10.10 The Main building is set within a substantial garden, which consists of mainly landscaped grassed area sloping down. Around the boundary with neighbouring gardens are mature trees and dense bushes, protecting privacy of the property and its occupiers. The views and vistas from and out of the grounds are limited and are terminated at the boundaries with other properties.



VIEW 01 – AS EXISTING



VIEW 01 - AS PROPOSED



12.0 IMPACT ASSESSMENT

CRITERIA

12.1 For the purposes of assessing the likely impact to result from the proposed development on the significance of the Grade II listed detached house and its setting, as well as on the special interest of the Conservation Area, the 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 a 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.

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

Summary of Impact of the proposals on the significance of No 10 Fitzroy Park. (Please read in conjunction with Architectural Drawings)		
LOCATION	PROPOSED WORK	IMPACT
REAR GARDEN	Creation of small timber enclosure for sauna, with timber decking replacing existing shed	Negligible

Overall Impact:

12.3 The new sauna facilities is proposed to be located where the existing timber shed is, within a cluster of mature trees on the western side of the grounds. The generous rear garden is surrounded by mature vegetation and trees, and is an important part of the open landscape feature within the Conservation Area. The proposed facilities are designed to complement the existing natural setting, whilst providing modern amenity. Materials proposed for the construction of the new elements are dark stained timber, with brushed aluminium roof.

12.5 It is considered that the proposed garden sauna timber enclosure will have negligible impact upon the special interest of the building, its setting and on the Conservation Area.

13.0 COMPLIANCE WITH LEGISLATION, GUIDANCE, AND POLICY

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

13.1 The conclusion of the impact assessment in the previous section of this statement is that the proposed works for 10 Fitzroy Park have overall minor impact upon the significance of this heritage asset and on the character and appearance of the Conservation Area. The proposed development, therefore, complies with Section 7.2 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Proposals do not lead to 'substantial' harm or any meaningful level of "less than substantial harm."

NPPF (2024)

13.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018, February 2019, June 2022, September 2023, December 2023 and December 2024. It is the principal document that outlines Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets.

13.3 With reference to NPPF (2021) Para 202 - 221

- 10 Fitzroy Park has been listed for its Evidential/ Historical, Architectural/Aesthetic and Communal values. Its special interest lies in its overall external appearance, retained proportion and its features, as well as the remaining original elements of the interiors. The property benefits from the substantial rear garden, with mature trees and hedges arranged around the perimeter of the grounds.
- This application deals with the proposed replacement of the existing shed, with a new timber enclosure/shed, housing sauna and hot/cold tabs, with small decking area and timber decking path leading from the main house.
- As recommended by NPPF, an assessment of the significance of this listed Grade II building has been provided as part of the application. The applicant has appointed conservation consultants with an established reputation in dealing with a range of high-quality conservation projects and who was involved in the design and conservation work in all its phases. It is believed that the analysis of the history of the building and the area, its character and context, as well as the assessment of the heritage values of the application site and its setting provided in this document, is proportionate to the importance of the heritage assets being considered. It provides sufficient information for the planning authority to assess the potential impact of the proposed development on the special historic and architectural interest of the relevant heritage assets.
- The key consideration in the preparation of the design concept for the scheme has been the appreciation of the character and historic values of this listed building and its setting within the Highgate Conservation Area. Design and the proposals were informed by the assessment of heritage assets and their significance, ensuring that their special interest is sustained and enhanced.
- An impact assessment has been undertaken, and any 'harm' vs beneficial impacts were evaluated to assess the overall impact; it was concluded that the impact would be minor and beneficial. The design, materiality and articulation of the proposed sauna have been carefully considered not only in relation to the architectural ethos of the listed building but also within the Conservation Area.
- The proposed *wellness* facility is sensitively designed, respectful of the architectural expression of the host house. This addition within the substantial rear garden has no public visibility, nor will it impact on the views of the main house from the rear garden area. Its location is chosen where the garden shed already exists, and will be of the similar footprint and height. Furthermore it will be of light construction (timber and powder-coated aluminum for the roof), designed to float above the ground, so no foundations will be required, thus not being detrimental to the existing trees or other vegetation in its vicinity. The overall appearance of the host house will be preserved and its setting, as well as setting of the Conservation Area will be preserved.
- "Conservation" is defined in the NPPF as: *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."* The proposed works will *"sustain and enhance the significance of heritage asset [...] putting it to viable use consistent with its conservation"*. The special architectural and historical interest of this heritage asset will be preserved.
- The proposed scheme complies with NPPF, as it does not lead to the loss of the significance of a designated heritage asset. The scheme also cannot be considered to harm the Conservation Area.

