

Dr Mervyn Miller

MM

HERITAGE



**ATHLONE HOUSE (formerly CAEN WOOD TOWERS),
HAMPSTEAD LANE, LONDON N6 4RU**

HERITAGE STATEMENT AND NPPF ANALYSIS: APPENDICES 1

MAY 2013

Dr Mervyn Miller

CHARTERED ARCHITECT AND TOWN PLANNER

11 Silver Street, Ashwell, Baldock, Herts SG7 5QJ (01462) 742685

E mail mervarch@aol.com

Mervyn Miller PhD BA BArch (Hons) MUP M Arch RIBA FRTPI IoHBC

VAT Registration No. 476 1152 49

APPENDICES VOLUME 1

MM1A:	C.V. of Dr Mervyn Miller	2
MM1B:	Highgate Conservation area	7
MM1C:	Listed Buildings	17
MM1D:	Kenwood Registered Historic Park/Garden	21
MM1E:	Athlone House Listing Review	28
MM1F:	Athlone House as a Heritage Asset	31
MM1G:	Athlone House 2005/6 Permissions	50
MM1H:	Policy: Statute, NPPF and Local Plan	62

APPENDIX MM1A
Professional experience and c.v.
Of Dr Mervyn Miller

MMA1 My professional experience covers 40 years involvement with conservation of the historic built environment. I was Senior Architect Planner in the Design Section of the Hertfordshire County Planning Department (1972-74); Principal Conservation Officer of North Hertfordshire District Council (1974-1987). This involved the full range of statutory planning procedures involving listed building and conservation areas.

MMA2 Since January 1988 I have been a self-employed sole principal architect planner in private practice, specialising in the historic built environment, involving design, liaison, appeals and public inquiries. As a consultant to English Heritage I undertook listing reviews for Hertford and Ware; thematic studies for the Post-War Listing Study; and a thematic study for private sector flats (1880-1940). My clients have included local authorities, corporate and institutional organisations and individuals.

MMA3 I have long specialised in buildings and historic areas of the Arts and Crafts and Garden City Movements. In connection with the latter, I have written definitive histories of Letchworth Garden City and Hampstead Garden Suburb – the latter including major Lutyens buildings and civic design. My involvement with Letchworth dates back to 1974 and my N. Herts post. I am a Member of the Letchworth Garden City Heritage Foundation's Heritage Advisory Group, and have recently completed a comprehensive study of buildings of local merit. I was appointed as RTPI Director on the Board of Hampstead Garden Suburb Trust in 1979 and served until 2000, following which I was appointed the first Honorary Life President of the Trust.

MMA4 I have been Architectural Adviser to The Lutyens Trust since 1985, responsible for comments on several hundred applications involving development proposals to a full range of Lutyens's buildings, virtually all of which are listed. I am also a member of the Trust's India Group, currently liaising with the Indian National Trust for Art and Cultural History (INTACH) government bodies on the conservation of New Delhi.

Dr Mervyn Miller
CHARTERED ARCHITECT AND TOWN PLANNER

11 Silver Street, Ashwell, Baldock, Herts SG7 5QJ UK: Tel/Fax(0044) (0)1462 742685
... on line email mervarch@aol.com

SUMMARY OF CURRICULUM VITAE

Academic and Professional Qualifications

1997: -Visiting Fellowship at Oxford Brookes University (marking 25 years contribution to conservation of the historic built environment)
1982 - Member of the Institute of Historic Building Conservation (IHBC)
1981 - PhD in Urban and Regional Studies, University of Birmingham
1980 - Fellow, Royal Town Planning Institute (Member 1973)
1970 - Master of Urban Planning, and Master of Architecture, University of Illinois
1968 - Chartered Architect, Royal Institute of British Architecture
1966 - Bachelor of Architecture, Class I Honours, University of Durham
1963 - Bachelor of Arts (Architectural Studies), University of Durham

Professional Experience

40 years involvement in conservation of the historic built environment and architectural history:

Principal Conservation Officer with Hertfordshire County Council (1972-74); North Hertfordshire District Council (1974-87).

1974-9, Detailed research planning and building of Letchworth, the First Garden City, broadened to encompass the work of Parker and Unwin, particularly Unwin's contribution to the evolution of British town planning (PhD under the late Professor Gordon Cherry awarded 1981).

1985 to 2011, Architectural Adviser to The Lutyens Trust; 2007, Trustee; 2010 Expert witness in Appeals against refusal of planning permission affecting setting of Gledstone Hall (Lutyens 1923-8, Grade II* listed): Appeals dismissed. I retired as the Trust's Architectural Adviser but remain a Trustee.

1979-2000; Director of the Hampstead Garden Suburb Trust (Appointee of the Royal Town Planning Institute), Honorary Life President, 2000 to date.

Since 1987, independent private practice consultancy, includes the following:

1988-1992, Executive Secretary to Hertfordshire Building Preservation Trust, for whom carried out Restoration of Much Hadham Forge (Civic Trust Commendation)

1988-94, Property reports and Residential Areas Design Guidance for Letchworth Garden City Corporation

1988- to date, extensive experience as expert witness in a wide range of planning Appeals and Public Inquiries, involving historic buildings and conservation areas; Building and Conservation Area Assessments; and Listed Building Management Plans. I have worked in a consultancy role

with numerous architectural practices including PRP (Phippen, Randall, Parkes), Paskin Kkyriades Sands, Sheppard Robson, Michael Hopkins, Casson Conder, Quinlan Terry and Robert Adam (Adam Architecture); and planning consultancies including Development Land and Planning, Phillips Planning Services, Rhodes Planning Services, Vincent Goring, Urban Practitioners and John Martin.

1993, Expert witness for Henry Moore Foundation in connection with development of Moore's Studio at Perry Green, Herts

1992-2000; Consultancy work as Listing Inspector for English Heritage including resurvey of historic building lists for Ware and Hertford (funded by East Herts D. C.); Cutting edge studies on conservation of the legacy of the English New Towns, and private sector flats 1880-1939; Casework in Greater London

2001-2; Residential Design Guidance for Duchy of Cornwall development at Poundbury, Dorset

2005 to date, Reports and Listed Building Management Studies for Hertfordshire County Council including Hertford County Hall, and Alleynes and Barclay Schools, Stevenage.

2005-8: Adviser on Town and Country Planning Association/ English Heritage Study on the Conservation of Garden City communities.

2007 to date: Historic Building Adviser on proposed redevelopment of Athlone House, Highgate, Robert Adam Architects, with a comprehensive team of multidisciplinary consultants.

2008-9: Letchworth Garden City Shopfront Study, and Residential Building Study for LGC Heritage Foundation, involving comprehensive updating of work carried out to identify Buildings of Local Merit, in connection with updated Residential Design Guide.

2009-10: Historic building and conservation area expert witness in Appeals against refusal of planning permission for alterations and extension of Grade II* listed Witanhurst, Highgate, design architects Adam Architecture, Appeals upheld.

Learned Societies, Conferences and Lectures

Membership of numerous learned societies including the Institute of Historic Building Conservation, Society for the Protection of Ancient Buildings, Victorian Society, William Morris Society, Vernacular Architecture Group, Society of Architectural Historians of Great Britain, International Planning History Group (IPHS), and Society of American City and Regional Planning History (SACRPH).

For over 30 years, conference papers presented at Venice, Dublin, Delft, Richmond Va, Chicago, Seattle, Washington DC, St Louis Mo, Portland Me, Paris, Hong Kong, Sydney, Helsinki, Barcelona.

Delhi, IPHS, December 2006, opening keynote address on 'Vision of splendour: Lutyens, Baker and the planning of New Delhi'; Lecture repeated at the India International Centre, Delhi, 2007 for The Lutyens Trust.

2007: co-organiser of Hampstead Garden Suburb Centenary Conference (Town and Country Planning Association, London).

2008: IPHS Chicago and Centenary Conferences at Hellerau (Dresden) and Wekerle-Kispest (Budapest).

2009, October 'Hands across the sea: Raymond Unwin's transatlantic journeys', paper presented at Oakland, Calif. Conference of SACRPH.

2010 April, updated paper on 'The Planning of New Delhi' given at Indian National Trust for Art and Cultural History (INTACH) conference on 'Contrasting Conservation Imperatives for the Growing Metropolis of New Delhi'; returned November 2011.

2010: July, 'Picturesque Illusion: The work of Clough Williams-Ellis' paper presented at IPHS Conference, Istanbul.

Longstanding lecturer (1993 to date) to National Association of Decorative and Fine Arts Societies (NADFAS), in England, Europe, South Africa and Australia, on the international dimension of the Arts and Crafts Movement, and key individual figures – Morris, Lutyens, Mackintosh, Gaudi, Frank Lloyd Wright - and the emergence of Modernism, in architecture and city planning.

Publications

Letchworth: The First Garden City, Chichester, Phillimore, 1989, Revised Edition, July 2002

Raymond Unwin: Garden Cities and Town Planning, University of Leicester Press, 1992

Hampstead Garden Suburb (with A Stuart Gray), Chichester, Phillimore, 1992, Revised Edition (as sole author) December 2006.

Letchworth Garden City, 1995, Hampstead Garden Suburb, 1995, Hertford, 1996, Archive Photographs series, Stroud, Chalford.

'The Art of Building a Home: the design continuum of Parker and Unwin, In Burman, P. (ed.), *Architecture 1900*, Shaftesbury, Donhead, 1998.

'The origins of the Garden City Neighbourhood', in Parsons K.C. and Schuyler D., *From Garden City to Green City*, London and Baltimore, Johns Hopkins, 2002.

'City Beautiful on the Rand: Lutyens and the planning of Johannesburg', in Hopkins, A. and Stamp, G. (eds.), *Lutyens Abroad*, London, The British School at Rome, 2002

Introducing English Garden Cities, English Heritage Informed Conservation, 2010

Numerous papers in technical and academic journals including *Local Government Studies*, *Planning Perspectives*, *Journal of Planning History* and *World Architecture*.

Local History publications for Letchworth Garden City Corporation/ Letchworth Garden City Heritage Foundation: Garden City Heritage Trails, 1-4 (1995-6); Architects' Biographies (Parker and Unwin: C. M. Crickmer; Cecil Hignett; Bennett and Bidwell; M. H. Baillie Scott; Geoffrey Lucas) (1999-2000).

APPENDIX MM1B

Highgate Conservation Areas
(Designated Heritage Assets)

HIGHGATE VILLAGE CONSERVATION AREA (Camden LBC)

MMB1 Highgate Village Conservation Area was designated in 1968, and extended in 1978 and 1992. The **Highgate Conservation Area Appraisal and Management Study** (2007) provides a summary of the special interest of the area, its location, topography and historic development, and a series of defined sub-areas, including Fitzroy Park, in which the Athlone House site is located, to the south of Hampstead Lane. Below I reproduce extracts from the document.

Highgate Conservation Area Appraisal and Management Strategy

MMB2 This is adopted as Supplementary Planning Guidance. A draft prepared by consultants in 2001-2 was updated, in line with English Heritage guidance: to reappraise the buildings and spaces with the conservation area; and to provide a more comprehensive list of buildings which make a positive or negative contribution to the conservation area.

MMB3 The Character Appraisal defines five sub areas. Athlone House and its grounds are included in Sub Area 2, Fitzroy Park, an area of suburban residential growth and varied topography on the southern fringe of Highgate Village. The Appraisal states:

The following houses have been included within the Fitzroy Park Sub-Area as, together with the gardens in which they stand, they are considered to be representative of the large private villas which formerly occupied this part of Highgate.

Athlone House, formerly Caen Wood Towers, described by Pevsner in the *Buildings of England Series* as 'the ambitious Victorian villa' was

built in 1870-1871 in formal landscaped gardens by Solomon and Jones for Mr Edward Brooke. It was built in 'red brick, with Jacobean gables, a big porch under the square tower, supporters on the tower instead of pinnacles, conservatories, outbuildings with ugly French Turret and a superb view to the south'. [This is a quotation from the original 1952 edition, rather than the 1998 revision by Bridget Cherry, which categorised the present state of the building as 'much simplified': the effect of this is misleading, as it implies that major features, which are long-demolished still exist] This elaborate property is set into the hillside overlooking the Heath and is visible in long views such as from Kenwood House. [This is also misleading an Athlone House cannot be seen from Kenwood House itself, but from the rising ground to the east beyond the coach house.] As such, it is a positive contributor to the Conservation Area. In the postwar period, having ceased to be viable as a private residence, it was converted to a hospital. Several temporary outbuildings were erected at this time. However, with the dawn of the 21st century, the hospital became surplus to requirements and was subsequently closed down and the buildings sold to a private developer. The main house and outbuildings currently stand empty, and are at risk due to their vacant and deteriorating condition. Demolition of many of the curtilage structures has commenced to make way for new residential development in the grounds designed by the architect David Chipperfield. The scheme includes the conversion of the main house as a luxury 21st century single family dwelling, together with the restoration of 19th century buildings on the site, such as the coach house, the gatehouse and Caen Cottage, which are situated close to the high stock brick boundary wall on Hampstead Lane. The site is designated in the UDP as publicly accessible Private Open Space. It is also Metropolitan Open Land. Protected species have been found in the grounds, including grass and slow worms. Caen Wood Towers

Farm currently operates as a small-scale agricultural settlement on a belt of land between Athlone House and the Heath.

MMB4 Later, on p.38 of the document, there is a schedule of 'Buildings or features which detract from the character of the area and which would benefit from enhancement':

Athlone House: vacant buildings on site.

MMB5 Key views, vistas and approaches are also defined:

An essential part of the character of the Highgate Conservation Area is the open aspect. ...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.

This statement is also misleading as the view across from the Heath from the rising ground east of Kenwood is not close to Hampstead Lane. However, the Council's assessment that it is the visibility of Athlone House in this long view that results in its being a positive contributor to the Conservation Area is not one which I share, as I consider that in its degraded state it is now marginal contributor.

MMB6 Appendix 2 of the Appraisal contains a schedule of buildings which have been defined as making a positive contribution to the area. As such, Athlone House was selected:

Hampstead Lane Athlone House, the wall and ancillary buildings of Athlone House fronting Hampstead Lane, Beechwood Bungalow, Beechwood Lodge.

No selection criteria or specific justification for the inclusion of the above buildings, and the narrative provides little beyond the well-known basic historical points.

The Council states in its preamble to this Appendix:

Positive Buildings are defined as buildings that make a positive contribution. There is a general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification. The following buildings have been identified as positively contributing to the character or appearance of the Highgate Conservation Area.

