

s p planning

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HERITAGE STATEMENT

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1.0 INTRODUCTION

- 1.1 This Heritage Statement relates to 36 Downshire Hill, Hampstead, London NW3 1NU, a grade II listed dwelling situated within the Hampstead Conservation Area. The report accompanies applications for planning permission and listed building consent for:
1. The demolition of the conservatory and garage and erection of a single-storey rear and side addition and replacement garage.
 2. Internal alterations including the re-provision of bathrooms and re-positioning of walls within the 1925 portion of the property.
 3. External alterations and refurbishment works.
- 1.2 To assist the Council, the proposals have been divided into two application packages. One comprises item 1 above, which is primarily a planning application with listed building implications. The other comprises items 2 and 3 and is predominately a listed building consent application with some minor external changes requiring planning permission. This Heritage Statement covers both packages and demonstrates that all aspects of the proposals have been considered holistically, having regard to the building's listed status and location.
- 1.3 A schedule of works has been prepared which details those elements of the building's fabric that are to be retained; the location, extent and nature of proposed alterations; and measures to be taken during the construction period to protect retained fabric of architectural or historical significance.

Scope of the statement

- 1.4 In accordance with paragraph 128 of the National Planning Policy Framework (March 2012) (the "Framework"), and the Council's guidance on what should be included in a heritage statement, this report describes the significance of heritage assets affected by development - in this case the listed application property, nearby listed buildings, and Hampstead Conservation Area - in sufficient detail for the effects of the proposals on the significance of the assets to be assessed. It demonstrates that the

extension of, and alterations to, the application property are based on a full analysis of the architectural and historic interest of the listed building and accord with Framework and development plan policies, most notably Policies CS14 and DP25 of the Camden Core Strategy and Development Policies respectively.

- 1.5 The planning application for the additions is accompanied by a Design and Access Statement which describes the design of, and access to, these new elements.

Report structure

- 1.6 This report is structured as follows:
- Section 2.0 Policy Context: provides a review of relevant national, strategic and local planning policy and guidance. This section identifies a series of heritage related policy tests against which the proposed works are assessed in the subsequent sections.
 - Section 3.0 Analysis: provides an appraisal of the architectural merit and historical interest the property and the characteristics of the Hampstead Conservation Area. It identifies the capacity to accommodate change and sets out the design/heritage parameters which have ultimately guided the proposed development.
 - Section 4.0 Proposed Works: describes the works and demonstrates how the proposals would respect and enhance the fabric and character of the building and enhance the surrounding area.
 - Section 5.0 Summary and conclusions: provides a review of the proposed works against the requirements and objectives of relevant planning policy. The proposals are assessed in the context of the key heritage tests defined at Section 3.0.
- 1.7 This Statement is supported by an A3 Appendix of photographs.

2.0 POLICY CONTEXT

- 2.1 The following provides an overview of national, regional and local planning policy and guidance relating to the heritage aspects of the proposal.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above that provided by development control. Section 7 of the Act states that:

.... no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

- 2.3 Section 16 of the Act places a statutory requirement on local planning authorities to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.4 Under Section 72 of the Act local planning authorities are required to pay special attention to *"the desirability of preserving and enhancing the character or appearance"* of conservation areas.

National Planning Guidance

- 2.5 The National Planning Policy Framework (March 2012) sets out central government's guidance on the conservation of the historic environment. The Framework is a material consideration which must be taken into account in development management decisions. Conservation areas and listed buildings are defined as "heritage assets". The Framework sets out a number of "core planning principles" including that planning should:

.... conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations ...

- 2.6 Paragraph 128 of the Framework states that local planning authorities should require an applicant to:

....describe of the significance of the heritage assets affected including any contribution made by their setting the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 2.7 In determining planning applications, local planning authorities should take account of:

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

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness. [para 131]

- 2.8 Although the Framework replaces Planning Policy Statement 5, *Planning for the Historic Environment*, the accompanying Practice Guide (March 2010) remains extant and is therefore a material consideration.

Development plan policy

- 2.9 The development plan comprises the London Plan (2011) and the Camden Core Strategy and Development Policies, both adopted in 2010.