NPPG GUIDANCE

13.4 With reference to NPPG Paragraphs 003, 009, 015, 017, 019 and 020:

- The proposals understand and accept that the conservation of the heritage asset must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is an understanding of the term '*conservation*' being the '*active process of maintenance and managing change*'.
- It is considered that the importance of the significance of the relevant heritage assets – including the building's setting – has been properly assessed and therefore provided the information needed for an acceptable proposal to be developed. Key to this process has been a consideration of the impact on the significance and the historic fabric of 10 Fitzroy Park and its setting within the Conservation Area. The building itself has retained its historic significance with moderate-high aesthetic value to the exteriors. The proposed alterations will enhance the special interest of the existing building.
- The optimum viable use for the building is certainly to stay in residential use. This approach will cause no harm to the significance of the asset, now and in the future. The design, materiality, and articulation of the proposed timber sauna enclosure have been carefully considered not only in respect of the architectural ethos of the listed building, but also in relation to its setting within existing substantial garden and the Conservation Area. The overall impact and significance of the effects of the proposed scheme on the historic environment have been assessed as negligible.
- The "*special historic interest*" of the building and its setting is preserved while allowing it to meet the functional requirements of a contemporary family dwelling.
- Implementation of an appropriate design sympathetic to its context makes a positive contribution to the appearance, character, quality, and local distinctiveness of the Highgate Conservation Area and its historic setting. This well-designed addition is considered to be compatible with the heritage significance and values of relevant heritage assets.

LONDON PLAN (2021)

13.5 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policies D1 (London's form, character and capacity for growth), D4 (Delivering Good Design) and D5 (Inclusive Design) of the London Plan 2021 are general development and design policies. Policy HC1 (Heritage conservation and growth) part C is relevant to the assessment of this application.

- "*Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*"

Response:

13.6 The proposals are considered to comply with the adopted London Plan (2021). The essence of Policy HC1 - Heritage conservation and growth is that heritage assets should be valued, conserved, and re-used and that development should be sympathetic in terms of form, scale, materials, and architectural detail. The proposals to construct modest timber structure in place of the existing shed, housing new small sauna. This new facility will have small decking area and two small hot/cold tubs.

Overall, the significance of the relevant heritage assets (the listed building, its setting and the surrounding Highgate Conservation Area) will not be harmed but preserved.

CAMDEN LOCAL PLANNING POLICY

- 13.7 Camden's Local Plan was adopted on 3 July 2017 and it sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough. The main planning considerations applying to the site and the associated Local Plan policies are:
- 13.7.1 Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms;
- The Council will seek to secure high quality design in development. The Council will require that development:*
- a. respects local context and character;*
 - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage*
 - e. comprises details and materials that are of high quality and complement the local character;*
 - m. preserves strategic and local views; and*
 - o. carefully integrates building services equipment.*
- The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*
- 13.7.2 The supporting text to Policy D1 outlines at paragraph 7.2 that:
- "The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*
- character, setting, context and the form and scale of neighbouring buildings;*
 - the character and proportions of the existing building, where alterations and extensions are proposed;*
 - the prevailing pattern, density and scale of surrounding development;*
 - the impact on existing rhythms, symmetries and uniformities in the townscape;*
 - the composition of elevations;*
 - the suitability of the proposed design to its intended use;*
 - inclusive design and accessibility;*
 - its contribution to public realm and its impact on views and vistas; and*
 - the wider historic environment and buildings, spaces and features of local historic value."*
- 13.7.3 Policy D2 – Heritage has relevant parts and is clear 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."*
- Designated heritage assets: *"The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm."*
- Conservation areas: *"Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. 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;*
- Listed Buildings: *Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. 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*

