

21 Lyndhurst Road, Hampstead
London NW3 5NX

Heritage appraisal



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Consultancy for the
Historic Built Environment

KMHHeritage

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1 Introduction

- 1.1 This report has been prepared to support a planning application for the redevelopment of the site of 21 Lydhurst Road, London, NW3 5NX.

Purpose

- 1.2 The purpose of the report is to assess the proposed development against national and local policies relating to the historic built environment.
- 1.3 This report should be read in conjunction with the drawings and Design & Access Statement prepared by mwai Architects, the Planning Statement as well as the other reports and documents submitted with the application.

Organisation

- 1.4 This introduction is followed by a description and analysis of the site of 21 Lydhurst Road and its context. Section 3 analyses heritage significance and Section 4 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. Section 5 provides an appraisal of the proposed scheme in heritage terms. Section 6 assesses the proposed development against policy and guidance, and Section 7 is a conclusion.

Author

- 1.5 The author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas in London. Prior to this, he had been a conservation officer with the London Borough of Southwark, and was Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation. Kevin Murphy was included for a number of years on the Heritage Lottery Fund's Directory of Expert Advisers.
- 1.6 Historical research and assistance for this report was provided by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

2 The site and its context

- 2.1 This section of the report describes the history and development of 21 Lyndhurst Road and the surrounding area.

The area and its development

- 2.2 During the 19th century Hampstead grew rapidly especially after the first railway station was built there in 1852, which made commuting to the City easier. In the mid-1850s the area to the west of Rosslyn Hill started to be developed for housing. The 1860s saw the building of new roads and estates south and west of Hampstead Village, parts of it on land that formed the Rosslyn House Estate. The OS Map of the 1870s shows the area, when Lyndhurst Road had started to be developed (figure 1).



Figure 1: OS Map of 1871-79

- 2.3 In 1855 Henry Davidson obtained a 99-year building lease of the Rosslyn House Estate and planned to demolish the house and cover the estate with detached and semi-detached houses. But progress was slow and in 1850 he sold Rosslyn House and the south-western part of the estate to Charles Henry Lardner Woodd, the younger son of a wealthy Bond Street wine merchant with a passion for natural history.¹ He lived in Rosslyn House until his death in 1893, but developed some of the land to the north-west (but not the small paddock on which Nos. 19-21 Lyndhurst Road would later be built). Figures 1 & 2 Thurlow, Lyndhurst, and Eldon Roads and Windsor Terrace had been laid out by 1862, and by 1871 semi-detached houses had started to be erected on the north side of Lyndhurst Road.

¹ Hampstead: Belsize', A History of the County of Middlesex: Volume 9: Hampstead,

Rosslyn House remained in parkland until it was demolished between 1896 and 1909.²



Figure 2: The OS Map of 1896, showing the lodge to Rosslyn House that had been built sometime after 1879 and the completion of the north side of Lyndhurst Gardens

- 2.4 By 1896 the north side of Lyndhurst Road had been completed, Lyndhurst Gardens formed and built upon the east side, and on the west side a large detached house had been built facing south at a right angle to Lyndhurst Gardens – this was *The Hoo*, (grade II) designed in the Queen Anne style by the architect Horace Field and built from 1888-90 (see OS map in figure 2). A new lodge to Rosslyn House had been built on the corner of Lyndhurst Road and Lyndhurst Gardens in 1865 and attributed to SS Teulon.³ Teulon was a Hampstead resident and nearby St Stephen's Church (1869-75), is generally considered his masterpiece, completed after his death by Ewan Christian. So the lodge (that now forms a garage to No.19 Lyndhurst Road) might well be by Teulon.⁴
- 2.5 In 1896 the executors of CHL Woodd sold Rosslyn House to speculators, who by 1909 had completed houses in Lyndhurst and Wedderburn roads on the site. What had been a small paddock on the south side of Lyndhurst Road adjacent to the Teulon building, was developed into an unusual group of three houses to the designs of Horace Field and were numbered Nos. 19-21 Lyndhurst Road in a Neo-Georgian style.⁵ They are clearly depicted on the OS Map of 1916 (figure 3).