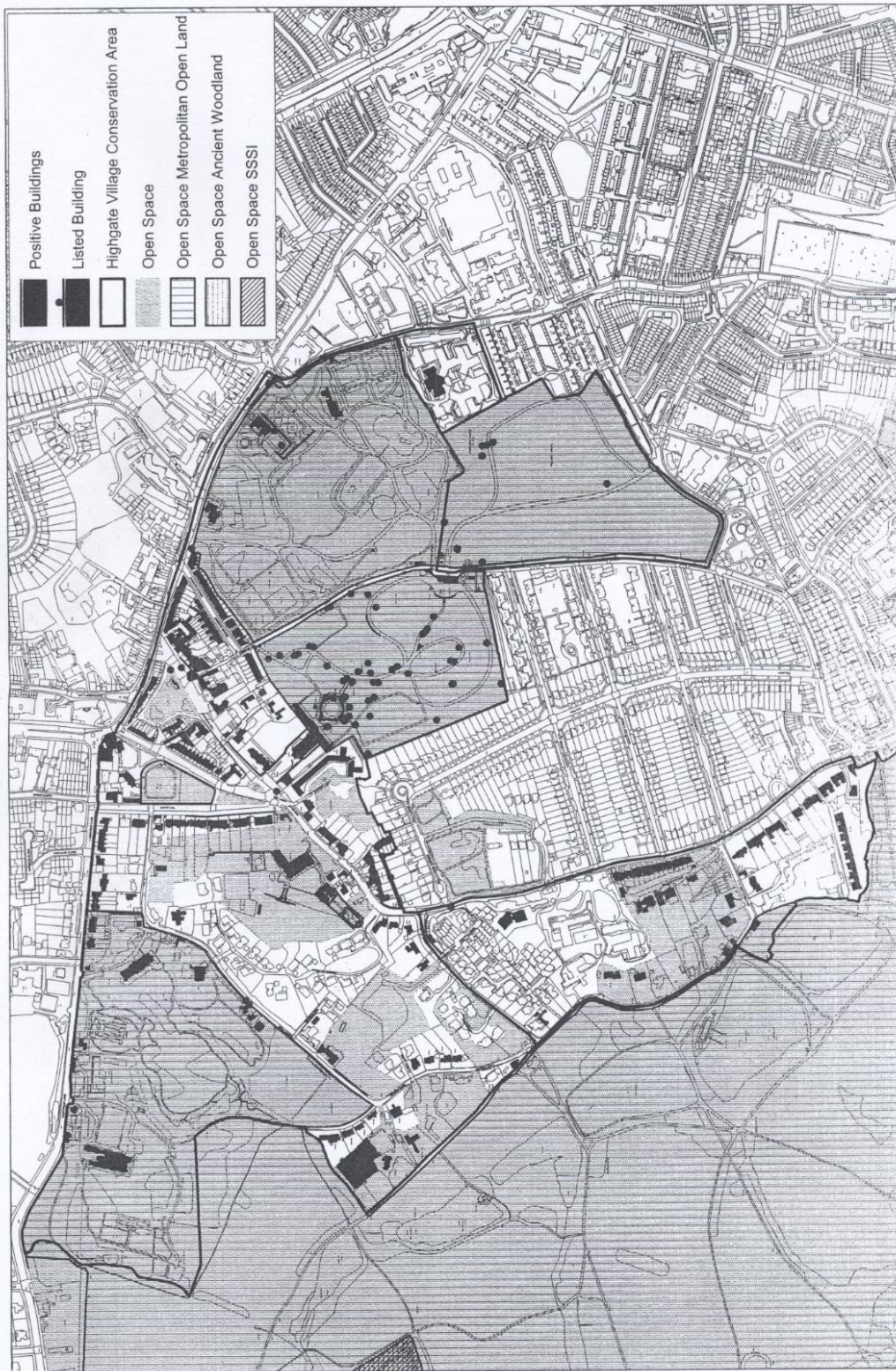
MMB7 Part 2 of the document contains 'The Highgate Conservation Area Management Strategy'. However, under 'Monitoring and Review' the Council states that:

As part of the review process, the Council is seeking to complete an up to date comprehensive record of all Listed Buildings and establish a visual survey of buildings which make a positive contribution to the Highgate Conservation Area.

Under 'Control of demolition' it is stated:

Within the Highgate Conservation Area the total or substantial demolition of an unlisted building requires Conservation Area Consent. The Council will normally expect all buildings that make a positive contribution to the character or appearance of the Conservation Area to be retained, unless their loss is considered to be justified. Guidance regarding demolition can be found in PPG 15. [This has now been superseded by PPS 5.]

MMB8 Further Supplementary Planning Guidance on Conservation Areas is found in **Camden Planning Guidance** (2006) Section 10 and relevant advice in design in Section 15 and in Section 44 Sustainable Design and Construction, but much of the content on heritage matters has been superseded by the Conservation Area Appraisal, and by the recently approved and adopted LDF Core strategy and Development Policies.



Print Date: 08/03/2007
 Printed By: L.Smith
 Map Ref No: c02167

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Highgate Village Conservation Area

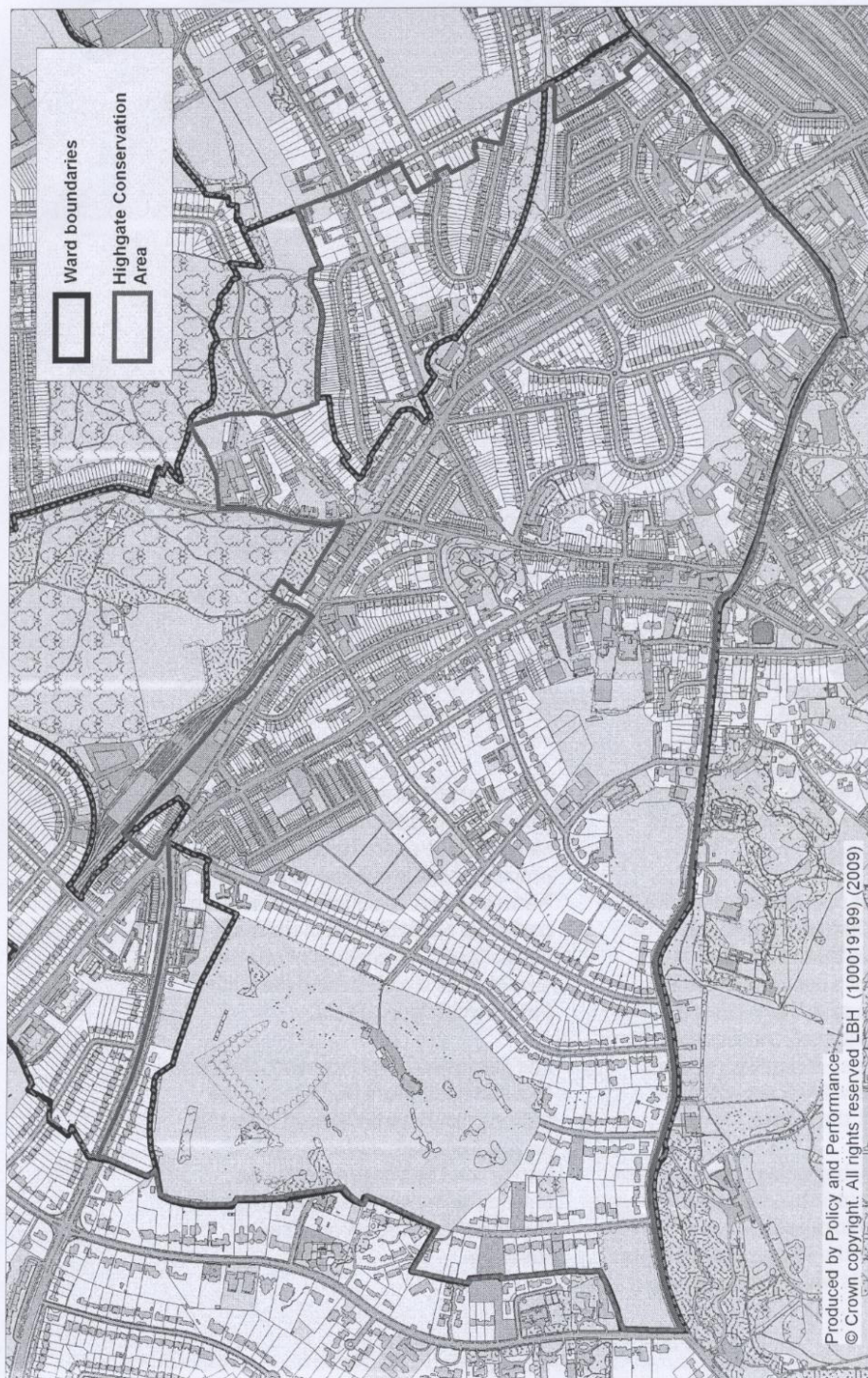


Highgate Conservation Area (Haringey LB)

MMB9 The shared boundary of the contiguous Highgate Conservation Area (Haringey LB) runs along Hampstead Lane. To the north, opposite the access to the Athlone House and Caenwood Court, are the sports buildings and playing fields of Highgate Junior School. The conservation area was designated in December 1967 and extended in November 1994. Chapter 11 of the Haringey UDP 2006 deals with Conservation but contains no specific policy about the setting of conservation areas. The Core Strategy Proposed Submission contains Strategic Policy SP12 – Conservation states that all new development in conservation areas and affecting historic assets shall preserve and enhance Haringey's rich and diverse heritage and shall preserve and enhance the character and appearance and their settings. The narrative contains a brief summary of the character of Highgate Conservation Area (paras. 6.2.8-11) which makes no mention of Hampstead Lane or the proximity of Hampstead Heath or Kenwood. However, in a section on strategic and local views, the latter involves the protection of 'views into and from conservation areas'.

MMB10 There are no listed buildings in Haringey along Hampstead Lane, nor are there any locally listed buildings of merit. Nos. 3, 16 and 18 Bishopswood Road, which runs around the northern perimeter of the Highgate Junior School site are locally listed buildings of merit. No appraisal of the Highgate Conservation Area (Haringey LBC) has yet been undertaken.

Highgate Conservation Area



APPENDIX MM1C

**Listed Buildings (Kenwood and
Hampstead Lane)**

(Designated Heritage Assets)

APPENDIX MMC: LISTED BUILDING DESCRIPTIONS

Listed Building Details

Location: Kenwood House (Iveagh Bequest)

Street: Kenwood

Grade: I

Reference: 798-1-9723

Date of Listing: Jun 10 1954 12.00 AM

Description:

Detached villa. Original house c1616, renovated c1749 and forming the core of the present house, including the orangery with boudoir on the west. In c1767-68 Robert Adam added the library with anteroom on the east and the north entrance portico, together with an additional 2nd floor on the south front which he remodelled. In c1795 George Saunders added the projecting north wings, west veranda; also the Service wing and kitchens (qv). Restored 1955-9.

EXTERIOR: north front: stucco centre and white brick wings with hipped slated roofs forming a shallow entrance court. 3 storeys. Centre with Ionic tetrastyle portico having an enriched frieze and medallion in the tympanum; flanked by 3 window bays. Central doorway architraved with console-bracketed entablature with fluted frieze. 1st floor sill band with guilloche decoration. Recessed sashes. Stone entablature with dentil cornice and fluted frieze; blocking course. Wings with 3 windows each to courtyard. Gauged brick flat arches to recessed sashes. Stone eaves cornice. On north elevations of wings ground floor windows of Palladian type with Ionic order. West façade: 6 windows with veranda of copper tented roof supported on cast-iron Ionic openwork pillars with palmette design. South front: central block of 3 storeys 7 windows, linked on either side by single storey units to the 5-bay single storey orangery on the left and similar library to the right. Stucco central block with slated hipped roof and slab chimneystacks. 3 central window bays slightly projecting. Ground floor with a shallow, round-arched niche at either angle. Square-headed part glazed (with glazing bars) central doorway in shallow, round-arched niche. Pilasters of Adam's own invention rise through the 1st and 2nd floors, paired at the angles to carry an entablature and over the projecting bays, a pediment with enriched tympanum. Recessed sashes; above the 1st floor sashes enriched stucco rectangular panels. Bands at 1st and 2nd floor levels. Linking units with Palladian windows, band above (continued from 1st floor of central block) and blocking course. Orangery with Ionic attached columns, paired at angles, supporting an entablature. Round arched windows in shallow recesses with impost bands. Slated hipped roof. Library similar except for square-headed sashes in round-arched recesses.

INTERIOR: Largely redecorated by Adam with ceiling and murals by Antonio Zucchi and Angelica Kauffman. Especially notable is Adam's barrel-vaulted library with apses at each end screened by giant Corinthian columns; also by Adam are the library anteroom and the main staircase with iron handrail. The marble hall with a lantern carried on segmental arches was added c1795.

HISTORICAL NOTE: The original brick was renovated c1749 for John, 3rd Earl of Bute, acquired by the 1st Earl of Mansfield in 1754 and remodelled as a holiday retreat by Adam. It became a permanent residence in 1780, the 2nd Earl setting the road back to its current line in 1793 allowing the house to stand free in the park. The bulk of the estate bought in 1922 to save it from redevelopment and in 1924 vested in the London County Council. The house and collection of paintings donated 1927 by Edward Cecil Guinness, first Earl of Iveagh (Survey of London: Vol. XXII: London: - 1950: 114-132).

Listed building details

Location: Service wing and outbuildings to Kenwood House

Street: Kenwood

Grade: II*

Reference No: 798-1-9753

Date of listing: Jun 10 1954 12:00 AM

Description:

Service wing & outbuildings, now partly converted to a restaurant. 1793-1795. By George Saunders, restored 1959. Multi-coloured stock brick. Hipped, slated roofs with wooden, bracketed eaves cornice.

EXTERIOR: irregular range with large central, rectangular kitchen with splayed corners flanked by diagonal wings on main south façade screened by a loggia. Loggia of wooden Doric columns supporting an entablature. Kitchen 3 storeys 3 windows. Entrance under loggia; round-arched doorway with patterned fanlight and double panel doors. Gauged yellow brick flat arches to recessed sash windows. Roof with rectangular louvred lantern surmounted by a dome. Right hand wing, 2 storeys 5 windows (centre blind) and 1 window splayed return. Entrance under loggia; to the left a square-headed doorway with brick flat arch and partly glazed door, to the right 2 wooden carriage doors with segmental arch overlight. Left hand wing similar. East façade of brown brick with brick band at 1st floor level. 2 storeys 9 windows, the centre 3 slightly projecting. Gauged yellow brick flat arches to recessed sashes.

INTERIORS: Plain and some altered. (Survey of London: Vol. XXII: London: - 1950: 114-132)

Listed building details

Location: The Lodge House to Kenwood House and adjoining garden wall

Street: Kenwood

Grade: II

Reference No: 798-1-9743

Date of listing: May 14 1974 12:00 AM

Description:

Lodge house. c1795. Possibly by George Saunders. Brown brick with slated hipped roof with projecting eaves. 2 storeys. Double fronted with 3 windows and 2 and 1 window returns. Doorway with bracketed wooded hood and panelled door, glazed in top panels. Gauged yellow brick flat arches to recessed sashes.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: adjoining garden wall of brown brick with buttresses and stone coping. (Survey of London: Vol. XXII: London: 1950: 114-132).

Listed building details

Location: (South side) Park Flats

Street: Hampstead Lane

Grade: II

Reference No: 798-1-1843110

Date of listing: May 10 1974 12:00 AM

Description:

Originally a second stable block to Kenwood House, Kenwood (qv), at a distance from the house and main stables, now converted to flats. C1795 U-shaped plan with long side of 2 storeys and 16 windows, and wings projecting backwards. Stock brick with first floor band and cement plinth. Slated roof. Pedimented centre section and 2 end bays project slightly. C20 casement windows, those on ground floor in arcaded panels. Tall central carriage arch, the upper floor infilled in timber to form a room. Similar arcading to one-storey wings.

INTERIOR not inspected. Formerly listed in LB Barnet, the land south of Hampstead Lane passed to LB Camden on 1.4.94.

Listed building details

Location: (South side) Kitchen Garden Walls to Kenwood Nursery

Street: Hampstead Lane

Grade: II

Reference No: 798-1-1867110

Date of listing: Dec 30 1999 12:00 AM

Description:

200m of garden wall, with returns, to Kenwood House (qv). c1795. Stock brick with copings, over 2 metres high, with flat buttresses. Built as the kitchen garden to Kenwood, and now serving the nursery there. Included as an important part of the setting of Kenwood.