The London Plan

- 2.10 Policy 7.8 of the London Plan (2011), Heritage Assets and Archaeology, states at parts C and D:

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

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

Camden Core Strategy

- 2.11 Amongst other matters, Core Strategy Policy CS14 requires "*development of the highest standard of design that respects local context*" and preserves and enhances "*Camden's rich and diverse heritage assets and their settings*".
- 2.12 The private gardens between Downshire Hill and Keats Grove are designated as "private open space". Policy CS15 seeks the protection of such areas and the supporting text (paragraph 15.6) states:

We will not allow development on these open spaces unless it is for limited development ancillary to a use taking place on the land and for which there is a demonstrable need. Extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building.

Camden Development Policies

- 2.13 Under Policy DP24, "Securing high quality design", the Council seeks alterations and extension that reflect the character and proportions of existing buildings. Policy DP25, "Conserving Camden's Heritage" states, amongst other matters:

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 and enhances the character and appearance of the area.

To preserve or enhance the borough's listed buildings, the Council will: f) only grant consent for a 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

Supplementary Planning Guidance

- 2.14 A Conservation Area Statement for Hampstead was published by the Council in 2002. It provides a set of guidelines for development proposals in the Conservation Area. Guideline H26 states:

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

- 2.15 Camden Planning Guidance 1: *Design* (GPG1), provides guidance on, amongst other matters, listed buildings, extensions and alterations. It has been used to inform the application proposals.

Summary

- 2.16 Based on the above, the proposals need to be assessed against the following "tests".
- i) What is the significance of the listed building in terms of its physical fabric and historical interest?
 - ii) What is the significance of the Hampstead Conservation Area?
 - iii) Would the proposals preserve the special interest of the listed building? (London Plan Policy 7.8, CS14 and DP25);
 - iv) Would the proposals have an acceptable effect on the settings of neighbouring listed buildings? (London Plan Policy 7.8, CS14 and DP25)
 - v) Would the proposals preserve or enhance the character or appearance of the Hampstead Conservation Area? (London Plan Policy 7.8 and CS14, DP24 and DP25).

3.0 SIGNIFICANCE OF HERITAGE ASSETS

- 3.1 The application property is grade II listed and situated in the Hampstead Conservation Area next to a number of other listed properties. There are therefore multiple heritage assets that need to be considered in this instance.

The property

Listing description

- 3.2 The application property is located on the south eastern side of Downshire Hill towards its north eastern end. The house, together with the attached garden wall, railings, gate piers and gate, was listed grade II on 14 May 1974. The description states:

Detached house. Early/mid C19 with later extension. Stucco with channelled ground floor. Slated shallow hipped roof with projecting eaves and dormer. 3 storeys, attic and basement. 2 windows plus 3 window later extension to left. Round-arched doorway with patterned fanlight and panelled door. Recessed sashes. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Attached garden walls with cast-iron railings having urn finials; gate piers and gates.

- 3.3 It is noted that the listing description is based on an external inspection only, probably from the street. It is recognised that the significance of the building goes beyond the elements referred to in the listing.

History, alterations and additions

- 3.4 No. 36 Downshire Hill was built in about 1830. Ordnance survey mapping from the 1870s shows the rectangular plan form of the original building [A3 Appendix, figures 2.1 and 2.4]. To the north east of this, and separated from the house, is shown a long detached structure, which may have been a coach house and/or servants' quarters. To the south western side, next to the boundary with No.37, there was a small detached outbuilding.

- 3.5 Later mapping produced in the 1890s [2.2 and 2.5] shows a structure attached to the house along the rear half or the north eastern flank wall. Also attached to No.35, which by this time had also been extended, this element had a rear wall flush with the rear elevation of the original house. No evidence of these structures remains although the flank wall of the late Victorian "stub" element may have been subsumed into the later extension. The "stub" may have been linked to the original main house via a lower ground floor door at the base of the stairs, i.e. where inset shelves have been formed on the other side of the wall [3.21].
- 3.6 Evidence suggests the current side addition, which replaced the structures on the north eastern side, was added in about 1925. This was partly needed to accommodate bathrooms as well as additional bedrooms and living space. At the front this element is set behind the main front building line and reflects the style of the main house. At the rear it projects beyond the rear elevation. The planning history of the property suggests the garage was built in the 1950s and the conservatory added in the late 1990s.

Physical fabric

- 3.7 The property is of traditional brick construction. To a large extent the brick has been rendered with a fine stucco render which has been painted on the front and south west flank elevations but left unpainted at the rear. At the principal level the front elevation is rusticated to give the frontage a formal appearance. The roof is slate clad and the windows timber framed, predominately sashes.