² *ibid*

³ The lodge is not shown on the OS Map of 1871-79, but is on the OS Map of 1896, but is clearly dated 1865 on a plaque on the building. Teulon died in 1873.

⁴ B. Cherry & N. Pevsner, *The Buildings of England, London 4: North* (1998), p.238

⁵ 'Hampstead: Belsize', *A History of the County of Middlesex: Volume 9: Hampstead, Paddington* (1989), pp 51-60.



Figure 3: OS Map of 1916 showing the group of houses Nos. 19-21

- 2.6 Horace Field (1861-1948) was an interesting, but not prolific architect working primarily in a 'Wrenaissance' style, but he was a man also influenced by modern building techniques and the workmanship of the Arts and Crafts movement, being a member of the Art Workers Guild. He had ben articled to John Burnet, senior in Glasgow between 1877 and 1878. It has been said that 'whilst there, he was clearly influenced by Burnet's son John James Burnet's large-scale approach to design, which remained characteristic of Field's work thereafter'.⁶ Examples of this are the oversized chimneys at Lyndhurst Road – a devise he used elsewhere including at No. 4 Cowley Street, Westminster. Most works were done in red brick, often with stone dressing and he often made use of steeply pitched roofs with dormer windows to contain extra storeys, as at Nos. 19-21 Lyndhurst Road.
- 2.7 In 1880 Field left Glasgow and transferred to the office of Robert W Edis and pursued his studies at the South Kensington and Royal Academy Schools. He set up on his own c.1885. He undertook the design of a number of branches of Lloyds Bank, including the fine building in Rosslyn Hill, Hampstead (1891) a 'perfect composition in the 'Wrenaissance' manner'.⁷
- 2.8 His work for NER in London and York were done at his most prolific period, as he also undertook a building for the *Church Times* and publishers George Bell and Sons at Nos. 6 & 7 Portugal Street (now part of the London School of Economics) which was completed in 1904. He designed Nos. 14 & 15 Great

⁶ www.scottisharchitects.org.uk

⁷ A Stuart-Gray, *Edwardian Architecture*, p.178 – Field also designed the Lloyd's Bank at No.112 Kensington High Street and remained an approved architect of the bank for thirty years continuing to design Lloyd's branches until the late 1920s.

College Street in 1906 and also a house in Smith Square.⁸ It has recently been suggested that Field never lived up to his early promise, ending his days in rural Sussex working on garages, shops and cheap villas while his contemporaries were designing some of Britain's most important inter-war buildings.⁹

- 2.9 At Lyndhurst Road, Field worked to produce an unusual group of domestic buildings – forming a small terraced group, that contrast in architectural style and design to the larger house, *The Hoo* of 1888-90, just to the south. A Hampstead resident himself, Field's other buildings in the locality include *Wedderburn House* (1884-5), a six storey block of flats and *Wedderburn Cottage* (1886).
- 2.10 No. 21 forms the right-hand section of the group of houses and although thoroughly modernised, there appears to have been minimal structural alteration since the house was first built. Internal restoration appears from recent photographs to have been sensitive to any surviving original features.¹⁰
- 2.11 Form the first decade of the 20th century, No.21 Lyndhurst Road (then known as Drummond Lodge) was the home of Sir Andrew T Taylor, JP, RCA, FSA, FRIBA (1850-1937), a British architect and Conservative Party municipal councillor. He was a Scot and practiced architecture in Scotland and London, before going to Canada where he designed many of the buildings of McGill University. He retired from architecture in 1904 and returned to London where he took up a second career in politics, representing Hampstead on the London County Council from 1908 to 1926 and was its mayor in 1923. He lived in the house from 1907 to 1937.
- 2.12 By the direction of his executors, the house was put up for sale in 1938 when *The Times* described *Drummond Lodge* as an 'extreme attractive modern residence in the Georgian style: quiet position on high ground, within easy reach of Tube Station: 7 or 8 bedrooms, dressing room, 2 or 3 reception rooms, lounge hall, entrance hall, and principal domestic offices on the entrance floor; nice garden at rear'. There was 56 years remaining on the lease'.¹¹ The house was sold privately before the auction, but the contents of antique and modern furniture were sold in the saleroom.¹²
- 2.13 In 1940 the occupants were Mr and Mrs Whitmore Robinson. A S Whitmore Robinson, Consulting Engineer drew up plans for