Listed building details

Location: (West side) Beechwood

Street: Fitzroy Park

Grade: II

Reference No: 798-1-4424

Date of listing: May 14 1974

Description:

Detached house. 1840. By George Basevi for his brother. Later additions and alterations, only front elevation remains untouched. Formerly 2 separate residences. Stucco with slated roofs. 2 storeys and basements linked by 1-window, 2 storey staircase extension. Right hand range: double frontage with 5 windows; centre 1st floor window flanked by half lights. Bowed portico with cornice and doorway flanked by windows. Architraved doorway with cornice, pulvinated frieze and panelled door. Plain stucco ground floor sill band. Recessed sash windows with glazing bars and ground floor hoods. Projecting eaves cornice. Left hand range: 6 windows. Asymmetrically placed, round-arched, architraved doorway with patterned fanlight and panelled door. Recessed sash windows with glazing bars. Projecting eaves. To the left of this range, c1977, a slate roofed loggia. Link: with cornice carried round from right hand range. Round-arched 1st floor window to stair. INTERIOR: not inspected. HISTORICAL NOTE: Beechwood was built on the site of Fitzroy House, c1770, belonging to Lord Southampton, demolished 1828.

APPENDIX MM1D

Kenwood Registered Historic

Park/Garden

(Designated Heritage Asset)

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

KENWOOD

GREATER LONDON Date Registered: 01 OCT 1987

CAMDEN Grade: II*

NGR: TQ2787 Site Reference Number: 1039

Mid C18 landscape park, lakes and woodland, further developed late C18 by Humphry Repton, William Marshall, William Emes and others. Now a public park.

HISTORIC DEVELOPMENT

Caen Wood was a monastic wood from the C13 to C16 and was then in Royal possession from 1532 to 1565. The Wood was purchased in 1616 by John Bill, a royal printer, who built the first house on the site, with a terrace to the south (extant).

By the early C18 the property was owned by the Earl of Ilay, who let the property to George Middleton. Middleton was responsible in c 1726 for planting the lime avenue which ran west from the south front of the house as a continuation of the terrace. Both the Earl and his nephew, John Stuart, third Earl of Bute (who lived at Kenwood from c 1747), planted exotics at Kenwood: in 1751 Bute described the gardens as filled with 'every exotick our climate will protect' (Bryant and Colson 1990). John Rocque's Plan of London 1744-6, shows the estate immediately prior to the third Earl's ownership. Formal gardens stretched from the south front of the house down to a line of formal fishponds, which lay to the east of Ken Wood, which was crossed by rides. There was a large forecourt to the north of the house, a kitchen garden to the west, and the farm to the east.

In 1754 Lord Bute sold Kenwood to William Murray, later the first Earl of Mansfield. Mansfield purchased much of the surrounding land, expanding the estate from 90 acres (37.5ha) to 232 acres (96.5ha). The estate finally comprised over 1500 acres (625ha) including land leased from the Bishop of London to the north.

Mansfield commissioned Robert Adam to remodel the house and was also responsible for landscaping the pleasure grounds in the second half of the C18: the formal gardens were replaced by a sloping lawn; three of the ponds were joined together to form Wood Pond; the Thousand Pound Pond was formed, with a Sham Bridge (c 1767(8, rebuilt 1791, listed grade II*) at the east end; trees (especially oak and beech) and shrubs were planted; two miles of gravel and grass walks were made through the Wood; and a hothouse was erected in the kitchen garden, for peaches and grapes. Exotics were grown in the greenhouse on the west side of the

house. Robert Adam designed summerhouses and a 'Seat', which was located in the Wood. Kenwood was noted for its very fine views of the City, the Thames and Greenwich.

Lord Mansfield died in 1793 and his heir, the second Earl, immediately set about further work. Humphry Repton (1752-1818) was commissioned in 1793 and visited three times between 1793 and 1796. Repton prepared a survey, and advised the Earl's architects, Robert Nasmith and later George Saunders, on the building works. The landscaping included the removal of the kitchen garden to the west of the house and the extension to the south of both ends of the terrace, to enclose the lawn. Repton made further proposals but this work was largely carried out by George Saunders, William Marshall, William Emes, and others, under the guidance of Edward Hunter, the estate steward. The work included: enlarging the house; diverting Hampstead Lane to the north, making new entrances with drives and a forecourt to the north of the house (laid out by George Saunders); a flower garden on the site of the former kitchen garden (attributed by J C Loudon to the estate gardener); new stables, service wing, and lodges; and an octagonal farmhouse (designed by William Marshall).

In 1840, the fourth Earl purchased Fitzroy Park, which adjoined Kenwood to the east, and by 1850, Lord Erskine's property at Evergreen Hill (to the north-west of Kenwood) had been purchased and added to the Kenwood estate. Both these properties had been landscaped by Repton. The house at Fitzroy Park was demolished prior to the purchase. Other than the addition of these properties the landscape changed little throughout the C19, until 1889 when the estate of over 625ha began to be divided up. In that year the fourth Earl sold Millfield Farm (including Parliament Hill), so that it could be added to the Heath.

The fourth Earl died in 1898 and the estate was inherited by his grandson, who died in 1906. The sixth Earl let Kenwood to the Grand Duke Michael of Russia from 1910 to 1917 and then to the American heiress, Nancy Leeds. In 1914 the sixth Earl attempted to sell the estate to a building syndicate. Although the contents of the house and parts of the estate were sold in the 1920s, the house and the core of the landscape were saved from development. The Kenwood Preservation Trust secured Kenwood Fields and South Kenwood, which were opened to the public on 18 July 1925. In 1924 Lord Iveagh purchased the house with the remaining grounds, which were bequeathed to the nation, with the paintings in the house, on his death in 1927.

On 18 July 1928 the Iveagh Bequest was formally handed over to the LCC, which became the trustee for the grounds, with private trustees for the house. In 1949, the LCC took over the trusteeship of the house. In 1965 Kenwood passed to the GLC, who managed it with the whole of Hampstead Heath and Parliament Hill. In 1986 Kenwood was transferred to English Heritage, while the Corporation took over the rest of the Heath.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Kenwood, c 45ha, is located to the west of Highgate and north-east of Hampstead, in the London Borough of Camden. Kenwood is bounded by Hampstead Lane to the north and northwest, Hampstead Heath to the south and east, and Mount Tyndale and The Elms to the west. The ground at Kenwood slopes generally from the north-west and north towards the southeast. There are good views from the higher ground, especially the terrace in front of the house, southwards towards central London and the City. The boundaries of the park are marked by a mixture of walls (along the north boundary) and fences (along the west, south and east boundaries).

ENTRANCES AND APPROACHES

The main approach to the mansion at Kenwood is from Hampstead Lane to the north. A drive from West Lodge, a white-brick, single-storey octagonal lodge (George Saunders c 1795, listed grade II with gate piers), 300m to the west-north-west, winds through the trees and shrubberies in North Wood to a wide forecourt before the north front of the house. The drive continues to the north-east and returns to Hampstead Lane through the East Lodge (a white-brick, single-storey octagonal building), 200m north-east of house. There are further entrances from Hampstead Heath on the east and south sides, and at the southeast corner. The internal gate piers to the south-east of the West Lodge were brought from James Stuart's Montagu House in Portman Square.

PRINCIPAL BUILDING

Kenwood House (listed grade I) was built in c 1616. It was renovated in c 1749 for John, third Earl of Bute and extensively remodelled 1767-73 by Robert Adam (1728-92) for the first Earl of Mansfield. The three-storey stuccoed Palladian house has an entrance portico and wings to the north, a verandah to the west, the orangery to the south-west, the library wing to the south-east, and the service wing to the east. The two-storey brick service wing and outbuildings (listed grade II*) were added to the north-east in 1793-6 by George Saunders for the second Earl of Mansfield.

GARDENS AND PLEASURE GROUNDS

From the northern approach to Kenwood, serpentine paths and the drives wind southwards through dense woodland, which stretches from the west boundary around to the brick, two-storey stable courtyard, c 200m north-east of the house. The wood opens to the north of the house, where a lawn slopes down to the gravelled forecourt. A path leads around the west side of the house, through a looped ivy passage, and onto the gravelled macadam terrace which runs along the south front of the house. From the terrace there are fine views over the wide lawn with scattered trees which sweeps down to the two lakes. The view is framed by Ken Wood to the south and by belts of trees and shrubs to the west and east. The extensive views over London described in the C18 and C19 are now mostly limited by the height of the trees in Ken Wood.

The terrace narrows to either side of the house but continues on to the west and east. To

the west the path leads through the lime avenue, the trees of which are clones of the C18 original avenue trees, which were felled in 1960. To the north of the avenue and west of the house is the west lawn. This is on the site of the C18 kitchen garden, replaced in the 1790s by a flower garden. The flower garden was removed in 1964-5 and replaced by the present lawn, which has an herbaceous border backed by a flowering shrubbery to the north, raised on a bank, and early C19 rhododendron clumps to the west. A sculpture by Barbara Hepworth (Monolith (Empyrean), 1959), stands at the west end of the lawn. 'Dr Johnson's Summerhouse' at Streatham was moved to this part of the gardens in 1968 but was burned down in the late C20. The site is marked by the remaining concrete platform.

The path continues west and then divides, one path leading south around the inner circuit through Ken Wood and to the lakes, and the other path continuing west into the West Meadow, formerly part of the ferme ornée. The main path leads north/south through the meadow, along the parish boundary between Hampstead and St Pancras parishes, marked with C19 boundary stones (which replaced the ancient hedge and ditch boundary in 1845). The park has rougher grass than the lawn and there are groves of trees, with further scattered specimens and clumps, including oak, beech, copper beech and birch. Near the north-west boundary of the park are the Dairy Buildings (George Saunders c 1795, listed grade II), which consist of a two-storey central cottage linked by curved walls to one-storey buildings. The three brick buildings are set around a forecourt and are all that remains of the farm, which was demolished in the early C20. There is an icehouse under the northern building. At the southern end of the park, the path leads to Hampstead Heath or returns back to Kenwood House.

Returning to the west end of the terrace path, a gate leads through the fence which divides the lawn from the house and terrace. In the north-west corner of the lawn is a large bronze sculpture by Henry Moore (Two Piece Reclining Figure, 1963-4), from which there are good views to the south-east and east over the lawn and lakes. The terrace path leads south and then south-east, where it enters Ken Wood. Paths meander through the Wood to the south of the lawn and West Meadow. The northernmost path leads east, circuiting the western lake (Wood Pond) and then joins another path, which runs south to the Hampstead Heath entrance in the south-east corner of Ken Wood, or north around the east side of the eastern lake (Thousand Pound Pond). Across the south-east corner of this lake is the Sham Bridge (c 1767(8, listed grade II*), attributed to Robert Adam, which consists of a timber three-span facade with a balustrade. When viewed from the terrace or lawn in front of the house, it gives the illusion that the water continues beyond it.

The path continues northwards with the lawn to the west and a narrow belt along the boundary to the east. As the path approaches the house, it turns to the north-west and then west and widens to form the broad terrace in front of the house. Before approaching the house the path leads past a two-storey, double-fronted brick lodge, Mansion Lodge, c 1795, and then past the service wing and outbuildings, which are at a lower level to the terrace and approached down a flight of steps from the south or a sloping approach road from the east. The eastern part

of these buildings now houses a cafe and restaurant and the walled garden to the east is used for outdoor seating, with chairs and tables on paving, with herbaceous planting around the walls. To the east of the Mansion Lodge is a gate leading onto Hampstead Heath and towards the former stables on Hampstead Lane.

KITCHEN GARDEN

The kitchen garden is located to the east of the stables and adjoins Hampstead Lane on the north side. The south-facing flued wall along the north boundary and the walls along the west and east boundaries remain but the C18 glasshouses were demolished in the C20. The area is now a nursery.

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2nd edition published 1894
3rd edition published 1913

Description written: November 1998

Amended: March 2000

Register Inspector: CB

Edited: May 2000

Number: 1039

Grade:

Registration Date: 01/10/1987

County/UA: GREATER LONDON AUTHORITY

Local Authority: BARNET LONDON BORO, CAMDEN LONDON BORO, HARINGEY LONDON BORO

Parish:

Notes:

Every effort has been made to ensure the accuracy of this map. It is supplied for indication purposes only and should always be read in conjunction with the Register entry. If you require clarification of the exact extent of the Park and Garden or further information, please contact English Heritage.

Map Centre NGR: TQ2709887187

Map Scale: 1:10000

Registered Park and Garden

Print Date: 7 December 2010

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ENGLISH HERITAGE
1 Waterhouse Square, 138-142 Holborn,
London EC1N 2ST
Tel: 020 7973 3000 Fax: 020 7973 3001
www.english-heritage.org.uk

APPENDIX MM1E

Athlone House: Listing Review
(Undesignated Heritage Asset)

English Heritage (Listing) Advice Report

ADDRESS

Athlone House, HAMPSTEAD LANE, HAMPSTEAD

18 MAY 2010

Parish HAMPSTEAD

District CAMDEN

County GREATER LONDON

Case UID: 156163

RECOMMENDATION

Outcome: No, do not list Recommended Grade: NL 17 -FEB-2004

BACKGROUND:

After examining all the papers on this file and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled.

This imposing High Victorian heathside villa was designed by the lesser-known architectural practice of Salomons and Jones for one Edward Brooke; the design was published in *The Builder* in 1872. A truly hybrid affair in terms of architectural style, its inspiration was highly picturesque: its visual relationship with Hampstead Heath is strong, and the appearance of the classical tower looming over banks of trees is reminiscent of landscape paintings by Claude. Survivals of opulent merchant houses in the inner suburbs are now relatively few, which adds to the interest of this building: so too does the survival of various internal features within. Architectural purists might object to the stylistic eclecticism of the end result, which blends Gothic, Jacobean, French Renaissance, Greek Revival and Swiss Cottage elements together, but this is rather to miss the point about high Victorian eclecticism, which willfully plundered from various epochs of the past. Salomons and Jones were hardly masters of the genre, however, and it would be difficult to make claims for this as high architecture. The reason why Athlone House has not been listed in the past is, however, because of the extent of alterations. The architects may well have departed from their published design during the construction of this house, but it is evident that many losses have subsequently been sustained by the exterior, which just tip it over the balance of being listable. AII- important visual accents have been lost, such as the cresting to the belvedere tower; the moulded gables have been replaced with plain straight versions; verandahs have been lost; and the inevitable result of decades of institutional use has worn down the architectural finesse of the house. As stated earlier, this is a prominently cited house which makes a clear visual contribution to the environs of Hampstead Heath. It has been rejected for listing in the past, however, and no new information has been advanced to demand a reversal of earlier advice. One rejects a building of such character for listing with a heavy heart, but it is clear that the past verdicts were fair in their appraisal of the building, and their recommendation should be upheld once more.

ASSESSMENT:

This building was rejected for spot-listing in 1993 and 1999, and left off the revised list for Camden.

REASONS FOR DESIGNATION DECISION:

Designed by Salomons and Jones in 1872, this finely situated and highly eclectic house on the edge of Hampstead Heath has undergone too many alterations for listing to be appropriate.