Plan form and room hierarchy

- 3.8 The original domestic plan form of the property, namely a large full-width room in the front portion of each floor and a narrower, essentially square, room and stairs in the rear part, is typical of townhouses of the period. This remains in place on the upper floors. On the upper ground floor the opening between the main rooms is likely to have been an early alteration.

- 3.9 The very simple, uncluttered and well-proportioned plan form is likely to have originally included kitchen accommodation on the lower ground floor. The two rooms on the upper ground and first floor levels of the original building would have formed the principal accommodation for the property owner and family.

Internal features of merit and detrimental changes

- 3.10 A survey of the property's interior has been undertaken on a room-by-room basis to gain an understanding of its configuration and to identify retained features of merit that contribute to the building's historical and architectural significance together with changes and additions that detract from that significance. Features of merit can include non-original elements that form part of the "storey" of a building and therefore its interest. The survey covers the following aspects of the building's interior:
- Wall finishes including skirting boards, picture rails etc
 - Floors (where visible)
 - Ceilings
 - Internal and external doors
 - Fireplaces and chimney breasts
 - Stairs
 - Fixtures and fittings
 - Decoration
 - Services
- 3.11 Numbers in parentheses refer to photographs included at Section 3.0 of the A3 Appendix. The room numbers are shown on the existing floor plans.

Floor	Room/ Area	Features of merit	Features that detract
Lower ground	LG.01 Kitchen	Chimney breast [3.1] Timber sash window [3.2] Internal door architraves [3.3]	Kitchen units Flooring Serving hatch to LG2
	LG.02 Dining	Chimney breast [3.8] Door architrave [3.15] Timber/glazed doors [3.7]	Decoration, Flooring Built-in cupboards Serving hatch to LG1 Security shutters
	LG.03 Stairs	Dado rail [3.7] Door architrave [3.15] Timber/glazed doors [3.14] Door to under-stairs [3.17]	Flooring
	LG.04	Cornices & picture rails [3.20]	Security shutters
	LG.05 Store	-	Cupboards, flooring, wall coverings
	LG.06 WC	Timber sash window	Fitting, tiling, decoration
	Conservatory	-	(1990s addition)
Upper Ground	UG.01 Living	Principal Room (front) Sash window/shutters [3.36] Door/opening architraves [3.35] Chimney breast/fireplace [3.32] Decorative cornice [3.33]	
	UG.02 Living	Principal Room (rear) Sash window with shutters [3.38] Door/opening architraves [3.37] Chimney breast (no fireplace) Decorative cornice [3.42]	
	UG.03 Hall	Fanlight and door [3.44] Arch and mouldings [3.47] Doors/architraves [3.45-6] Dado rails and skirting [3.46] Stairs and balustrades [3.50]	
	UG.04	Cornices & picture rails [3.61] Doors and architraves [3.58] Timber sash windows [3.57]	Fitted cupboard units
	UG.05 Stores		
	UG.06 WC		Decoration and fittings
First	1.01 Bedroom	Principal Room (front) Timber sash windows [3.72] Door & architraves [3.75] Chimney breast (no fp) [3.70]	Built-in cupboards and arches
	1.02 Bedroom	Principal Room (rear) Timber sash window [3.76] Door architraves [3.81] Chimney breast (no fp) [3.77]	Built-in cupboards and arches
	1.03 Stairs	Stairs and balustrades [3.83] Door architraves [3.84]	

	1.04 Bedroom	Timber sash window	Built-in cupboards
	1.05 WC		Fittings
	1.06 Bath		
Second	2.01 Bedroom	Timber casement windows [3.99]	
	2.02 Bedroom	Timber casement window [3.104]	
	2.03 Stairs	Stairs and balustrades [3.108]	
	2.04	Timber casement window [3.111]	
	2.05		
	2.06 Bath		

Table 3.1: Room by room audit of features of merit and elements that detract.

External features of merit

- 3.13 As recognised in the listing description the property retains cast iron railings at the front, both on the boundary above a dwarf wall [1.9] and to the edge of the lightwell. It appears the latter have been altered at some point [1.8]. The upper section of the steps leading from the street to the lightwell comprises stone treads [1.14]. There is a pair of vaults under front garden accessed from the lightwell.
- 3.14 Any features to the side and rear of the property that may have existed have been removed as part of the 1920s extension, the erection of the garage and subsequent installation of a conservatory. The latter two elements do not form part of the property's significance.