⁸ *ibid*

⁹ Brittain-Catlin, Timothy (2010) *Horace Field and Lloyds Bank*, Architectural History, 53, pp. 271-294

¹⁰ Savills sale particulars from 2014

¹¹ *The Times*, 4 Jan 1938

¹² *The Times*, 3 Feb 1938

alterations to the house including an addition of a garage extension to the front.¹³ Plans and layouts of the use of rooms were included in the planning application and are reproduced in Appendix A. In 1983 an application was made for the partial demolition of the garage extension, but this was withdrawn.

- 2.14 By the 1960s John Walgrave H Freemantle, 4th Baron Cottesloe lived at No.21 Lyndhurst Road. He served as the Chairman of the Arts Council of Great Britain and the South Bank Theatre Board – hence the Cottesloe Theatre. In 2005 the houses were listed Grade II. At the time only No.19 was visited by the listing inspector who found a ‘complete interior includes main balustrade staircase, winder service staircase with dumb waiter, veneered two panelled doors with original ironmongery, virtually all fireplaces, original wooden dresser and original WC compartments with original fittings and green glazed tiles, sinks and original bath on feet supported on lead tray’.¹⁴
- 2.15 In 2005, permission was granted to demolish the front boundary wall and part of a wooden fence and replace part of it with a metal fence, piers and iron gates.¹⁵ To keep the gates in keeping with the house, the architect, Gordon Maclean of Daleham Gardens, Hampstead based the design on a surviving gate to Lloyds Bank in Hampstead High Street that had been designed by Horace Field. In 2013 permission was granted to install vehicle access gates to off-street parking facility.¹⁶

¹³ LB Camden planning online 29638

¹⁴ Listing Description

¹⁵ LB Camden planning online 205/4188/P

¹⁶ 2013/4007/L

3 Heritage significance

- 3.1 This section of the report assesses the heritage significance of 21 Lyndhurst Road and its context.

The heritage context of the site and its surroundings

Listed buildings

- 3.2 21 Lyndhurst Road is listed as part of a group formed of '19, 20 & 21 and walls, railings, gate piers and former lodge'. There are no other listed buildings in the immediate vicinity. First listed in January 1999, the list description was amended in 2005 after the interior of No.19 was inspected. (The list descriptions are contained in the Appendices.)

Locally listed buildings

- 3.3 There are no buildings in the vicinity of the site included in the Council's draft Local List.

The Fitzjohns/Netherhall Conservation Area

- 3.4 21 Lyndhurst Road is located within the Fitzjohns/Netherhall Conservation Area. The Conservation Area was first designated in March 1984 with extensions in 1988, 1991 and 2001.

- 3.5 The Conservation Area spreads across the southern slopes of Hampstead on the descent from Hampstead Village to Swiss Cottage/Finchley Road. The hills and their gradients are identified as playing an important part in determining the area's character - long views along the Avenues combine with substantially scaled properties and generous ground to create an imposing district.

- 3.6 There are a mixture of architectural styles that make up the conservation area including neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Craft/Norman Shaw and a feature of the area is the number of properties built for individual owners, by respected architects.

- 3.7 The property is located within Sub Area 2 of the overall Conservation Area. Sub-Area 2: Rosslyn is typified by architecture that ranges from the 1860s to the 1880s and has a more intimate character, with gentler gradients than the rest of the area. The buildings surrounding No.21 are identified as making a positive contribution to the character and appearance of the conservation area. These include Nos. 1-11 (cons), 11a, 11b, 12-18 (cons), 22-31 (cons).