Page 1 of 2

English Heritage (Listing) Advice Report

VISITS: None: Data from other sources

APPENDIX MM1F

ATHLONE HOUSE AS A HERITAGE

ASSET

ATHLONE HOUSE AS A HERITAGE ASSET

- MMF1 The significance of Athlone House as a heritage asset, and its contribution to its context was one of the issues of the appeals, and will remain a prime consideration. In the application documentation, I presented a detailed history of the building, and an appraisal of its original, and current architectural and historic interest. Below, I reproduce an updated account of the building, which in terms of NPPF is an undesignated heritage asset, located within a designated asset, the Highgate (Camden LB) Conservation Area. Its presence is visible in views from Hampstead Heath to the south and west, and to the north from points in the Highgate (Haringey LB) Conservation Area.
- MMF2 Below, I discuss the heritage values of Athlone House under the categories set out by English Heritage: evidential value, historical value, aesthetic value and communal value. In order to assess the significance of the building and its setting, I have benchmarked it, at the time of its peak of intrinsic significance, approximately from its completion in 1872 until the outbreak of the First World War in 1914. This benchmark was based upon the best, albeit incomplete, evidence available. I have described the cumulative process of alteration and demolition, which has brought the building to its present state and I have assessed the loss of significance entailed at each stage.
- MMF3 The gardens form the immediate setting of Athlone House, and I have discussed their value, as well as the issue and significance of visibility from more distant points in the wider setting.
- MMF4 Athlone House (formerly Caen Wood Towers) originated as a large detached house, set in landscaped grounds, on the northern fringe of Hampstead Heath, built by the industrialist and MP Edward Brooke, and designed by Salomons and Jones, as an imposing and ornate mansion. Its present site comprises an extensive 4.85 hectare estate consisting of the house itself, various outbuildings and ancillary accommodation, together with extensive gardens. The Athlone House estate is located approximately 1 km from Highgate Village, near the summit, west of the village. The property is situated on the south side of Hampstead Lane, which skirts the northern perimeter of Hampstead Heath. The entrance gateway is located on the south side of Hampstead Lane. The full history of the estate landscape and garden is given in the *Historical Landscape Appraisal* by Catherine Bickmore Associates. The archaeological history of the site and its surroundings is given in the *Archaeological Desk-based Assessment* by Wessex Archaeology.
- MMF5 Caen Wood Towers dates from 1871-2 but was altered externally and internally over the years, particularly in the 1920s, when occupied by the Waley Cohen family. Outbuildings and conservatories were demolished in the mid 1930s. The house was used for Royal Air Force Intelligence Training

during the Second World War. It became a hospital in the 1950s, when it was renamed Athlone House, and radical internal alterations were followed by sprawling unsympathetic single storey prefabricated extensions, arising from its long-term institutional use. The hospital closed in 2003 and planning permission was granted in 2005 for the redevelopment of the site for 27 residential units (new build blocks now completed), coupled with refurbishment of Athlone house itself, as a seven bedroom single residence. As I shall show below, Athlone House itself has lost a substantial number of those features which comprised its aesthetic significance, and its intrinsic worth is now severely compromised. Its materials are discoloured and decayed, lessening its contribution to its immediate setting and surroundings.

MMF6 Athlone House is an unlisted building located in the Highgate Conservation Area. In terms of the recently published policy statement *PPS 5: Planning for the historic environment*, Athlone House is an undesignated heritage asset, located within a designated heritage asset (the Highgate Conservation Area). A statement of the relevant policies, and analysis of their application will be found elsewhere (Appendix MMI and MMJ). Under the National Planning Policy Framework (NPPF, following on from the English Heritage publication, *Conservation principles, policies and guidance* [CPPG] (2008), a defining attribute of heritage assets (whether designated or not) is their significance. Annex 2 to NPPF this is defined 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 still extant *Historic Environment Practice Guide* [HEPG], which was an interpretive manual to the now cancelled PPS 5 subdivides the public interest in heritage assets with aesthetic, evidential, historic and communal values. These terms were taken from *Conservation principles, policies and guidance*, and will be used below in my analysis of the significance of Athlone House within its context.

MMF7 This will also include the setting of Athlone House both within and outwith the Highgate Conservation Area. To the west it will include the Kenwood registered parkland; to the south Parliament Hill Fields and the southern fringes of Hampstead Heath; to the east, viewpoints with the fringe of Highgate Village, in Fitzroy Park, and to the north within the grounds of Highgate Junior School. This last location falls within the Highgate Conservation Area designated by Haringey Borough Council (see Appendix MMB above). This is contiguous with the Highgate Conservation Area in Camden LB, with a shared boundary along Highgate Lane. This extended concept of setting responds to the working definition in Annex 2 of NPPF:

The surroundings within 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.

MMF8 CPPG states that

A 'Statement of Significance' of a place should be a summary of the cultural and natural heritage values currently attached to it and how they inter-relate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tensions between potentially conflicting values ... The result should guide all decisions about material change to a significant place.

Heritage Values

MMF9 The classification of heritage values, derived from *Conservation principles, policies and guidance* is gaining ground in assessment and determination of development proposals involving the historic environment, by local planning authorities and planning inspectors. The relevant section of *CPPG* states that while many heritage values are recognised by statutory designation, decisions about day to day management should take account of all the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it has a statutory designation (para. 31).

The high level values range from evidential, which is dependent upon the inherited fabric of the place, through historical and aesthetic, to communal values, which derive from people's identification with the place. (para.33)

MMF10 **Evidential value** derives from the potential of a place to yield evidence about past human activity (para. 35) and from the physical remains or genetic lines that have been inherited from the past (para. 38). Thus my building inspection notes (see Appendix MMX) provide testimony as to how the building was designed to reflect the lifestyle and aspirations of its original clients, and how its subsequent use and abuse was reflected by insensitive modifications of built form and fabric.

MMF11 However, there is also the record, albeit fragmentary and discontinuous, about the more distant past chronicle of human activity on the site. This is testified by the archaeological aspects of the site and its surroundings. In this respect Wessex Archaeology produced an *Archaeological Desk-based*

assessment of Athlone House dated September 2007, which had examined and reported on recorded archaeological and historical evidence within a 750 m. circular study area drawn around the site. Continuous human presence from the prehistoric era to the present day was recorded by findspots on the adjacent Hampstead Heath. However, the site was peripherally located in terms of the core settlement of Highgate during the Mediaeval and Post-mediaeval periods of greater significance was the location of the site in an area historically associated with large houses and wealthy estates.

Overall, a moderate to high potential for the survival of archaeological deposits within the site footprint has been identified. There is a general moderate potential for the recovery of prehistoric remains. There is a high potential for the recovery of archaeological remains associated with 18th – 20th century garden landscaping across the site, the function of Caen Towers Farm to the south-west and structures associates with Caen Wood Towers itself and the predating Fitzroy House (executive summary p. iii).

MMF12 The WA report also contained a detailed history of the development of Caen Wood Towers, its uses and occupants, from the 1870s to the present (paras. 4.5.4-4.5.15).

MMF13 A *Standing Building Assessment* [SBA] was commissioned by Camden LB from the Museum of London Archaeological Service [MoLAS]. As its title suggests this was more of a historical record of Athlone House, its uses and occupants, upon which it concentrated, rather than the full history of site and surroundings reviewed by Wessex Archaeology. It did, however, comment on the 1960s hospital extensions, denoted buildings 6-10 (pp. 8-9 para. 2.4), which were recognised as being '*of no special architectural or historic interest, and would detract from the character and appearance of the conservation area were they to be more visible*'. These were demolished in 2006-7.

Historical Value

MMF14 Historical value is defined as deriving '*from the ways in which past people, events and aspects of life can be connected through a place to the present*' (*Conservation Principles* para. 39). Such value may comprise illustration of the contemporary social organisation of the asset (paras. 40 and 41), and/or association with well-known people, historical events or movements (paras. 42-44).

MMF15 Both the SBA and WA reports provide historical accounts of the site, and its history prior to the construction of Caen Wood Towers. However, it is essentially the era from 1870 onwards that is germane to these appeals. Rather than rely on these reports, I have undertaken extensive desktop research, using material from the Camden Local Studies and Archives Centre, the London Metropolitan Archives and the Library of the Royal

Institute of British Architects. Copies of this material are to be found in Appendix 2: MM2A Maps; MM2B Archive photographs (C19); MM2C: Archive photographs (1930s); MM2D: 1881 sale prospectus; MM2E: 1909 sale prospectus; MM2F: Builder articles; MM2G Building inspection photographs 2007.

MMF16 The history of Athlone House is marked by continuous change and adaptation and the property is a relatively late addition to an ancient part of London. Highgate is believed to take its name from a tollgate erected at the summit in the 14th century by the Bishop of London who owned the land and charged people for passing across it between London and the north. The area was long considered a country retreat away from the bustle and smoke of London, and, as the highest point in London, affording a variety of attractive views. The line of Hampstead Lane was pushed further north during the late 18th century. Its original course was followed until 1994 by the boundary between the London Boroughs of Camden and Haringey, which historically marked the division between the parishes of St. Pancras and Hornsey. Prior to that, the gateway to the Caen Wood Towers estate, and the adjoining gate lodge, and other ancillary buildings along, or close to the Hampstead Lane frontage, were within Hornsey, while Athlone House itself lay wholly within St Pancras. The local government boundary now follows Hampstead Lane.

MMF17 Prior to the construction of Caen Wood Towers, two large buildings occupied the site, known as Fitzroy House or Farm and Dufferin Lodge. Fitzroy House was located very slightly west of the current building, partly overlapping its site. These properties were demolished when Caen Wood Towers was constructed circa 1870-71, representing the next generation of building in the area. The history of the house reflects the change in ownership and use from its construction to the present day. The purchaser of these estates and begetter of the house was Edward Brooke (1831-92), a senior partner of a pioneering dye manufacturing company, becoming marketing agent for the recently developed aniline dyes, by-products of coal tar. He purchased the business of one of the inventors in 1868 and bought out the other in 1873. Thereafter, Brooke and his partners appropriated company assets for their personal use, and the company declined towards liquidation. With his substantial Highgate estate and imposing mansion, Brooke devoted much time towards gaining acceptance into the upper echelons of society. He took up hunting and shooting and joined the Carlton Club. He commissioned research on his pedigree, and had his portrait painted in the livery of High Sheriff of London and Middlesex. Edward Salomons' architectural style would therefore have appealed to him, offering a revival of old English building forms and their associated social values, with a decidedly opulent character. These will be discussed under aesthetic values.

MMF18 Brooke evidently regarded his home as a showpiece. Shortly before 1880, he commissioned a series of 'presentation photographs' for James Ashbury MP (for Brighton 1874-1880): these record considerable growth of ivy over

the house and staining of the stonework, which shows that the building had weathered, and the planting had matured. They indicate that Brooke and his family enjoyed an opulent, ostentatious, lifestyle, although the images are virtually bereft of all human activity. These are significant evidence for appraising, and benchmarking, the original quality of the building, and its setting. **See Appendix MM2B.**

MMF19 The cost of maintaining Caen Wood Towers, which employed a Butler (with his own cottage) and 7 indoor servants (including a Cook, Lady's Maid and Nurse), a Farm Bailiff, Coachman, Groom, 2 Head Gardeners, an Under Gardener and 3 Garden Labourers, must have been immense, and in 1881 Brooke sold the property, and moved to Wexham Park, an Elizabethan-style mansion north of Slough. The sales particulars for Caen Wood Towers rather defensively noted that his move to a substantial country estate was the sole reason for the sale. These provide valuable evidence for the state of the house and grounds. See also the Historic Landscape Assessment. The purchaser was Frederick Reckitt was one of four sons of Isaac Reckitt, starch manufacturer of Hull, whose products included starch, laundry blue, metal polish and washing paste. Frederick was the firm's first analytical chemist. He may have been a business associate of Brooke's.

MMF20 The next owner was Sir Francis Cory-Wright, a wealthy coal merchant, who purchased the property in 1902. His executors sold the house in 1909/10. Thomas Frame Thomson, a civil engineer purchased the estate in 1911, selling it on to Charles Henry Watson in 1913. The house accommodated Belgian refugees after the outbreak of the First World War, and subsequently functioned as an American Hospital for British Soldiers from 1915-19, and appears to have been lent for the purpose by Watson. It changed hands again following closure of the hospital. The next owner, Robert (later Sir Robert) Waley Cohen (1877-1952) held Caen Wood Towers from 1919 until his death, (although he appears to have moved to Southampton Lodge, Fitzroy Park, a decade earlier, in September 1942, when the house was requisitioned - see below). Cohen joined the Shell Oil Company in 1901 and negotiated its merger with Royal Dutch in 1906: he subsequently became its Chairman. He was instrumental in influencing the Admiralty to change from coal to oil to fuel warships, and was Petroleum Adviser to the Army Council during the First World War, for which service he was Knighted in 1920. He was a leader in the Anglo-Jewish community, and President of the United Synagogue. He entertained country house parties at Caen Wood Towers and on his Somerset estate. He was a personal friend of Winston Churchill. Alterations under Waley Cohen's ownership are described under aesthetic value. In September 1942 the building was requisitioned from Cohen by the Air Ministry and the RAF Intelligence School was relocated there from Harrow (it has been described as the equivalent of Bletchley Park): it is also possible that the building may also have been used for medical purposes. Shortly after the Second World War, Caen Wood Towers began to operate as a nurses' training school and it was considered by the SBA probable that at this time a large red brick addition was constructed to the north: the block

functioned as nurses' accommodation and comprised two storeys with a flat roof, following the line of the east façade of the house. However, the existence of a building with a similar footprint on the 1936 OS Map raises doubts that this was entirely of new construction.

MMF21 After the War, Caen Wood Towers was returned to Cohen, but he remained at Southampton Lodge until his death in 1952. Caen Wood Towers was acquired by the National Health Service, and work began to convert it for use as a post-operative recovery home for Middlesex hospital patients. In 1955 it was renamed Athlone House, after Princess Alice, Countess of Athlone, a granddaughter of Queen Victoria. From c.1970, the house became a geriatric hospital, accommodating a total of 69 patients and staff, and various alterations and additions were made during this period. This included the Suffolk, Beaufort and Caenwood wards, a large, single-storey flat-roofed prefabricated timber-framed system buildings, sited to the northeast of the main house. These wards were connected to the house via a glazed walkway. Two further buildings were also constructed, the 'New Residence' and the 'Lake House' to the east of the site. These buildings severely harmed the setting of the original house. Athlone House was used by the Parkside Hospital Trust, and later by the North West London Mental Health Trust. The hospital closed in 2003, and the later extensions have been demolished, pending a decision on the future of Athlone House itself.

MMF22 While much of the historical matter is a chronicle of the persons and activities associated with Caen Wood Towers, the building itself is also illustrative of historic and social aspects. This latter consideration overlaps with evidential and aesthetic values. For example, the planning of the house reflected the historic requirements of a grand mansion in the late 19th century, with subdivision between the realms of the resident family and their supporting service staff. Within the service function the precise accommodation requirements for the various household activities could be identified from the plans in the 1881 sale brochure, such as the boot room and footman's bedroom. Changing requirements and priorities of different owners were reflected in the use of principal rooms. For example, the original billiard room of 1872 was used as a morning room by 1909, and the original self-contained morning room had been opened out into the inner hall by 1909/10. The sale brochures of 1881 and 1909 indicated this and other changes – see **Appendices MMD and MME**.

Aesthetic value

MMF23 Aesthetic value derives from the sensory and intellectual stimulation of a heritage asset (*Conservation principles*, para. 46), and in the case of Caen Wood Towers/Athlone House is generated by the conscious design of the building and also its setting and their symbiosis (para. 48). '*Sustaining design value tends to depend on appropriate stewardship to maintain the integrity of a designed concept*' (para. 49).

MMF24 Caen Wood Towers was a design of uninhibited stylistic eclecticism, typical of the High Victorian era, and the preferences of *nouveau riche* patrons. Its architect, Edward Salomons (1827-1906) was a prominent Jewish late 19th century architect (pupil of J. E. Grogan), in practice in Manchester, with a number of partners, from 1847. In the spirit of the age, his architecture was richly eclectic, embracing a host of ornamental styles, including Old English free style, incorporating Gothic, Elizabethan and Jacobean elements to create dramatic, often asymmetric compositions. His most renowned building was the Manchester Reform Club (1870), romantically interpreting the Venetian Gothic to create a picturesque new clubhouse with graceful turrets and tall oriel windows. His work is characterised by rich ornamentation on stonework and ironwork, often created by leading sculptors of the day. Salomons also designed the former Synagogue (now a Jewish museum) on Cheetham Hill Road, Manchester, which is again richly adorned. His work outside Manchester includes Askews, Bond Street, London W1. As English Heritage observe in their Listing Review (see Appendix MME), *'Salomons and Jones were hardly masters of this genre, however, and it would be difficult to make claims for this as high architecture'* Mention is made of an associate architect being involved with the design of Caen Wood Towers, John Philpot Jones. Little is known about him, except that he worked in London c. 1857-72. There seems little doubt that Caen Wood Towers was Salomons' design, possibly with Jones on hand for site supervision.