Historical interest

- 3.15 For a short period in the late 1940s the property was occupied by Elizabeth "Lee" Miller and her husband Roland Penrose who had previously been residing at No.21. Lee Miller was an American model and photographer. Penrose was a surrealist artist and poet, who founded the ICA (Institute of Contemporary Arts) in 1947.

Summary of significance

- 3.16 No.36 Downshire is an elegant c.1830s house that was been substantially extended to one side and at roof level in about 1925. The original house is of primary significance. The 1925 part is of limited significance: it forms part of the property's "story" rather than being of architectural interest in its own right.
- 3.17 The original house has a typical internal layout for its period, which has predominately been retained. The main rooms retain their original proportions and chimney breasts, albeit only one fireplace remains. The principal rooms, the hall and the stairs are of primary interest. It appears that the original decorative elements have been replaced or supplemented to give a grander appearance than would have originally been the case. A degree of updating may have occurred in the late Victorian period (when the property was first extended), and/or in the 1920s when the present wing was added. These changes may reflect the property's transition from a simple late Georgian "cottage" to a grand "villa". Together with the original plan form and the external appearance, they part a principal part of the significance.

Neighbouring listed buildings

- 3.18 The majority of the houses in Downshire Hill are listed including the pairs of early/mid 19th century semi-detached houses to either side of No.36, which were also listed in 1974.

Nos. 37 and 38 Downshire Hill

- 3.19 The listing description for these properties states

Pair of semi-detached houses. Early/mid C19. Stucco with channelled ground floors. Hipped slated roof with projecting eaves and squat central chimney-stack. 2 storeys and basements. 2 windows each. Round-arched doorways with keystones, No.37 having a mask. No.37 fanlight blocked and has a C20 lantern, No.38 with C20 radial fanlight; C20 panelled doors. Recessed sashes; ground floor with flat arches and keystones. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Attached low

brick garden walls with cast-iron railings having urn finials; gate piers and gates.

- 3.20 Planning and listed building consent was granted in early 2012 for the "erection of side porch extension and rear conservatory at lower ground floor level, alterations to windows, and installation of photovoltaic panels on roof to dwelling house (Class C3)" (refs: 2011/5976/P and 2011/6143/L). These works, which are currently being implemented, include an infill element between the main part of the house and boundary with No.36, the installation of internal insulation to the external walls next to the side boundary, and a glazed roof and door at lower ground floor level in the front lightwell. No.38 has been extended to the rear.

Nos.34 and 35 Downshire Hill

- 3.21 The listing description states:

Semi-detached pair of houses designed to appear as one house. Early C19. Yellow stock brick. Slated shallow hipped roof with stucco band at eaves and central squat chimney-stack. 2 storeys and basements. 2 windows each; No.34 plus C20 1-window recessed side extension in similar style. No.35 with garage extension. Entrance bays recessed as is the central bay. Square-headed doorways having overlights with margin glazing and panelled doors. Gauged brick flat arches to recessed sashes. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low brick garden walls with railings; gate piers and gates

- 3.22 No.35 was extended to the side in the late 19th century. That addition was subsequently demolished and replaced by a more substantial extension following the grant of planning and listed building consent in 2005 (refs: 2005/3425/P and 2005/3426/L).

Hampstead Conservation Area

- 3.23 The Hampstead Conservation Area was designated in 1968 and subsequently extended in the 1970s, 1980s and 1990s. Downshire Hill forms part of the original designation and was therefore one of the earliest areas to be given conservation area status in the country following the passing of the Civic Amenities Act 1967.

3.24 The Council's Conservation Area Statement describes Downshire Hill thus:

The road slopes down towards the Heath from Rosslyn Hill and is fairly broad with houses set back behind lush front gardens. Looking along the street low brick walls with piers and railings link the boundaries and create a unified streetscape. There is an abundance of quality in the buildings with 48 listed houses, mostly from the early 19th century. The majority are stuccoed and as Pevsner says "the delightful thing is the preservation of so much, yet no uniformity". Heights vary between two and three storeys and there is a profusion of ironwork on the facades and the front boundary. Two types of roof predominate - hipped roofs with projecting eaves or parapets.