- 3.8 Regarding 21 Lyndhurst Road, the conservation area appraisal says:

On the south side the houses were built slightly later and are in closer proximity to each other, with quite narrow gaps between the properties. Nos. 19, 20, 21 are a group of listed Grade II buildings (1897) with the former lodge to Rosslyn House. The houses are by Horace Field in red brick with a neo-Georgian style in a symmetrical composition and appear as one building. The lodge (1865) is attributed to SS Teulon.

Heritage values

- 3.9 The listed buildings and the Fitzjohns/Netherhall Conservation Area are ‘designated heritage assets’, as defined by the National Planning Policy Framework (NPPF).
- 3.10 ‘Significance’ is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. The English Heritage ‘Planning for the Historic Environment Practice Guide’ puts it slightly differently – as ‘the sum of its architectural, historic, artistic or archaeological interest’.
- 3.11 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (English Heritage, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.

‘Historical value’ and ‘Evidential value’
- 3.12 Historical value is described as being illustrative or associative. The listed and unlisted buildings of any discernible historical quality in the vicinity of the site, their relationship to one another and to the Fitzjohns/Netherhall Conservation Area, illustrates the evolution of this part of London and Hampstead. The buildings of the area tell us about the transformation of the old estates of Hampstead Manor, the Belsize Estate and Rosslyn House towards the end of the nineteenth century. The land was gradually laid out and developed often by speculative builders such as William Willets, and Lyndhurst Road typifies this historic past.
- 3.13 The site of 21 Lyndhurst Road has purely historical value by virtue of its previous use as a small paddock adjacent to the lodge to Rosslyn House.
- 3.14 In terms of English Heritage’s ‘Conservation Principles’ the site and the adjacent parts of the Fitzjohns/Netherhall Conservation Area provide us with ‘evidence about past human activity’ and, by means of their fabric and appearance, communicate information about its past.

‘Artistic interest’ or ‘aesthetic value’

- 3.15 The aesthetic interest or significance of the Fitzjohns/Netherhall Conservation Area is in the external appearance (particularly to the street) of the individual buildings in the conservation area, and in its street layout and urban grain.
- 3.16 This is typified by the variety of residential buildings of late nineteenth and early twentieth century styles and the number of properties built for individual owners by prominent architects of the time.
- 3.17 21 Lyndhurst Road typifies this interest, being of a well-considered, neo-Georgian style typical of the age and area and by a well-respected architect of the day, Horace Field. The building forms part of a symmetrical composition of red brick with stone dressings and eaves cornice. The buildings are recognised as forming part of a group with other nearby houses in Lyndhurst Gardens and the nature of the materials used reflect the high quality.
- 3.18 The special architectural and historic interest of 21 Lyndhurst Road as a listed building lies principally in its neo-Georgian architectural style and as part of the group that makes up 19, 20, 21 and the lodge and gate piers. This includes any remaining original features within the buildings. The buildings are by Horace Field and the lodge is attributed to SS Teulon – both architects of note, particularly Teulon. It is recognised that they form a strong group with the houses by Field and Harry B Measures in Lyndhurst Gardens.
- 3.19 Internally No.19 was inspected in 2005 and the list description amended to reflect this, however 21 Lyndhurst Road has, internally, been altered over the years to meet the modern residential standards of the time, although these changes have retained the key elements of plan form for the building many fittings and fixtures have been lost.

4 The policy context

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

The National Planning Policy Framework

- 4.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. In March 2012, the Government published the new National Planning Policy Framework (NPPF).

- 4.3 The NPPF says at Paragraph 128 that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 4.4 A description and analysis of the heritage significance of 21 Lyndhurst Road and its surroundings is provided earlier in this report.

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

- 4.6 At Paragraph 131, the NPPF says that:

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.