MMF25 Caen Wood Towers was partly built upon the site of its predecessor, Fitzroy House. Caen Wood Towers adopted a picturesque 'Jacobethan' style, popular in the late 19th century, with bold 'Dutch' gables and a large porch beneath a crenellated square tower. When first constructed, it was described as *'of a highly ornamented character throughout and the interior especially is richly decorated with carving'*. An engraving produced just after it was built shows a rambling picturesque house with ornamented gables and a battlement tower topped by a flagstaff turret. The building's appearance alludes to Old English styles, freely combining elements from different eras in red brick with dressed stone facings. The building was completed with a large conservatory, leading to a pavilion, with a tall roof and cupola. Most notably, the building had a varied skyline, with decorative tiling, numerous chimneys with elaborate octagonal shafts, and curved Dutch gables. The house was designed to draw attention to itself. This sentiment did not go unnoticed by the *Estates Gazette* who stated in 1909, that the house

*... presents many of those admired characteristics which are associated with those proud and stately homes dating back not to mere past generations but to distant centuries, the impression age and stability being doubtless largely due to the wonderful wealth of ornamental and forest timber that dominates the site, a considerable proportion of which, we are led to conclude, must have been standing in the Georgian and indeed Stuart periods – copy in **Appendix MM2F**.*

Communal value

MMF26 According to para.54 of the HEPG communal value derives from the meanings of a place for the people who relate to it. These may include users of the building - former residents, patients or staff. Communal values may be closely bound up with historical and aesthetic values. It is also stated that the subdivision into social value is associated with places that are perceived as a source of identity (para. 56) and may only be articulated when the future of a place is threatened para. 57). Consequently, this category of significance also appears to relate to the particular concerns of third parties.

Benchmarking

MMF27 It will be evident from the summary history given above in Section 2, and from the detailed account provided by the *Standing Building Assessment* that Caen Wood Towers/Athlone House has led a chequered life, particularly through the past 60 years. While the *SBA* provides a comprehensive, and largely accurate, historical account of the building, its various owners, and the vicissitudes arising from changing ownership and change of use, I consider that its assessment of the consequences of the modification and degradation of the intrinsic architectural interest of the building is inadequate. Its conclusions have, in any case, been overtaken by the PPS 5 approach, and the requirement to assess the intrinsic aspects of a heritage asset in terms of significance and loss thereof.

MMF28 In order to record the decline of the building, it is necessary to provide a benchmark against which to evaluate the subsequent alterations and loss of original detail. Although no original architects' plans appear to have survived, the house was considered important enough to have been twice written up in *The Builder*- see Appendix MM2F. As noted in the *SBA*, the first account (Vol. 28 (18/06/1870), pp. 485-7) was succinct, and illustrated with a ground floor plan and engravings of the south and east fronts. Construction had only recently commenced, under the general contractor, Jackson and Shaw, for a total of £10,125 '*excluding the conservatories, chimney pieces and stones*' (presumably the ornamental carved capitals and plaques). The contractors were apparently responsible for the contemporary Midland Grand Hotel at St. Pancras Station, and the hard red brick, which forms the main material for the external walling was obtained from Loughborough.

MMF29 It is notable that the plan reproduced in the 1870 article omits the conservatories, which presumably had not then reached their final design. The corridor separating the study from the approach to the Dining Room was a later modification from the published plan, and the kitchen court was completed in a more ambitious form, as shown by a plan in the 1881 sales

particulars. The layout of the picture gallery, conservatory and fernery were also shown on the latter plan, but as the 1872 account in *The Builder* (Vol. 30 (01/06/1872) p. 427) indicates that these features had been completed by 1872.

MMF30 Externally, there were minor changes, the most significant being the adoption of more of the Dutch style stone-coped gables, in place of the arched bargeboards and tiled verge shown on the 1870 external views. The cupola over the turret in the re-entrant of the south elevation also became more idiosyncratic, less overtly classical in style.

MMF31 The clustered shafted chimneys were a distinctive feature, and were built from hand moulded bricks, copied from historic buildings in Norfolk, manufactured by George Gunton of Costessey, near Norwich. He had begun production initially to supply ornamental bricks for Costessey Hall (completed 1855), and later in the century his products were spread far and wide by rail transport, advertising the material as 'Cosseyware'. The bricks were exuberantly patterned, as can be discerned from glimpses on a few of the surviving photographs, and their loss through demolition of all but the bases of the upper chimneys (with the exception of one in an inconspicuous position) must be counted as a major loss of significance – see below.

MMF32 The interior of the building was described at some length, and the quality can partly be affirmed by surviving photographs. The Dining Room, with its moulded coffered timber boarded ceiling, and chimneypiece with varied woods and marbles, was clearly a high point of the interior, carved by J. B. Philip to the architect's designs. (Philip provided ornamentally carved capitals, plaques and corbels throughout the building.) The principal staircase was of a newel type, with a panelled wainscot (dado) and arched balustrade of Elizabethan style. The billiard room, morning room, ante hall and principal hall were similarly treated, with parquet floors, except for the ante hall, which had black and white chequerboard marble squares, laid on the diagonal. Ornamental glass was a feature of the interior, supplied by Heaton, Butler and Bayne, featuring fables by Aesop and others in the Hall, sports and pastimes in the Billiard Room. The picture gallery, conservatory and garden pavilion had been completed, and were described.

MMF33 Together with *The Builder* description, the presentation set of contemporary photographs (taken between 1874 and 1880 – see **Appendix MM2B**) and sales particulars from 1881 (see **Appendix MM2C**) may appear to provide a fairly comprehensive record of the house in its original state, but there are many significant gaps. Externally, there is no detail of important features, particularly the shafts of the chimneys. Internally, there are many gaps in the record, particularly the stained glass (apart from a partial oblique view on the photograph of the Billiard Room), the staircase, library, and any first floor rooms. Nevertheless, together these records comprise the best benchmark for the original finished state of the building. I have examined these sources,

largely held in the Camden Local Studies and Archives Centre, and my comments below are supplementary to those contained in the *SBA*.

MMF34 The above records confirm that the aesthetic values of Athlone House were at their most significant from 1872, when the building was completed to its original design, and beyond 1909/10, by which time several alterations had been made, but which upheld the values of the original design, without compromise. It is also at this point in time that the detailed record of the house (such as it is, particularly its interior) ceases. I consider that it is unlikely that any alterations of lasting importance were made. Evidential value of the building, and documents such as Ordnance survey maps of the area flag up external alterations, which appear to date from the ownership of Sir Robert Waley Cohen. More recent alterations occurred during the past 60 years, when the building changed use to a hospital. These affected the exterior, the interior and the setting of the house.

MMF35 The strengths and weaknesses of the house were summarised by Bridget Cherry, writing in *The Buildings of England: London 4: North* (Harmondsworth, Penguin, 1998, p. 413):

ATHLONE HOUSE (formerly Caen Wood Towers) now a nursing home, an ambitious Victorian red brick villa, with superb views to the S. 1870-2 by E. Salomons & J. P. Jones for Edward Brooke. Much simplified. Originally with elaborate shaped gables, an oriel and carved supporters instead of pinnacles on the tower above the porch. The sculpture was by J.B. Philip: the chimneys of Cosseyware.

This was an edited version of Sir Nikolaus Pevsner's original description in London Volume 2 (Harmondsworth, Penguin, 1952, pp. 377-8):

From the N. End of The Grove to the W HAMPSTEAD LANE leads via the ambitious Victorian Villa known as CAEN WOOD TOWERS (1871), by Solomons [sic] & Jones, red brick, with Jacobean Gables, a big porch under the square tower, supporters on the tower instead of pinnacles, conservatories, outbuildings with an ugly Frenchy turret and a superb view to the S to Ken Wood.

A comparison between the two descriptions affirms that the 'simplification' and resultant loss of characteristic features stemmed from the change of use (and name) to a hospital, following the postwar sale by Sir Robert Waley Cohen.

Significance

MMF36 Below I record the alterations in chronological order, and assess the impact on the significance of Caen Wood Towers/Athlone House as an undesignated heritage asset. The attributes of the building and its setting within the context of the designated heritage asset of Highgate Conservation Area are, I believe, primarily, related to aesthetic values, which are thus the principal component of its significance.

MMF37 Significance is a term, which has been elevated to policies for the historical environment, through NPPF. Annex 2 of that document defines significance 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 HEPG to PPS 5 (para. 19) suggests adopting the terminology from *Conservation Principles*. I have adopted this matrix, but, as stated above, I consider that the prime aspect of the significance of Caen Wood Towers/Athlone House is based upon aesthetic significance, and will initially deal with it under this head. Completion of the house to its original design in 1872 provides the BENCHMARK SIGNIFICANCE, see above.

MMF38 During the period 1872-1910, there were few external alterations. The only alteration of substance was the addition of the projecting semi-circular garden room to the south elevation. Although an idiosyncratic feature, this complemented rather than eroded the building's significance. The house became ivy-clad (though this was subsequently cut back and removed). Internally, the original self-contained morning room had been opened out into the inner hall by 1909/10. This was carefully done, and did not impair the intrinsic worth of the building.
SIGNIFICANCE MAINTAINED

MMF39 From 1910 onwards, there appears to be a lack of detailed information on the further evolution and alteration of the house and its grounds. As noted above, Caen Wood Towers was purchased by Sir Robert Waley Cohen in 1919. The Waley Cohens altered the interior, most probably during the 1920s. These alterations are not always easy to identify, particularly as more radical later alterations may have in turn destroyed them. However, in my detailed internal inspection of the buildings, I noted the redecoration, and later, reduction in size of the Drawing Room. The robust Victorian screen between the outer and inner Hall was replaced with a vapid triple-arched glazed screen, with shallow Tudor arches – a detail also found in the remodelling of the first floor Hall/Landing. I consider that these alterations, and perhaps others, must date from shortly after acquisition by the Waley Cohens.
LOSS OF SIGNIFICANCE

MMF40 Later in the interwar period there were alterations to the rear outbuildings. Comparison of the footprint of the house and its outbuildings, as shown on the 1936 Ordnance Survey Map, with the earlier editions of 1894 and 1914, show that the glasshouses behind the main conservatory had already been demolished, but that a large wing on the north-east, whose footprint appears to equate with the Nurses' Wing (sometimes stated as built during the 1950s) had already been constructed. As this wing has now been demolished, the possibility of its earlier construction, as a wing to fulfil the Waley Cohens' requirements does not appear to be of any significance. It does, however, indicate the difficulties of interpreting the 20th century 'layering' of the building, in the light of the paucity of firm evidence. Photographs in the London Metropolitan Archives, taken from Hampstead Lane in 1934 indicates that all the original buildings and glasshouses were intact at that time, so the demolition of the latter must have occurred shortly afterwards.

MAJOR LOSS OF SIGNIFICANCE

MMF41 It is also an open question as to whether the house suffered damage during the Second World War. Under a succession of owners, who possessed the funds necessary to provide maintenance and updating to a large complex house (if aesthetically of a type that was increasingly derided during the interwar and immediate postwar periods), it is unlikely that the radical external alterations, including removal of key features such as the ornamental chimneys, and the simplification of the gables, would have occurred before 1939 (and the early Pevsner account of 1951/2 appears to confirm that they still existed). Photographs taken from the hillside east of Kenwood looking towards Caen Wood Towers in 1933 confirm their continued existence. Nor would the condition of such a robustly constructed building appear, on the face of it, to have required this. The bomb damage map for North London (copy in the London Metropolitan Archive), which provides an incomplete record, shows no damage recorded at Caen Wood Towers. However, a quarter mile west, Kenwood suffered from blast damage, at an unspecified date. The possibility therefore exists, that Caen Wood Towers also sustained damage, but that its use by the Royal Air Force Intelligence School, precluded revelation of this at the time. If this was the case, this might help to explain the somewhat crude reconstruction, particularly as this was most marked across the west elevation, facing towards Kenwood.

MAJOR LOSS OF SIGNIFICANCE

MMF42 Caen Wood Towers was renamed the Athlone House Hospital in 1972. A two-storey extension with a flat roof was built running in line with the west front. It was also around this time that the original fernery and conservatory were demolished. These were replaced by a large, single-storey extension with a flat roof that operated as a dining room or day room, looking out onto the western terrace of the house. The ground floor service rooms on the northern part of the house were extensively refurbished and extended to form new institutional facilities, including a kitchen, store rooms, bathrooms,

w.c.'s and laundry. While the hospital extensions have now been demolished, they were added to the building without any care for its remaining intrinsic architectural attributes and the north elevation was arbitrarily truncated, including demolition of the remnants of the original service wings.

MAJOR LOSS OF SIGNIFICANCE

MMF43 The remaining three elevations of Athlone House also suffered. I consider that the removal of all of the elaborate octagonal brickwork chimney shafts, and the curved profiled Dutch gables, have substantially denuded the roofscape of the house of much of its original intricacy, idiosyncrasy landmark architectural value and has seriously diminished its value in views from the Heath. See the 1933 photographs from the hillside east of Kenwood, which record the contribution of the subsequently removed features to this familiar view. These are not matters of detail, but fundamental aspects of the quality of the building: what remains is of greatly devalued intrinsic importance. While this degradation may not immediately be perceptible on views across from the grounds of Kenwood, or in the glimpses from viewpoints below on Hampstead Heath, its impact is readily evident in closer views from the grounds of the house, when seen from the recently opened 'Athlone House Garden' on the land added to Hampstead Heath under the s.106 agreement.

MAJOR LOSS OF SIGNIFICANCE

MMF44 In addition there are more particular detailed losses. Some of these are comparatively minor, such as the wholesale removal of blind boxes. Others, such as the loss of the cusped heads, and leaded glazing of most of the windows, and the crude insertion of the large plate-glazed lights in anodised aluminium sub-frames, are more fundamental. In addition, the coarsening of the first floor balcony on the west elevation, and the demolition of the continuous loggia below, and the removal of the ornamental standards and crenellations on the tower, cumulatively devalued the building to a serious degree. Allied to the coarsening wrought by the rebuilding of the gables, the impact is serious, and unjustifiably underestimated in the SBA Report. Cumulatively this loss of authentic details represents a further LOSS OF SIGNIFICANCE.

MMF45 I made a detailed internal inspection of Athlone House in February 2007, which was updated in 2008 and 2009. I last viewed the interior in 2011. This is to be found in **Appendix MMH**; with representative photographs showing the general condition of the building, and the insensitive repair regime adopted by the health authority in **Appendix MM2G**. Much of the detail that characterised the High Victorian opulence of the interior was removed, and remaining vestiges, such as the profiled beamed ceilings in the entrance hall, or ribbed plasterwork in the former billiard room/morning room, have been poorly treated. No fireplace in any major reception room or bedroom has survived. The only major original feature which remains near to its authentic state is the main staircase. To serve the requirements of

creating geriatric wards, rooms were opened out into each other. The plan of the ground floor has been distorted by the introduction of a service corridor and ablution suites. This has split the original dining room. Fitting a lift adjacent to the outer hall was undertaken without concern for the rooms through which it was taken. When assessed alongside the above analysis, it is apparent that Athlone House has suffered a MAJOR LOSS OF SIGNIFICANCE.