3.25 The lack of uniformity referred to by Pevsner is clearly evident in the group comprising Nos 34 to 38. The properties vary in height and width of frontage and the gaps between properties vary in width or have been infilled in the past. The lack of uniformity together with the quality of buildings, front boundaries and gardens, are key constituents of the character and appearance of the Downshire Hill.

4.0 THE PROPOSALS

4.1 The works for which consent is sought essentially comprise three elements:

1. Extensions to the rear and side,
2. Internal alterations, predominately within the 1925 wing, and
3. External alterations, refurbishment and maintenance.

1. Extensions

4.2 The main aspect of the proposals is the demolition of the conservatory at the rear of the house and garage to the side and the erection of a single-storey rear and side addition at lower ground floor level together with a replacement garage at upper ground floor level. The conservatory and garage are both unoriginal additions - built in the 1990s and 1950s respectively - that do not contribute to the significance of the listed building.

4.3 The lower ground floor extension would be single-storey and would largely occupy the footprints of the conservatory and the garage. It would have a contemporary but restrained appearance with a flat roof and accommodate a kitchen and utility/store area, which would allow the removal of kitchen units and services from the main lower ground floor room. The extension would be accessed via the existing doorways at the rear of the original part of the house with an additional opening created between the extension and the 1925 wing in the location of an existing window. An external doorway would be formed between the store area and the lightwell at the front.

4.4 The existing garage is situated partially below the level of the road with its frontage in line with that of the house. The replacement garage would be set slightly above the level of the road but would be set back behind the front building line.

2. Internal alterations

4.5 The internal alterations predominately relate to the modernisation of bathroom provision within the 1925 wing. This would involve the removal of partitions, doors, storage cupboards and bathroom suites (see demolition drawings) and the creation of a series of en-suite and family bathrooms, largely in the location of existing bathrooms and WCs. As part of these changes the external soil pipes would be internalised which would improve the external appearance of the building.

4.6 Within the original part of the house alterations would be limited to the following:

Lower ground floor

- Formation of an opening between LG.01 and LG.02,
- Replacement of the non-original flooring,
- Installation of new hardwood panelled door from LG.01 to the lightwell.

Upper ground floor

- Wooden shelving removed from UG.01 (either side of the chimney breast) and UG.02 (either side of the window).

First floor

- Formation of an opening and installation of a door between the master bedroom (1.01) and room 1.02,
- Opening between 1.01 and 1.06 (bathroom) adjusted.

Second floor

- Opening formed between room 2.01 and room 2.06 (bathroom) and recess infilled.

4.7 All built-in kitchen units and cupboards would be removed to restore rooms to their original proportions.

4.8 To improve the thermal performance of the property, whilst retaining the features of merit, insulation would be installed on the inner face of some external walls within the 1925 wing, at second floor level within the original building and within the roof.

3. External alterations

- 4.9 Separately from the side/rear lower ground floor extension and replacement garage, a number of minor alterations and refurbishment works are proposed to the exterior of the house. The following would be removed:
- external soil vent and drainage pipes on the front elevation of the 1925 wing (drawing D.03) [photograph 1.5],
 - security alarm (D.03) [1.1],
 - rainwater down pipe on rear elevation (D.04) [1.16],
 - roof level satellite dish (D.04) [1.15],
 - "lean-to" timber structure with corrugated roof in the lightwell (D.03) [1.12 and 1.13].
- 4.10 The "lean-to" structure would be replaced by a glazed "porch" element with a door and a panelled hardwood door installed under the entrance bridge. This would allow direct access from the house to the one of the vaults under the front garden.
- 4.11 The rooflight on the front-facing roof slope would be replaced by a conservation style metal framed rooflight.
- 4.12 The render is uneven and cracking in places. It is therefore intended that the rendered elevations will be re-rendered with rustication and details to replicate the existing. The new render is intended to be painted almond white.
- 4.13 It is proposed that the floor levels within the lightwell and pair of vaults are lowered to allow improved headroom in the latter.
- 4.14 As part of the external works, the following are intended to be repaired and overhauled where/if necessary: timber sash windows; front entrance door and fanlight; roof soffits; chimney pots and stacks; roof tiles; window cills. Whilst noted on the application drawings and in the schedule of works, these items are predominately like for like repairs or maintenance works that do not necessarily need formal consent.