- 4.7 Paragraph 132 advises local planning authorities that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting’.
- 4.8 The NPPF says at Paragraph 133 ‘Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.’ Paragraph 133 says:
- Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
- 4.9 Paragraph 134 says that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 4.10 Further advice within Section 12 of the NPPF urges local planning authorities to take into account the effect of an application on the significance of a non-designated heritage asset when determining the application. It says that ‘In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 4.11 Paragraph 137 of the NPPF advises local planning authorities to ‘look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the

setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

4.12 Paragraph 138 says that:

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

4.13 The NPPF incorporates many of the essential concepts in Planning Policy Statement 5 ‘Planning for the Historic Environment’. PPS5 was accompanied by a ‘Planning for the Historic Environment Practice Guide’, published by English Heritage ‘to help practitioners implement the policy, including the legislative requirements that underpin it’. The ‘Guide’ gives, at Paragraph 79, a number of ‘potential heritage benefits that could weigh in favour of a proposed scheme’ in addition to guidance on ‘weighing-up’ proposals in Paragraphs 76 to 78. These are that:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting;
- It reduces or removes risks to a heritage asset;
- It secures the optimum viable use of a heritage asset in support of its long term conservation;
- It makes a positive contribution to economic vitality and sustainable communities;
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

4.14 Paragraph 111 of the Guide sets out the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 that local planning authorities when making decisions must ‘have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or

historic interest which it possesses’ and ‘pay special attention to the desirability of preserving or enhancing the character or appearance’ of a conservation area.

Camden Council’s Local Development Framework

- 4.15 Camden Council adopted its Core Strategy and Development Policies on 8 November 2010. Core Strategy Policy CS14 deals with ‘Promoting high quality places and conserving our heritage’ and says:

‘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’.

- 4.16 The commentary to the policy says:

‘Our overall strategy is to sustainably manage growth in Camden so it meets our needs for homes, jobs and services in a way that conserves and enhances the features that make the borough such an attractive place to live, work and visit. Policy CS14 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 reflects, and where possible improves, its local area’

- 4.17 It goes on to say

‘Development schemes should improve the quality of buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors’

4.18 Regarding Camden's heritage, the Core Strategy refers to Policy DP25 in Camden Development Policies as providing more detailed guidance on the Council's approach to protecting and enriching the range of features that make up the built heritage of the borough.

4.19 Policy DP25 is as follows:

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 and 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 garden 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 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; 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.

5 The proposed scheme and its impact on heritage assets

- 5.1 The design of the proposed scheme is described in the drawings and Design & Access Statement of mwai Architects. This section of the report assesses its effect on the heritage significance described earlier in this report.

The proposed scheme

- 5.2 The scheme proposes a light touch modernization of the house and reinstatement of appropriate historic detailing. This will include: reinstatement of internal period features where possible; replacement of fittings to allow for modernisation in the utility room and kitchen; re-organisation of key rooms based on an understanding of the historic plan form; improvement to thermal performance.
- 5.3 The changes are focused on areas that have clearly been altered since 1938 – a benchmark set of plans which is likely to reflect much of the original layout of the house. The degree of change that has occurred to 21 Lyndhurst Road in recent decades enables an element of future change that will preserve and enhance the special architectural and historic interest in the listed building
- 5.4 To the front it is proposed that the front door is replaced with a front door similar in design to those at 19 and 20 Lyndhurst Road and with a cast iron porch canopy to match that at No.19 - its symmetrical twin.
- 5.5 The proposals make use and celebrate the main rooms on each floor, re-instating suitably designed fireplaces and detailing at ground floor and first floor master bedroom – reversing less than appropriate alterations of recent decades.
- 5.6 Internal alterations are judicious and only proposed in order to enable the house to function most effectively for modern use. This includes a re-modeling of the previously remodeled kitchen and utility room and the first floor bathrooms. Where these minor alterations are to take place a design strategy has been prepared and historic detailing, such as skirting and cornices has been sourced to ensure authenticity.
- 5.7 The extension and alterations at basement level beneath the building will not have a meaningful effect on its heritage significance. It will not affect the distinct and intact surviving hierarchy of rooms in the listed building, but will provide space necessary for a modern family home.