Setting and significance: the grounds

MMF46 NPPF defines setting 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.

The setting of Athlone House is immediate in respect of the grounds, which formed its original estate (although the extent has been modified) and more wide-ranging where more distant views of the building are concerned. This distinction will be discussed below.

MMF47 The landscape history includes the involvement of Capability Brown in the 18th century, and later Humphrey Repton, in and around Fitzroy Park. Catherine Bickmore Associates also recorded features from the 1840s garden of Fitzroy House, which predated Athlone House on the site. In the 1870s the gardens were embellished. Ingeniously the designer, thought to be Edward Milner, managed to incorporate a remarkable variety of effects, generally based upon picturesque principles of landscape design. Pride of place was James Pulham's fern-clad ravine and dropping well, waterfall and stream. Other features included the Milner Folly. The layout suggested that the fields of Fitzroy Farm beyond (incorporated into the public open space of Hampstead Heath in the 1890s) were a park domain of the house. See the *Historic Landscape Assessment*.

MMF48 The site plan, from a sale prospectus of 1881, shows an established, planned estate with interconnected network of walkways, gardens and outbuildings. Contemporary photographs (in addition to those reproduced in the sale particulars of 1881 and 1909/10, provide testimony to the original appearance of the house and its ornamental grounds, taken about 1879/80: (and photographs from 1933 and 1934 indicate that the house retained its ornamental characteristics until the Second World War). The grounds were regarded as of outstanding quality at the time of the construction of the house, and were well maintained until the Second World War. See Appendices **MM2B, C, D, E**.

MMF49 During and beyond the Brooke residency, Caen Wood Towers was evidently noted for the quality of its grounds. Between 1874-84, it was the venue of the Highgate Horticultural Society's Annual Garden Show on six occasions. In 1886, 'a colonial garden party and strawberry and cream festival' was held in aid of Finsbury Park Hall YMCA. A contemporary poster proclaimed '*it is simply impossible to describe the beauty of Caen Wood Towers. Within its gardens will be found a miniature lake, lovely walks and bowers, groves, grottoes, cool retreats ...*'. This event was hosted by Francis Reckitt, who had purchased the estate from Brooke in 1881.

MMF50 In 1909/10 marketing the house, the *Estate Gazette* could wax lyrical about '*the exceptional beauty, charm and dignity*' of the grounds while reassuring prospective purchasers '*that they are not such as should call for anything like exceptional expenditure in upkeep*' – copy in **Appendix MM2F**.

The velvety lawns and terraces stretch away in all directions to apparent infinity, thanks to the contour of the splendid site, with effective floral and herbaceous beds and borders everywhere, intersected by inviting paths and studded liberally with grand beeches, elms, araucarias, spruce, cedars, copper beeches and yews, with fine settings of rhododendrons and shrubs of various kinds, presenting a most refreshing aspect and a truly delightful ensemble. But it is its position that gives Caen Wood Towers its cachet, for it is splendidly placed on an elevation commanding the whole of the beautiful surrounding countryside, with a valley below it in which gleam the attractive Highgate Ponds, with, looking south, Parliament Hill and Hampstead Heath in the middle distance on the crest of picturesque hills accentuated here and there with graceful trees and stately steeples, and the magnificent-wooded Kenwood Estate, the seat of the Right Hon. The Earl of Mansfield on the right. In the background, far away below, London unrolls itself like a map, transfigured in a mirage of mist ...

MMF51 The next significant change occurred in the early 1920s. Records from the Reef Point Collection, University of California at Berkeley, indicate that in 1920, Lady Waley Cohen commissioned the eminent garden designer, Gertrude Jekyll (1843-1932), to remodel parts of the garden, in collaboration with the architect, Leonard Rome Guthrie (1880-1958), who may thus have designed the contemporary alterations to the house. A formal sunken rose garden (a Jekyll design speciality) was built between the western terrace and the lake, with tennis courts nearby, and a bathing pool and pergola, (both now demolished) – see *Historical Landscape Assessment*.

MMF52 There appears to be a lack of photographic evidence to record the inevitable decline of the grounds during and beyond the Second World War. Such features as remain are highly simplified from the original, but the bones of the layout survive, together with many specimen trees, and it would appear to be feasible to recover much of the quality of the landscaped setting of the

house, as is proposed by the applicants, within the context of the replacement building. The extent of the garden setting has, however, been truncated on the east by the construction of the new flats, and on the south, by the conveyance of land as an extension to Hampstead Heath, now designated 'Athlone House Garden', and administered by the Corporation of the City of London. While this area is screened by original growth of trees and shrubs, from within looking upwards, Athlone House and the new buildings can be seen in close juxtaposition. The LOSS OF SIGNIFICANCE of the surviving gardens to the west and south of Athlone House is recoverable through restoration, as is proposed on the appeal scheme. However, to the east, the development site permitted in 2005, now implemented as Caenwood Court, represents a permanent LOSS OF SIGNIFICANCE.

The wider setting

MMF53 Athlone House is visible from some parts of Hampstead Heath, which gives it a status of a local landmark. The most immediate view is from the Stable Field, to the south of the stables of Kenwood House, but which is outside the fenced grounds of Kenwood House, and is part of Hampstead Heath. The north end of the field is about 30 m. from Hampstead Lane. This is known as the Stable Field and has been included in the Kenwood Registered Historic Park and Garden. A path runs downwards from here there are views north-eastward towards Athlone House, including the tower, roof, and the gable on the south front, with glimpses of the recently constructed Caenwood Court flats from some locations. The extent of visibility varies, and diminishes as the observer walks downhill, until only the top of the tower can be seen. The weathered state of the roof tiles and brickwork impart a dark colouring to the mass of the house. From the higher viewpoints, the new flats of Caenwood Place stand out beyond Athlone House.

MMF54 This area is separated from the fenced grounds of Kenwood House by a dense tree belt. Athlone House cannot be seen from within these grounds during summer and glimpsed through a dense screen of branches in winter. The lawns fall away from the summit below the tree belt north of the house, towards the lake, where visual connection is closed off by a further tree belt. This closes off visibility of Kenwood House from the south of the Heath and the eminence of Parliament Hill Fields. There are no viewpoints from which a frontal view of Kenwood House and Athlone House are combined.

MMF55 From the lower parts of Hampstead Heath, adjacent to Parliament Hill Fields, there are views northwards which include the top of the tower of Athlone House. This is no more than a distant viewpoint in broad panoramic views northwards, in which Kenwood House is invisible within the woods which border its fenced grounds.

MMF56 Photographs taken in 1933 from the Stable Field, and adjoining Parliament Hill Fields show that the extent of visibility has not changed over 75 years. What is noticeable, however, is that, in views from the Stable Field, the

profiles of the Dutch Gables (and their light stone copings) contributed to the interest of the views. The model farm buildings were also visible below the house, in the valley which separates the Athlone House grounds from the Stable Field. The presence of Athlone House from this viewpoint has undoubtedly lost significance. South of the remnants of the model farm, a part of the Athlone House grounds has been conveyed to the Heath, and is now known as 'Athlone House Gardens'. From this enclave there are views through the mesh security fence upwards towards the south elevation of Athlone House and the Caenwood Court flats.

MMF57 The other viewpoints in the broader setting are along Hampstead Lane. Athlone House is presently intermittently visible through the dense woodland, where Hampstead Heath meets the road immediately west of the boundary wall of Athlone House. Glimpses may be had, of the roofscape, and the upper part of the north elevation, from various points in this area. However, the boundary wall conceals visibility from Hampstead Lane. In the vicinity of the gateway into the site, it is the newly constructed Caenwood Court flats that attract attention, although Athlone House may be viewed to the right, when the observer pauses, and looks through the gateway. The area beyond the line of the boundary wall is private property.

MMF58 Athlone House was originally more prominently visible from Hampstead Lane. Four photographs (from the London Metropolitan Archives) taken in 1934, show that the long range of glasshouses and the turret pavilion at the north end of the western terrace signalled the presence of the house, and the general mass could be seen beyond. The glasshouses have long since been demolished (probably in the 1950s). The proposed guest and staff wings would recreate the enclosure of the former service courtyard as the main entrance courtyard), but in a more solid manner along the extended north-western range, formerly occupied by the long conservatory.

MMF59 Hampstead Lane forms the boundary between the boroughs of Camden (south) and Haringey (north), and the boundary between their conjoined Highgate Conservation Areas. Immediately north, opposite the joint vehicular access to the Athlone House site, are the playing fields of Highgate Junior School. Perception of the buildings from the north side of Hampstead Lane includes Caenwood Court immediately opposite, and Athlone House to the right, viewed above the boundary wall and Caen Cottage. The proposed new building (together with Caenwood Court) would be visible from within the playing fields, with the tower more prominent due to its relocation to the north side of the new house.

APPENDIX MM1G

Athlone House:

The 2005/6 Permissions

THE 2005/6 PERMISSIONS

- MMG1 The substance of this Appendix was included as Section 5 in my Historic Building Appraisal and PPG15 and UDP justification submitted as a supporting document with the Application documents of the Appeal proposals. For ease of reference it is reproduced here. References to the Committee Report are (unless otherwise stated) to that upon which the Council's decision of 5 October was based. I have updated the Report, as appropriate, to reflect the current situation with the completion of Caenwood Court, which formed part of the application.
- MMG2 A comprehensive scheme for the Athlone House site was granted Full Planning Permission subject to a Section 106 Legal Agreement by Decision Notice dated 5 October 2005 (Application Ref. 2003/2670/P). This provided for the demolition of all remaining postwar hospital and ancillary buildings, and the erection of 3 new blocks, with 22 flats and underground car parking, designed by David Chipperfield Architects Ltd. (subsequently superseded by Hamilton Associates). Construction of these, now designated Caenwood Court, was completed during 2009, and occupied. The Coach House was to be converted to 2 x 2 bedroom units; The Gate House to 1 x 1 bed house, and Caen Cottage to 1 x 3 bed house. Athlone House itself was to be retained, altered, extended and converted to a 7 bed roomed house. The architects for the scheme were Lincoln and Campbell Architects Ltd. Below I shall review the restoration/rebuilding scheme for Athlone House. I shall also comment upon the recently completed blocks of flats and their impact upon the setting of Athlone House and the broader context of the Conservation Area and the MOL.
- MMG3 The scheme represents a comprehensive rebuilding of Athlone House, with the retention, and partial repair of the shell of the building, within which many parts of the plan would be reworked. Externally, the approach is selective, with a partial restoration of some features, while others are ignored, and in some cases, there would be further demolition, removing some features, which remain of significance. As a benchmark of what the planning authority has considered acceptable by granting approval, I consider that this scheme represents a limited and inadequate response to the challenge of the site. I have set out a detailed critique of the proposals below. These are based upon my inspections of Athlone house and its gardens, which commenced in February 2007, through to 2010.

Exterior

- MMG4 The **East Elevation**, (now facing towards the newly completed Caenwood Court) contained the original formal entrance, beneath the *porte cochere*. The architects proposed to reinstate the crenellations and finials on the

tower. However, the stumps of the visually important chimneystacks were to be left in their present mutilated state. In addition, there was to be no attempt to reinstate the distinctive curved Dutch gables, which were to be left in their radically simplified form. The distinctive cusped heads of the windows were not to be reinstated. Rather than attempt a reinstatement of the housekeeper's door, towards the rear of this it was shown as a utilitarian window. The drawing, as with other elevations, was light on detail. A general annotation read 'existing house elevations cleaned and repaired'. As I have shown (in my assessment of Athlone House as a heritage asset) this would require a great deal of renewal, as well as reversal of the incompatible cement/stucco repairs and refacing, producing a patchwork effect on this and other elevations. Cleaning the brickwork would generally reinstate a more vivid red colouring, losing some of the mellow patination of materials, which the Council, English Heritage and many of the objectors considers sets Athlone House sympathetically in context.

MMG5 The **South Elevation**, facing towards Hampstead Heath) was treated in a like manner. While there was to be removal of brickwork blocking the windows of the former Morning Room, the distinctive circular projection, with its copper domed roof (added about 1900) was to be removed and replaced with a bland French window. No attempt was to be made to reinstate the pierced geometrical stonework of the parapets, and the modern steel railing on the first floor was shown as retained. No provision was made to reinstate the truncated cupola of the turret in the angle between the projecting right hand gable and the main façade of this elevation. The curved Dutch profile of the main right hand gable was not to be reinstated. Behind the turret, the shafts of the chimney, one of the few to escape lowering, were to be retained.

MMG6 On the **West Elevation**, (facing over the major part of the garden and towards the Kenwood Stable Field on Hampstead Heath) the ground floor loggia would be reinstated, although its detailing did not appear to match that of the original, as was also the case on the first floor recessed balcony, for which a visually incongruous Chinese Chippendale front was been proposed (actually replacing the surviving, but mutilated, original balustrade). The timber hospital-era windows above the Dining Room bay window were proposed for replacement in stone, albeit that their size and subdivision would differ from the remainder. The original window consisted of twin, rather narrow canted bays, with a small balcony between. None of the three Dutch gables on this elevation was to be reinstated. None of the chimneys above this elevation were to have their shafts reinstated. Demolition of the much altered remains of the picture gallery, at the left of this elevation, would be replaced by a square conservatory, loosely based on the original garden pavilion, which stood at the end of the long conservatory, running north towards Hampstead Lane.

MMG7 The **North Elevation** would require a great deal of reconstruction, due to the demolition of the remains of the gallery/conservatory, and service wings,

all of which all projected northward, forming a service courtyard. The whole of the ground floor and parts of the first floor would require reconstruction, and original evidence for this elevation has not been traced. The proposed demolition of the ugly square flue, constructed for the hospital would be an improvement, but lack of restoration of other chimneys, would retain the disfigured skyline. Considerable alteration of the existing fenestration on the first floor and attic is proposed, while the ground floor appears unresolved. As with the west elevation, the proposed conservatory (enclosing the swimming pool) would appear visually restless in context.

Interior

- MMG8 While Athlone House is not statutory listed, and consequently its interior layout and features are not statutorily protected, the degree of demolition and alteration proposed would bring a further loss of significance to this undesignated heritage asset. Little of the plan layout of the ground floor would be retained, compounding the alterations that occurred while the building was in hospital use. There is little evidence for the original layout of the upper floors. In the south-east corner, the outer Hall and former Billiard Room would be contained within their original walls. The former Morning Room would be reinstated within its closed-off state, as a study, and the former Cloakroom would revert to its original use after removal of the hospital lift.
- MMG9 Elsewhere, virtually everything else would be altered. The Main Hall would be shortened to provide extra length to what was originally the Drawing Room recess. The extension to the garden doors of the narrower west corridor would become a small Dining Room, between the Drawing Room and the formal Dining Room, and the latter would revert to its original length. The most significant change would be construction of a double-height atrium within the narrow original central courtyard. Beyond this the layout would be completely reworked to provide a leisure suite on the north-west of the house, with kitchens in the north-east. The former Library, one of the few rooms to retain significant original fittings, would be lost as a Breakfast Room, off the main open plan kitchen.
- MMG10 Although the main staircase would be retained, it appears that it would be opened into the atrium, both on the ground and first floors, and would no longer be contained within its niche, off the main Hall. Through opening out the wall at first floor level, the three lancet windows on its flank would disappear, and be replaced by the coupled columns of the atrium. It is uncertain whether the original timber roofs over the stair would be retained. The four light mullioned window on the main landing would also be infilled where the wall which contains it abuts the south end of the atrium.
- MMG11 As on the ground floor, the first floor layout is to be fundamentally reworked: to provide bedroom suites. In the south-east corner of the building, the Master Suite would be accommodated within existing spaces,

with a bathroom in the room above the *porte cochere*. Along the south front and particularly along the west, the original configuration of corridor and rooms would be gutted to provide the depth for dressing and bathrooms back to back. A linear corridor would be introduced running as a gallery above the atrium, then returning along the original service corridor across the rear of the building, and along the east, to the head of the stair.