13.7.4 Camden SPG: Design (January 2021):

- *"Principles of high-quality design: Development should seek to achieve these principles of high-quality design: Context and character:*
 - *Development should respond positively and sensitively to the existing context*
 - *Development should integrate well with the existing character of a place, building, and its surroundings"*
- *"Materials: contextual, durable and sustainable: Materials should form an integral part of the design process and should: · Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area. Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings"*
- *"Gardens and Forecourt areas: Front, side and rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens can be prone to development pressure and their loss can result in the erosion of local character, amenity and biodiversity and affect their function in reducing local storm water run-off [...]"*
- *Planning permission is unlikely to be granted for development whether in the form of extensions, conservatories, garden studios, basements, or new development which significantly erode the character of existing garden spaces and their function in providing wildlife habitat [...]*
- *Furthermore, in accordance with Policy A3, the Council will resist development that occupies an excessive part of a garden, and the loss of garden space which contributes to the character of the townscape [...]*

13.7.5 Camden SPG: Home Improvements (January 2021), Garden Outbuildings:

- *Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;*
- *In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;*
- *Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;*
- *Retain space around the building for suitable soft landscaping;*
- *Ensure the height will retain visibility over garden walls and fences;*
- *Ensure the size will maximise retention of garden and amenity space;*
- *Ensure the position will not harm existing trees and their roots;*
- *The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures;*
- *Use materials which complement the host property and the overall character of the surrounding garden area;*

13.7.6 Highgate Conservation Area Appraisal and Management strategy (2011)

13.8 Response:

- Chapter 9 of this report assesses the significance of the No. 10 Fitzroy Park listed building, situated within the Highgate Conservation Area, and the value that it holds for future generations. The assessment provides evidence that the proposed works will sustain the character of the listed building. The design has been informed by the thorough analysis of the heritage values of the application site and its context.
- The proposals are composed to ensure that these values are sustained and enhanced. The works are intended to be of the highest quality of design and workmanship and would be beneficial to the longevity of the existing building.

- The impact assessment in this report provides an analysis of how the proposed new sauna feature affects the identified heritage values and their significance. The proposed new structure is modest addition (replacement of the existing shed), of simple design, and located within the area of the garden, surrounded by mature trees and bushes, minimising any visual impact on the host garden and/or on the main house. The new structure is proposed to be built above ground, and no foundations will be required, ensuring that no harm to the existing surrounding trees. The scale, materiality, and location of the proposed timber sauna (and decking) will preserve the existing quality and context of the garden, as well as character of the Conservation Area. There will be no impact on the openness of the host garden or any other neighbouring gardens.
- It is considered that the current proposal will maintain the special interest of the listed building and the Highgate Conservation Area, taking into consideration their architectural characteristics, setting, plan-form, and cultural significance. The proposals are articulated to be sensitive and to successfully blend-in within the existing context. There will be no intervention on the fabric of the main building as the proposals are limited to the small section of the rear garden. The character of the building and its setting will be preserved.

14.0 CONCLUSION

- 14.1 The proposed scheme was designed to complement the existing natural setting and historic context. These alterations are based on the careful and well-considered conservation-led approach applied for the previously consented improvements of the Main House.
- 14.2 The proposed level of intervention is minimal, and acceptable in the conservation terms, with all works to be of a high design and workmanship quality. The proposals are based on the detailed appraisals of the host building and its setting, as well as setting within the Conservation Area. The sensitive and sympathetic design takes full advantage of characteristics and qualities of the existing environment, further revealing its heritage values and enhances the quality of its setting. There will be no adverse effect on historic fabric or on the appearance of the main house and its setting. On contrary, its heritage values and interest will be preserved and enhanced.
- 14.3 As required by NPPF, the impact and potential 'harm' of the proposal were considered and analysed. The applicant has recognised the importance of appropriate analysis and assessments, which were undertaken and are presented in this report. This approach has been beneficial with regard to the consideration of design and the process of the best practice. As a result of the analysis of the significance and assessment of the impact, the conclusion has been reached that the impact will be negligible and that the significance of the relevant heritage asset(s) is not challenged.
- 14.4 The implication of the existence of impact does not immediately translate that into "harm." Tenets of Historic England in their document "Conservation Principles" define conservation as "managing change." This means that the listed building is not a static place but is subject to change. NPPF recognises that change and adaptation must occur if historic buildings are to survive at all. This can be achieved only with a considerable investment in the repair, maintenance, and enhancement of properties, as here is the case, ensuring it remains a valuable heritage asset.
- 14.5 Proposals were formulated, ensuring that the special historic and architectural interest of the subject site and identified heritage values are preserved and enhanced. In this way, it is considered that these proposals comply with the National and Local policies and guidance for the historic built environment.