- 5.8 The loft space is to be refurbished to provide modern accommodation, which will require the insertion of four small conservation roof lights in the rear elevation of the roof slope.
- 5.9 Glazing will be replaced with Pilkington double glazed glass, carefully retaining the timber sashes and frames – enabling retention of historic fabric whilst improving the sustainability of the building.

Effect on heritage assets

- 5.10 It is considered that while the proposals represent a degree of change to 21 Lyndhurst Road, the special interest or significance that it holds is undiminished by the proposals. The important parts of the original or early layout and its historic features – where they survive will be preserved, and many will be re-instated where they have been lost.
- 5.11 Overall, the proposed scheme represents a balanced approach to the listed building, taking into account the heritage significance of 21 Lyndhurst Road and balancing this with the various works to permit comfortable, up-to-date residential use in the building.
- 5.12 Changes will be made to the listed building to facilitate this but these are considered to be sensitive, appropriate and, on balance, acceptable. The key elements of the heritage significance of the listed building –described earlier in this report- will not be harmed. No ‘harm’ to heritage significance of a meaningful or substantive level is present in the scheme. All that is central to the special architectural and historic interest of 21 Lyndhurst will be preserved and enhanced by the implementation of the proposals.
- 5.13 The main works proposed – to the basement and alterations to kitchen/utility areas and bathrooms – will have minimal effect on historic fabric, being in areas already altered since the house was built, and will not alter the surviving hierarchy of the building.

The effect on the conservation area

- 5.14 The effect of the proposed scheme on the character and appearance of the Fitzjohns/Netherhall Conservation area and the setting of other listed buildings will be positive. The proposed enhancements to the front door and canopy of 21 Lyndhurst Road will re-instate lost details and enhance the character and appearance of the conservation area as well as preserve and enhance the special architectural and historic interest of both No21 and Nos.19 & 20 Lyndhurst Road. No other elements of the proposals will be visible from the public realm and conservation area.

6 Compliance with policy and guidance

- 6.1 This section of the report demonstrates how the proposed scheme complies with national and local policy and guidance for the historic built environment. This section should be read with the analysis of the proposed scheme and its effects provided earlier in this report.

The level of ‘harm’ caused by the proposed scheme

- 6.2 As outlined in Section 4, the NPPF identifies two levels of potential ‘harm’ that might be caused to a heritage asset by a development: ‘substantial harm...or total loss of significance’ or ‘less than substantial’. Both levels of harm must be caused to a *designated* heritage asset – in this instance, the listed buildings in the vicinity of the site and the Fitzjohns/Netherhall Conservation Area.

- 6.3 The proposed scheme does not lead to ‘substantial’ harm or any meaningful level of ‘less than substantial’ harm. As has been explained in this report and as the Design & Access Statement illustrates with views and drawings, the proposed scheme, involving a design that respects and relates to the conservation area and the setting of adjacent listed buildings, causes no meaningful harm to these heritage assets. The opposite occurs: both are enhanced by a proposal that is both architecturally appropriate and beneficial in economic terms (for the site and its surroundings, the conservation area and for Camden).

The balance of ‘harm’ versus benefit

- 6.4 In any event, and even if some level of harm was to be caused by the proposals, the scheme provides a tangible public benefit in the form of providing the listed building with a sustainable future. This would more than outweigh what very low level of ‘harm’ if any that might be asserted to be caused by the various interventions proposed. The core special architectural and historic interest of 21 Lyndhurst Road and other heritage assets remains intact – and enhanced – by the proposal.

The National Planning Policy Framework

- 6.5 This report has provided a description and analysis of the significance of 21 Lyndhurst Road and its surroundings, as required by Paragraph 128 of the National Planning Policy Framework.