MMG12 It appears from proposals that the principal objective was to insert prestige accommodation within the shell of the house, with insufficient concern for congruity. Allied to the shortcomings of the 'restoration' of the exterior, and the lack of detailed information on the extent of the work, it poses the question as to whether it would be worth the attempt to retain the existing Athlone House, if this is the result, albeit that it has been granted approval. In its original incarnation, and for many years afterwards, there was a close fit between the planning of Caen Wood Towers, and its built form. In the 2005 approved scheme, a vestige only of this would survive on a contrived and arbitrary basis. Overall, the amount of demolition is considerable, to an extent that it involves 'substantial demolition', which the Council is committed to resist, when Conservation Area 'positives' are concerned.

MMG13 A 32 page Committee Report was prepared, to support the proposals (N.B. this was the Report under which the 2005 applications were determined). I am concerned here with the presentation of officer's comments and consultation responses to the proposals for Athlone House itself, the latter being summarised. The Greater London Authority apparently welcomed the restoration of Athlone House, but made no detailed comment. English Heritage were more forthcoming (and had sent four letters). They were concerned with the impact on long views of the new flats, and on Athlone House stated:

The scheme proposes substantial benefits including refurbishment of original fabric. Require conditions to secure similar standard of materials, scholarly detailing and workmanship as if Athlone House was listed. [I have not seen evidence that this was required of the permitted scheme].

MMG14 The Corporation of the City of London (who are owners and custodians of Hampstead Heath) were most concerned that the long view impact of the new buildings, the donation of land to enlarge the Heath, and protection of its ecology, including the preservation and restoration of the model farm buildings. The donation of land has now been made and opened to the public as 'Athlone House Garden'

MMG15 There had also been consultation with and representations from Conservation Area Advisory Committees. The Heath Amenity Societies – Athlone House Working Group (AHWG) comprised the Highgate Conservation Area Advisory Committee, The Heath and Hampstead Society, The Highgate

Society and co-opted experts. This group had been formed in 1998 'to obtain the best outcome for the reuse of the Athlone House estate', and had liaised with Camden officers to develop the planning brief for the site, and had also met the applicants' architects and design team, and had contacted English Heritage. These bodies generally supported the scheme, and their concerns had largely been about the design, bulk, materials and impact of the new buildings. The Report contains no comments from them about Athlone House itself, indicating that the organisations were presumably in favour of the retention, and had not, apparently, critically appraised the proposals.

MMG16 Of other consultees, The Highgate Society appeared to be most concerned with archaeological matters, including the possible survival of evidence for the former Sherricks Farm and Fitzroy House, which preceded Caen Wood Towers/Athlone House on the site. The Euston Trust believed, erroneously, that Athlone House was listed, and decried the impact of the new flats on its setting. They stated that '*alterations to Athlone House would need to preserve and incorporate period features*'.

MMG17 Para. 8.4.5 of the Report stated that

The retention, refurbishment, conservation works and extensions to the original buildings are acceptable, following revisions to the cottages ...

Para. 8.4.6

Athlone House

Although the building is not listed, works to the house have been assessed in detail by the Council's historic building officer, as requested by English Heritage.

Para. 8.4.7

Description

Athlone House was built in 1871 to the design of Edward Salomons and John Philpot Jones for Edward Brooke MP. The large Victorian mansion, in the Elizabethan style, had a highly decorative silhouette, with towers, bay windows, gables and elaborate chimneystacks. The walls are of red brick with dressings of yellow Douling stone and the once tiled roofs are now slated. [This was factually incorrect – the original banding of several courses of plain and fishscale tiles remains in situ.] The accommodation is arranged on two storeys with basement and attic space. Many of the original external details have been simplified or lost.

Para. 8.4.9 [8.4.8 not used]

Proposed work and assessment

The proposal is to form one residence within Athlone House, with 7 bedrooms. The proposals involve: removal of additions to the original building to the north, erection of a new conservatory for sports and swimming pool and a further extension for laundry and gym facilities, designed to reflect the design and historic layout of the house and the reinstatement of external decorative features such as castellations, turret, finials, verandah, balcony, conservatory, lead covered weathervane tower and original staircase. Internally there would be some alterations to the floor plan. However, the proposal to return the building to its original single family residential use is to be welcomed and is likely to retain more of the original features and character than other possible uses. The impact on the external elevations of the proposals is beneficial and the external fabric is to be restored. There are no visible changes to the roof: two roof lights on an internal slope and the new lanterns over the lightwells, are not visible behind the roof slopes.

MMG18 I find this an unsatisfactory assessment. While it is possible that a more detailed version, to which the Committee Report refers (which may possibly have met the requirements of English Heritage) might have more rigorously quantified the degradation of the building, there is no mention of the loss of the exuberant Dutch gables, nor of the mutilated stumps of the chimneys. The restoration component falls short of the in context of the present state of the building, but is written up as though it would restore the building to its former glory. No mention is made of the deteriorating state of the stonework, and how this would be addressed in the restoration. The suggested condition merely requires detailed drawings for proposed new features. Given the present interpretation of the imperative to preserve or enhance the character or appearance of a conservation area, minimal work of reparation and reinstatement may have been held to meet the requirements, but the impact would not be as beneficial as the officer's statement implies.

MMG19 The Committee Report and Decision Notice dated 5 October 2005 make reference to the now superseded UDP 2000, and its policies are cited in justification of the conditions. The following applied to Athlone House:

6. *Before works start on site, detailed drawings and samples of materials as appropriate, in respect of the alterations and extensions and refurbishment of Athlone House, shall be submitted to and approved in writing by the Council and shall include all features including: castellations, turrets, finials, verandah, balcony, conservatory, lead covered weathervane tower at 1.20 scale. The relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.*

Reason:

To safeguard the appearance of the building and the appearance of the conservation area, in accordance with EN1, EN13 and EN31 of the adopted Camden UDP 2000.

MMG20 This requirement is not extensive in the light of the degree of work required to refurbish the building. It is questionable as to whether this would have fulfilled English Heritage's aspirational requirement for '*scholarly detailing and workmanship*', particularly the latter, as no detailed survey, schedule of repairs for prior agreement, or method statement was required by the Council.

MMG21 The Section 106 Agreement amplified and underscored as obligations both matters included as conditions to the planning permission and other works, which the Council required. Insofar as the planning permission was granted on the basis of the retention of Athlone House, this matter is brought within the legal requirement of the agreement as 'the Athlone House development works' (para. 1.7), 'consisting of alteration conversion renovation and change of use of Athlone House [and the demolition of outbuildings', reiterated in para. 1.12 as integral to 'the Development'.

MMG22 Para. 1.25 contained

"the Phase 1 Renovation Plan"

A plan designed to remove any possibility of Athlone House becoming a "building at risk" incorporating urgent works to be carried out for the renovation of Athlone House and a package of measures providing for the proactive management and maintenance of Athlone House such works and measures to include (inter alia): -

- (i) The submission of regular surveys establishing the general condition of Athlone House and identifying areas of work/maintenance to ensure it does not become a "building at risk";*
- (ii) Carrying out of works to make the building wind and watertight and secure from unauthorised access including securing all points of entry including windows and doors;*
- (iii) Carrying out of works to ensure that the roof all drains gutters and drainage equipment are repaired and subsequently maintained to prevent deterioration to the structure of the building and any water ingress;*
- (iv) Removal of all rubbish and debris within the building;*

- (v) *Clearing all the gutters, drains and drainage equipment of debris so as to prevent blockages on regular basis;*
- (vi) *A programme for the treatment of rot and timber;*
- (vii) *A programme for the regular removal of all vermin, birds etc. and ensuring that the building remains vermin and infestation free;*
- (viii) *Maintenance of a 24 hour/7days per week security system with one person being on site continuously;*
- (ix) *A programme for heating lighting and ventilating the building on a 24 hour/7days a week basis so as to prevent any deterioration of the buildings.*

MMG23 The above works have been implemented, and are the equivalent of a notice under s. 54 of the Planning, Listed Buildings and Conservation Areas Act 1990, to secure the survival of an unoccupied *listed building* [my emphasis] by the carrying out of urgent works to secure its preservation. Although para. 7.5 of PPG 15 (and s.76 of the Act) enables the provision to be exercised in respect of an unlisted building in a conservation area, this requires a Direction by the Secretary of State, to be exercised only in exceptional cases *'if its preservation is important for maintaining the character or appearance of that [conservation] area.* The s. 106 Agreement appears to have circumvented the requirement for a Direction by the Secretary of State, by including the repair requirement as the Phase I Renovation Works.

MMG24 There is no such requirement beyond what is covered in the conditions of the planning permission, for any such detailed plan in connection with the Phase 2 Renovation Works. Whether these are works of repair, restoration alteration or even demolition, these are globally defined in para. 1.27 of the Agreement as:

All of the Athlone House Development works save for those comprised in the Phase 1 Renovation Works as approved.

Save for the matters covered by condition, and requiring detailed drawings for prior approval, there appears to be no detailed requirement for a full schedule of repairs or method statement. I have concluded that this, together with the ambiguity of the requirements for repair and restoration on the Approved Drawings and in the Planning Conditions and Section 106 requirements, would result in significant under achievement of the resultant, half-hearted scheme. It would fail to achieve the quality demanded by a quite exceptional site, in a spirit of misplaced zeal by insisting upon retaining the existing building.

The gardens and setting

MMG25 The Agreement also provided for a Retained Land Management Plan under para 1.38:

A detailed plan for the landscaping provision and ongoing upkeep maintenance and retention of all hard and soft landscaping and arboricultural features within the Retained Land Landscaped Area this to include details specifications and ongoing maintenance requirements for (inter alia) the following:

Then followed a schedule, which embraced safeguarding the range of flora, fauna, natural and designed features on the defined site. Among these were the designed landscaping, historic garden structures and their restoration including the Pulhamite Rockery and North Western Pond, the Folly and the Model Farm.

MMG26 The *Historic Landscape Assessment* by Catherine Bickmore Associates has revealed the long pedigree of designed landscape on site, and, originally extending over a far greater area, stretching back to the 18th century, relating both to Caen Wood Towers/ Athlone House and its predecessor, Fitzroy House. The landscape and garden design runs the gamut of a succession and layering of styles covering the 1760s-1920s. The remaining historic landscape and setting has been diminished by construction of Caenwood Court, implemented under the 2005 permission. The *Historic Landscape Assessment* was originally prepared in 2003 as an adjunct to the extant 2005 permission. It has been updated as necessary to the proposed redevelopment of Athlone House, which the applicants seek as a variation of that permitted scheme. As noted, Caen Wood Towers/ Athlone House was rebuilt in the predecessor gardens and landscape of Fitzroy House. The proposed rebuilding has been designed to occupy the footprint of *its* predecessor, and will fit naturally into the historic setting, which is and undesignated heritage asset itself. The proposed new house will benefit from the comprehensive, and deliverable, implementation of the *Retained Land Landscape Management Plan*, providing a renewed symbiotic relationship between an outstanding new house and its regenerated historic setting. This is a benefit, which should be accorded appropriate weight.

MMG27 Finally, the 2003/2005 application contained proposals for three blocks of flats to be built on the eastern part of the site (now completed as Caenwood Court). The planning brief had allowed for a measure of replacement of the area occupied by the hospital buildings, which were subsequently demolished. As noted, the initial concept of the blocks was by David Chipperfield, and they were built in 2007-9. The Committee Report discussed the design and (anticipated) visual impact in detail. Para 6.1.5 summarised the officer's views that the

... New development is of a simple and very high quality contemporary design which sits calmly within its parkland and compliments rather

than competes with or copies the architecture of the neighbouring building. The impact on Hampstead Lane is acceptable. It would be barely visible for much of the year from the Heath itself. Welcome restoration of Athlone House. ...

Para 8.4.14 stated that the three blocks would be clad in

reconstituted medium coloured natural stone, ...with recessed full height glazing with bronze windows ... [and] copper walled roof terraces on Blocks B and C. ..., and according to para 8.4.16 ... It is a unique but suitably neutral approach to the redevelopment of the subject site; para 8.4.17, with ...a more domestic scale and a sense of openness through the site, allowing gardens to flow through the buildings successfully establishing a synergy between the built and unbuilt form; para 8.4.24 ... all elements in redesigning the landscape are targeted at acquiring a better flow of the rolling heath character around Athlone House towards the east integrating the new buildings.

...

The specified stone appears to be a pinkish Brownie Stone, from a Scottish quarry. The buildings are visible in some views from the Stable Field and also from the 'Athlone House Garden' on the donated land now managed by the Corporation of the City of London as part of Hampstead Heath.

MMG28 Land in the ownership of the applicants also includes Caen Cottage and The Gate House which are undesignated heritage assets under the NPPF. They are located within the Highgate Conservation Area. As the Highgate CAAMP states they are included among the buildings that are held to make a positive contribution to the conservation area. Caen Cottage and The Gate House benefit from extant planning permission for regeneration for ancillary accommodation (architect Sir David Chipperfield) under the 2005/6 permissions and s. 106 agreement.

APPENDIX MM1H

POLICY:

Statute, NPPF and Local Plan

POLICY FRAMEWORK

National Legislation

MM1H1 An important initial point of consideration is s. 66 of the Planning (Listed buildings and Conservation areas) Act 1990, in respect of any listed building which may be affected by proposed development which requires that special attention be paid to preservation *'of the building, its setting or any feature of special interest it possesses'*. Likewise, in respect of conservation areas, s. 72(2) applies, that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area'*. The still-extant PPS5 Historic Environment Practice Guide [HEPG] states (para) 20 that the legal framework remained unchanged by the issue of PPS 5, and in the absence of fresh or amending legislation, the same must be the case under the NPPF, and applied in the spirit of the National Planning Policy Framework, particularly para.14, see below.

National Planning Policy Framework

MM1H2 The National Planning Policy Framework (2012) [NPPF] has introduced a presumption in favour of sustainable development and a proportionate approach to decision-taking across the broad spectrum of planning. The three dimensions of sustainable development are economic, social and environmental. A *'high quality built environment'* is integral to the social role, supporting the community's well-being. The environmental role will involve *'contributing to protecting and enhancing our natural, built and historic environment'* (para. 7).

MM1H3 This proportionate approach is enshrined in para. 14, committing both plan-making and decision-taking to granting permission unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole, or specific policies in this framework indicate that development should be restricted'*. A footnote includes policies relating to designated heritage

assets among such. However, this restriction only arises after a proportionate approach has been applied. It is an important material consideration that local plan policies are interpreted in the light of this core principle of NPPF.

MM1H4 Section 12 of NPPF, Conserving and enhancing the historic environment, paras 126-141, deals with heritage matters, including specific heritage policies. Heritage assets are an irreplaceable resource, to be conserved in a manner appropriate to their significance. The strategic approach to be adopted by local planning authorities should take into account:

- *The desirability of sustaining and enhancing heritage assets and putting them to viable uses consistent with their conservation;*
- *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *The desirability of new development making a contribution to local character and distinctiveness; and*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place.*

MM1H5 It is a requirement under para 128 that local planning authorities should require submission of a statement to describe and assess the impact of proposals on the heritage assets affected, including on the setting '*proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*'. Under para. 129 there is a concomitant obligation for the local planning authority to '*identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a*

heritage asset)'. This will enable the applicant 'to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

MM1H7 Para. 131 reiterates three of the key matters from para. 126, to be taken account of by local planning authorities when determining planning applications: those on *'the desirability of sustaining and enhancing heritage assets'*, recognition of *'the positive contribution that conservation of heritage assets can make to sustainable communities'*, and *'the desirability of new development making a positive contribution to local character and distinctiveness'*.