5.0 SUMMARY AND CONCLUSIONS

Extensions - Application 1

- 5.1 The proposed extensions would involve the demolition of unoriginal mid/late 20th century additions that make little or no contribution to the significance of the property or the character and appearance of the Hampstead Conservation Area. Their removal would not harm the special interest of the listed building or represent the loss of structures that make a positive contribution to the character and appearance of the Conservation Area.
- 5.2 The lower ground floor addition would provide accommodation ancillary to the house. It would largely occupy the footprint of existing additions and, because of its modest height, would be proportionate in size to the existing house. For these reasons it would preserve the "private open space" area between Downshire Hill and Keats Grove and the proposal therefore complies with the aims of Core Strategy Policy CS15 and CPG1.
- 5.3 The replacement garage would be sited slightly above the level of the road but would be set back behind the front building line of the application property and No.37. It would therefore be subordinate to the scale of the house and, like the structure it would replace, would be a secondary element in the street scene. This arrangement accords with the guidance in CPG1 (pages 28-9).
- 5.4 The street frontage of the garage addition would be rendered and painted to match the house. The timber door would include horizontal bands to reflect the rustication of the host property in a manner that would be in keeping with the character of neighbouring buildings and the street scene in general. The lower ground floor rear addition would be of a contemporary design that complements the property rather than adopting a pastiche approach. The proportions of the stone cladding and the areas of glazing would reflect those of the render on the rear elevation and the upper ground floor main rear window.

- 5.5 In summary, the extensions would be of a high quality of design, unobtrusive and subordinate to the scale of the host property. They would therefore preserve the character and appearance of the Hampstead Conservation Area and would not harm the special interest of the listed building or the settings or its neighbours. The proposed extensions therefore accord with Policies CS14, CS15, DP24 and DP25 of the Camden Core Strategy and Development Policies, Policy H26 of the Hampstead Conservation Area Statement and CPG1.

Internal and external alterations - Application 2

- 5.6 The internal alterations primarily relate to changes within the 1925 wing which would not affect the primary architectural significance of the property. In essence bathrooms and storage areas are intended to be replaced by new bathrooms in the least sensitive part of the house.
- 5.7 Within the original part of the house the existing plan form and features that contribute to the significance and architectural interest of the building would be retained. Elements that detract from the significance of the property (namely built-in cupboards/units and inappropriate flooring) would be removed.
- 5.8 The new opening to be created between the lower ground floor rooms would emulate the size of the opening on the upper ground floor and is a feature that is typical in nearby properties.
- 5.9 The external changes largely comprise the removal of clutter, namely a security alarm, satellite dish and external waste pipes and the refurbishment of external joinery. The render is in a poor state of repair and in need of replacement.
- 5.10 The proposed "porch" at lower ground floor level within the lightwell would replace an existing lean-to structure situated in approximately the same position. This new element would be largely hidden from view from the street and is designed as a "light-touch" glazed addition. It would be

similar in size and design to the glazed roof and door addition recently granted consent at No.37 (refs: 2011/5976/P and 2011/6143/L).

- 5.11 A comprehensive set of refurbishment and maintenance works are proposed which would ensure the property is adequately preserved for future generations.
- 5.12 For the reasons given above, the internal and external alterations would not harm the special interest of the listed building and would enhance the character and appearance of the Hampstead Conservation Area. They therefore comply with Policies CS14 and DP25 of the Camden Core Strategy and Development Policies.

Conclusion

- 5.13 This Heritage Statement demonstrates that the proposals are based on a full and thorough audit of the architectural significance of the grade II listed property. Features of significance will be retained, protected during building works and, where possible, refurbished as part of the overall works. The proposed alterations and extensions to the property would be limited to areas of least significance, namely the 1925 wing and at the side and rear at lower and upper ground floor levels. The design, scale and siting of the additions would be appropriate to the host property and the surrounding area.
- 5.14 We therefore conclude that the proposals would not harm the special interest of the grade II listed building, would preserve the settings of nearby listed properties and would preserve and enhance the character and appearance of the Hampstead Conservation Area. For these reasons the proposals comply with Policies CS14, CS15, DP24 and DP25 of the Camden Core Strategy and Development Policies, Policy H26 of the Hampstead Conservation Area Statement, and the aims of CPG1, London Plan Policy 7.8 and the National Planning Policy Framework.