- 6.6 In respect of Paragraph 131 of the NPPF, the scheme can certainly be described as ‘sustaining and enhancing the significance of heritage assets’. It maintains the ‘positive contribution’ that the heritage assets assessed earlier make to the historic built environment and the local area.
- 6.7 The proposed development complies with Paragraph 133 of the NPPF. It does not lead to ‘substantial harm to or total loss of significance of a designated heritage asset’, for the reasons given above. It also complies with Paragraph 134 – regarding ‘less than substantial harm’ for the reasons given in detail earlier in the previous section of this report.
- 6.8 It is our view that none of the individual minor interventions that make up the overall set of proposals can reasonably be considered to cause harm to the listed building when the cumulative extent of intervention involved is measured against the overall listed building. The interventions - individually and taken as a whole – help secure the ‘optimum viable use’ of the listed building. The scheme strikes the balance suggested by Paragraph 134 of the NPPF – it intervenes in 21 Lyndhurst Road in a manner commensurate to its significance as a listed building. This balance of intervention versus significance is described in detail earlier.
- 6.9 The scheme also does the relevant things that the ‘Planning for the Historic Environment Practice Guide’ urges in its Paragraph 79. For the reasons explained earlier, the proposed development ‘makes a positive contribution to... sustainable communities’, and ‘is an appropriate design for its context and makes... a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment’.

Camden’s Local Development Framework

- 6.10 As has been shown, and for the same reasons that are given in respect of the NPPF, the scheme would preserve *and enhance* the character and appearance of the conservation area and the setting of other listed buildings.
- 6.11 For these reasons, and those given earlier, the proposed development is consistent with Camden’s Local Development Framework policies in particular Policy DP25.

7 Summary and conclusion

- 7.1 The proposed scheme is respectful and well-considered and focuses change on areas of the building that have already seen change over the life of the building – each time mainly to bring the facilities up to modern standards. Elements of the proposals, such as the re-instatement of the historic door and canopy will considerably improve the appearance of 21 Lyndhurst Road from the conservation area and in the context of the adjacent, also listed, buildings.
- 7.2 The effect of the works on the heritage significance described earlier is therefore positive. The works will preserve the special architectural and historic interest of the listed building and its setting – its historic fabric and features are retained and the appearance and layout of the listed building remains legible and appreciable. The proposals will also preserve the setting of other listed buildings and the character and appearance of the Fitzjohns/Netherhall Conservation Area.
- 7.3 For these reasons, the proposed scheme complies with the law, and national and local policy and guidance for listed buildings and conservation areas.

Appendix A: List Descriptions

January 1999

TQ2685SE LYNDHURST ROAD 798-1/38/1831 (South side) 23-AUG-05 19, 20 AND 21 and walls, railings, gate piers and former lodge

GV II Group of 3 houses, with former lodge to Rosslyn House attached at north-east corner. The houses 1897-8 by Horace Field; the former lodge 1865 attributed to SS Teulon. Houses of red brick, some stone dressings, timber windows and eaves cornice, Westmorland slate gambrelled roofs. Symmetrical composition in Neo-Georgian style. EXTERIOR: 2 main storeys with dormers in roof. Front with deeply projecting wings and centre of nine windows' width, the central 5 windows belonging to No.20 and having stone hood in middle over entrance, stone dressings round first-floor window above and wooden pediment over eaves cornice. Regular sash windows; cast-iron downpipes and gutter-head with date '1898'; eyebrow dormers in roof. The wings with deep hipped gables and irregular flank elevations east and west. Tall brick chimneys, some rising from ridge, others from flanks. INTERIOR not inspected. Good front garden wall in brick with tall square brick piers and original high wooden fence and gates in between. The former lodge (now used as garage to No.19) attached at north-east corner, in plain Tudor style with date plaque 1865. HISTORICAL NOTE: Rosslyn House, an old Hampstead house, lay to the south of the present Lyndhurst Road. Its grounds were curtailed when Lyndhurst Road was laid out in the 1860s; a new lodge was then built. Rosslyn House itself was demolished in 1896. Nos 19-21 Lyndhurst Road form a strong group with the houses by Field and Harry B Measures in Lyndhurst Gardens (qv).