MM1H8 Para. 132, states that when considering the impact of a proposed development upon a designated heritage asset *'great weight should be given to the asset's conservation'* (the term 'preservation' (as in the primary legislation) is not used). *'Any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional; substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments ... grade I and grade II* listed buildings, grade I and Grade II* registered parks and gardens ... should be wholly exceptional.'*

MM1H9 I do not consider that any loss of significance is entailed by the present proposals, the impact of which would be wholly benign, but should the Council demur, any impact is de minimis. If it is perceived that anything greater than marginal impact has been incurred then, of the alternatives NPPF para 133 (substantial harm to total loss) and para. 134 of NPPF (less than substantial harm), the latter would apply:

Where development 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 securing its optimum viable use.

MM1H10 Para. 137 counsels local planning authorities to seek opportunities for new development within and in the setting of conservation areas and heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal their significance should be treated favourably.

NPPF Design matters

MM1H11 The NPPF considers design matters, both as a requirement in themselves (Section 7- Requiring good design) and in relation to heritage (paras. 126, 131 and 137) where there is an emphasis on contributing to local character and distinctiveness. Core planning principles (para. 17) should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Section 7 of NPPF requires high quality sustainable design, which is indivisible from good planning and should contribute positively to making places better for people (para. 56). It is important to plan positively for the achievement of high quality and inclusive design for all development (para. 57). Planning policies should be robust and comprehensive (para. 58) about achieving developments that *'are visually attractive as a result of good architecture and appropriate landscaping'; 'respond to local character and history, and reflect identity of local surroundings and materials, while not preventing or discouraging innovation'; and 'establish a strong sense of place'.*

MM1H12 Under para. 59, *design policies should avoid unnecessary prescription or detail, and should concentrate on guiding the overall scale, density, massing, height, landscape, materials and access of new development in relation to neighbouring buildings and the local area more generally'.* This policy is applicable, whether or not the development is within or affects designated heritage assets.

MM1H13 Under para. 60, planning policies and decisions *'should not attempt to impose architectural styles or particular tastes, and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however proper to seek to promote or reinforce local distinctiveness'*. Policy 61 deals with planning policies and decisions addressing *'the integration of new development into the natural, built and historic environment'*. Under policy para. 64, *'permission should be refused for 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'*.

The London Plan 2011

MM1H14 The Mayor formally published the new London Plan in July 2011. Together with the Camden Borough Local Development Framework Core Strategy and Development Management Policies this comprises the Local Plan.

MM1H15 Under the London Plan 2011, Policy 7.8 Heritage Assets and Archaeology has the strategic aim that (*inter alia*)

A. London's heritage assets and historic environment, including listed buildings ... and ... conservation areas ... should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

D. Development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Para. 7.31 of the narrative states that

... Heritage assets such as conservation areas make a significant contribution local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of listed buildings or conservation areas should be of the highest quality and design, and respond positively to local context and character outlined in the policies above.

MM1H16 London Plan Policy 7.6 Architecture has the strategic aim that *Architecture should make a positive contribution to a coherent, public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.*

Local Plan

Camden Local Development Framework: Camden Core Strategy 2010-2025, and Camden Development Policies, adopted 8 November 2010

MM1H17 Following the consultation on issues and options, a preferred strategy and development policies emerged in Autumn 2009, and the *Proposed Submission of Core Strategy and Development Policies* was submitted to the Secretary of State on 28 January 2010. Examination hearings were held in May-June 2010, and the Inspector's Report, which confirmed the soundness of the approach and documents was published on 13th September 2010. The *Core Strategy and Development Policies* (incorporating the Inspector's amendments) were published for adoption by the Full Council on 8th November 2010. These documents, along with other LDF documents replace the *Camden UDP*. They henceforth, together with the Mayor's *Plan for London* become the statutory 'development plan' for Camden, as basis for planning decisions in the Borough.

MM1H18 Consequently Key policies involving the Built and Natural Environments have been replaced (CS indicates the replacement policy in the *Core Strategy* and DP the replacement in the *Development Policies*).

Built Environment

<i>B1</i>	<i>General Design Principles</i>	<i>CS 14</i>	<i>DP 24</i>
<i>B6</i>	<i>Listed Buildings</i>	<i>CS 14</i>	<i>DP 25</i>
<i>B7</i>	<i>Conservation Areas</i>	<i>CS 14</i>	<i>DP 25</i>

Natural Environment

<i>N1</i>	<i>Metropolitan Open Land</i>	<i>CS 15</i>	
<i>N2</i>	<i>Protecting Open Space</i>	<i>C2 15</i>	<i>DP 31</i>
<i>N3</i>	<i>Protecting Open Space Designations</i>	<i>CS 15</i>	

Core Strategy

MM1H19 Camden's planning strategy was prepared in the context of social, economic and environmental changes, which posed key issues, among them the quality of Camden's environment (para. 22). The attractive and historic neighbourhoods, including Hampstead and Highgate, and the open space of Hampstead Heath are valued by residents and visitors. The challenge is '*to manage change in a way that respects the character, heritage and distinctiveness of Camden's valued and special places*'. This is primarily to be accomplished through *Core Strategy Policy CS 14*, which

... plays a key part in achieving this by setting out our approach to conserving and where possible enhancing our heritage and valued places, and to ensuring that development is of the highest standard, and where possible improves, its local area (para. 14.2).

MM1H20 *CS 14 – Promoting high quality places and conserving our heritage*

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing 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;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St. Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

MM1H21 Paras. 14.3-14.8 deal with *Excellence in Design*. In addition to the legacy of historic and modern buildings of the highest quality and unique places, the Council expects creation of buildings of equally high quality to be appreciated by future generations (14.3). Development should '*improve the quality of buildings, landscaping and the street environment*' (14.4) and in accord with *PPS 1- Delivering sustainable development* the Council '*will not accept design that is considered inappropriate to its context or which fails to take opportunities to improve the character and quality of an area and the way it functions*' (para. 14.4) interfacing with policy DP 24 for more detailed guidance. Good design '*is safe and accessible*' creating '*buildings that have minimal negative impact on the environment, during construction and beyond ... and it is therefore vital that new and redeveloped buildings are designed to have a beneficial impact on their environment*' (14.6). Under para. 14.7 '*high quality design takes account of its surroundings and what its*

distinctive and valued about the local area', reinforcing its defining characteristics (4.7).

MM1H22 Camden's heritage is discussed in paras. 14.9-14.12. The Borough's rich architectural heritage includes 39 designated conservation areas. Where Conservation Area Appraisals and Management Strategies have been prepared, these will be taken into account as material considerations when assessing planning and conservation area consent applications (para. 14.9). The responsibility to preserve and, where possible enhance the borough's heritage of important areas and buildings is reflected in Policy DP 25 in *Camden Development Policies* which provides more detailed guidance (para. 14.11).

MM1H23 Views are dealt with in paras. 14.21-14.25. Views of St. Paul's Cathedral from Kenwood, and the backgrounds to the views of St. Paul's Cathedral from Greenwich and Blackheath are views protected under a London-wide policy, in accordance with the *London Plan* and the *Mayor's London View Management Framework* supplementary planning guidance (para. 14.22). The Council will consider the impact of a scheme in terms of townscape, landscape and skyline on a panorama of the entire view, and not just the area within the view corridor – developments should fit in with the prevailing pattern of buildings and spaces (para. 14.23). The Council will protect locally important views '*which may include:*

- *Views of and from large parks and open spaces such as Hampstead Heath, [and] Kenwood ... including panoramic views ... (para. 14.14).*
- *Views into and from conservation areas.*

Under para.14.25, the Council will seek to ensure compatibility between development and those views in terms of scale, setting and massing, and will resist proposals that would cause harm to them. Development will not

generally be acceptable if it obstructs important views or skylines, appears too close or too high in relation to a landmark or impairs outlines.

MM1H24 The heritage elements together with comprise Camden's character, '*by a great variety in its natural and built environment*', among distinctive character areas are:

The northern part of the borough benefits from the presence of the large open space of Hampstead Heath, which provides amenity and leisure space, a verdant setting to the surrounding development and famous views across London. Hampstead and Highgate are derived from mediaeval hamlets and have clearly defined village centres which reflect their origins. They have a variety of building types from cottages and terraces to detached houses and grand residences, with generally densely packed, high quality urban grain of a range of styles, scales and ages. Both areas contain many high quality architect-designed houses from the 19th and 20th centuries, many of which have become important parts of the local heritage and are listed for their national significance.

MM1H24 Under Policy CS 15 *Protecting and improving our parks and open spaces and encouraging biodiversity* the Council describes Hampstead Heath as '*the largest open space in the borough*' (para. 15.2) and undertakes '*to protect and improve Camden's parks and open spaces*' by

CS 15a) protect open spaces designated in the open space schedule as shown on the proposals map, including our Metropolitan Open Land ...; and ... The Council will preserve and enhance the historic open space and nature conservation importance of Hampstead Heath and its surrounding area by (inter alia)

- k) *working with the City of London, English Heritage and Natural England to manage and improve the Heath and surrounding areas;*
- l) *protecting the Metropolitan Open Land, public and private open spaces and the nature conservation designations of sites;*
- m) *seeking to extend the public open space when possible and appropriate;*
- n) *taking into account the impact on the Heath when considering relevant planning applications;*
- o) *protecting views from Hampstead Heath and views across the Heath and its surrounding area;*
- p) *improving the biodiversity of, and habitats in, Hampstead Heath and its surrounding area, where opportunities arise.*

MM1H25 Camden's designated open spaces include Metropolitan Open Land (MOL), of London-wide significance, providing a break in development, which receives the same presumption against development as green belt land. Hampstead Heath and adjoining areas are MOL (para. 15.7). Hampstead Heath is dealt with under paras. 15.23-15.25. It is also a Metropolitan site of Nature Conservation, a Site of Special Scientific Interest and contains two Areas of Ancient Woodland. There are numerous private gardens adjacent to the Heath that are designated open space (para. 15.24). The Council will continue to us supplementary guidance including conservation area appraisals and management strategies '*to preserve and enhance the built environment around the Heath and preserve outlooks and views from it*' (para. 15.25).

Camden Development Policies

MM1H26 The *Camden Development Policies* were adopted by Camden Borough Council on 8 November 2010; together with the Core Strategy (see above) these replace the Camden UDP 2006. The policies develop the themes of

those in the Core Strategy into detailed calibrated operational policies aimed at delivering the planning vision and strategy for the borough. Section 3 of the Core Strategy – ‘*A sustainable and attractive Camden*’ - includes more detailed policies under CS 14 *Promoting high quality places and preserving our heritage*’ and CS 15 *Protecting and improving our parks and open spaces and encouraging biodiversity*, set out above.

MM1H27 Policy DP 24 contributes to implementation of core strategy policy C2 14 setting out the Council’s detailed approach to the design of new development, and related matters such as provision of higher standards to combat climate change (CS 13), community safety and security (CS 17) and protecting amenity from new development (CS 5).

DP 24 – Securing high quality design 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:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, whether alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space, and*
- i) accessibility.*

MM1H28 Promotion of good design is a key strategic objective, involving aesthetics, quality of life, equality of opportunity and economic growth, in

accordance with PPS 1: *Delivering sustainable development*. Design considered inappropriate to its context, or which fails to take opportunities to improve the materials and quality of an area and its use by residents and visitors, will not be accepted. The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles, and will take into account Government/CABE guidance *By Design* as well as the *Camden Planning Guidance* supplementary planning document (paras. 24.4-24.6).

Para. 24.7 states that Development should consider:

- *the nature and constraints of its site;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the compatibility of materials, their quality, texture, tone and colour;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use; and*
- *its contribution to public realm, and its impact on views and vistas.*

MM1H29 Sustainability is to be addressed under the Environmental design and construction measures under DP 22. The council considers that the re-use of buildings preserves 'embodied energy from that original construction, and that many historic buildings display environmentally sustainable qualities' (para. 24.9).

MM1H30 'Respecting local character' is discussed in paras. 24.10-13, and requires '*careful consideration of the characteristics of a site, features and the wider context ... in order to achieve high quality development which integrates with its surroundings*'. Development should reinforce elements

which create the characteristics of areas of defined character (para. 24.11). *'Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by and responds to it'* (para. 24.13), with reference to the Council's Conservation Area Statements, Appraisals and Management Plans.

MM1H31 Paras. 24.14-15 deal with Detailing and Materials. Architectural detailing is to be integrated with the design as to create an attractive and interesting building. Of existing buildings, it is stated that the loss of features such as cornices, mouldings, architraves, porches and chimneys *'can harm a building by eroding its detailing'*, as will also *'the insensitive replacement of windows and doors'* which *'can be particularly damaging'*, (para.24.14). Designs *'should incorporate materials of an appropriate high quality'*, and their durability and attractiveness will be carefully considered.

MM1H32 The way in which designs respond to natural features is discussed in paras. 24.18-24.20. New development should respond *'to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation'* and should not *'cause the loss of any existing natural habitats'* (para. 24.18). Development *'which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area'* will not be permitted (para.24.20). Incorporating landscaping comes under para. 24.21, including hard landscape elements, and new planting *'which can contribute to the attractiveness of a development, soften and balance the impact of buildings and contribute to the biodiversity value of a site'*. There is an expectation that planting plans will be accompanied by a maintenance schedule.

MM1H33 Policy DP 25, helps to implement Core Strategy Policy CS 14, by containing a comprehensive coverage of protection for the Borough's diverse range of heritage assets.

DP 25 – Conserving Camden’s Heritage

Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves or enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and gardens spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.*

Listed buildings

To preserve or enhance the borough’s listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

MM1H34 Conservation Areas are discussed in paras. 25.2-25.10. The character of the Borough's Conservation Areas, as assessed and analysed by the Council is considered to be the key to the management of change that retains their distinctive local character. The factors that make up their character should be identified and responded to in the design of new development, and recorded in Design and Access Statements (or other heritage appraisals) (para. 25.2). The character and appearance of a conservation area *'can be eroded through loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments'* (para. 25.3). The Council considers that *'historic buildings in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long term survival'* (para. 25.4). *'The value of existing gardens, trees and landscaping is described under policy DP 24'* (para. 25.5), *'and they make a particular contribution to conservation areas'. Development will not be permitted which causes the loss of trees and/or garden space, where this is important to the character and appearance of a conservation area'.*

MM1H35 The Council *'has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area'*. (25.6) They *'will not grant conservation area consent for total demolition of such a building where this would harm the appearance of the conservation area'*, unless exceptional circumstances justify and

'outweigh the case for retention'. (25.6) Justification of demolition of a building that the Council considers makes a positive contribution to a conservation area will have regard to PPS5 policy HE7, Camden's conservation area statements, appraisals and management plans and other relevant supplementary planning guidance 25.6)

MM1H36 Under para. 25.7, when considering applications for demolition the Council will

... take account of group value, context and setting of buildings, as well as their quality as individual structures and any contribution to the setting of listed buildings.

Under para. 25.8

Before conservation area consent is granted, the Council must be satisfied that there are acceptable and detailed plans for the redevelopment. Any replacement building should enhance the conservation area to an appreciably greater extent than the listed building.

MM1H37 Under the listed building policy narrative, under para. 25.15

The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.

MM1H38 Policy DP 27 concerns Basements and Lightwells, a comprehensive policy under which the Council will

Will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity.

Inter alia the Council will consider whether schemes

- f) leads to the loss of open space or trees of townscape and amenity value; ...*
- g) harm the appearance and setting of the property or the established character of the surrounding area.*