August 2005

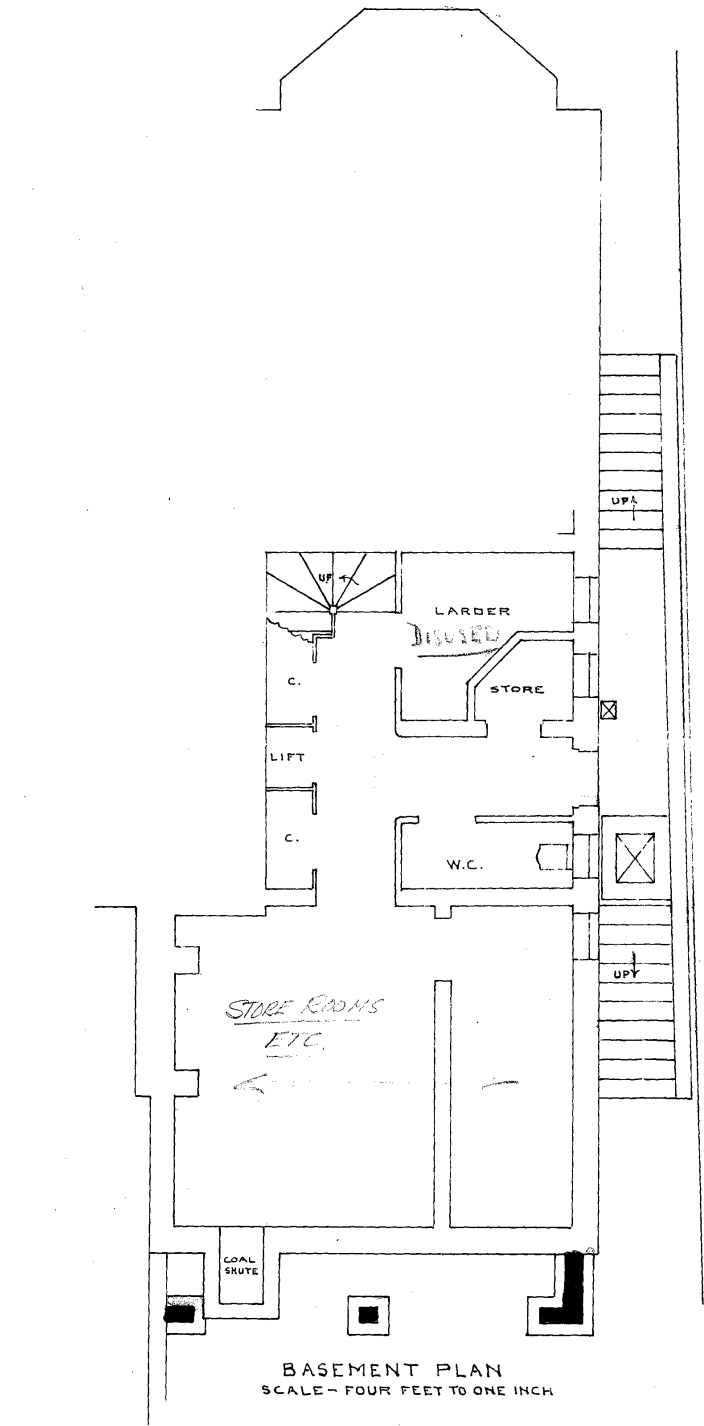
798-1/38/1831 LYNDHURST ROAD 11-JAN-1999 (South side) Numbers 19, 20 and 21 and walls, gate piers and former lodge (Formerly listed as: LYNDHURST ROAD (South side) NUMBERS 19, 20 AND 21 AND WALLS, RAILINGS, GATE PIERS AND FORMER LODGE

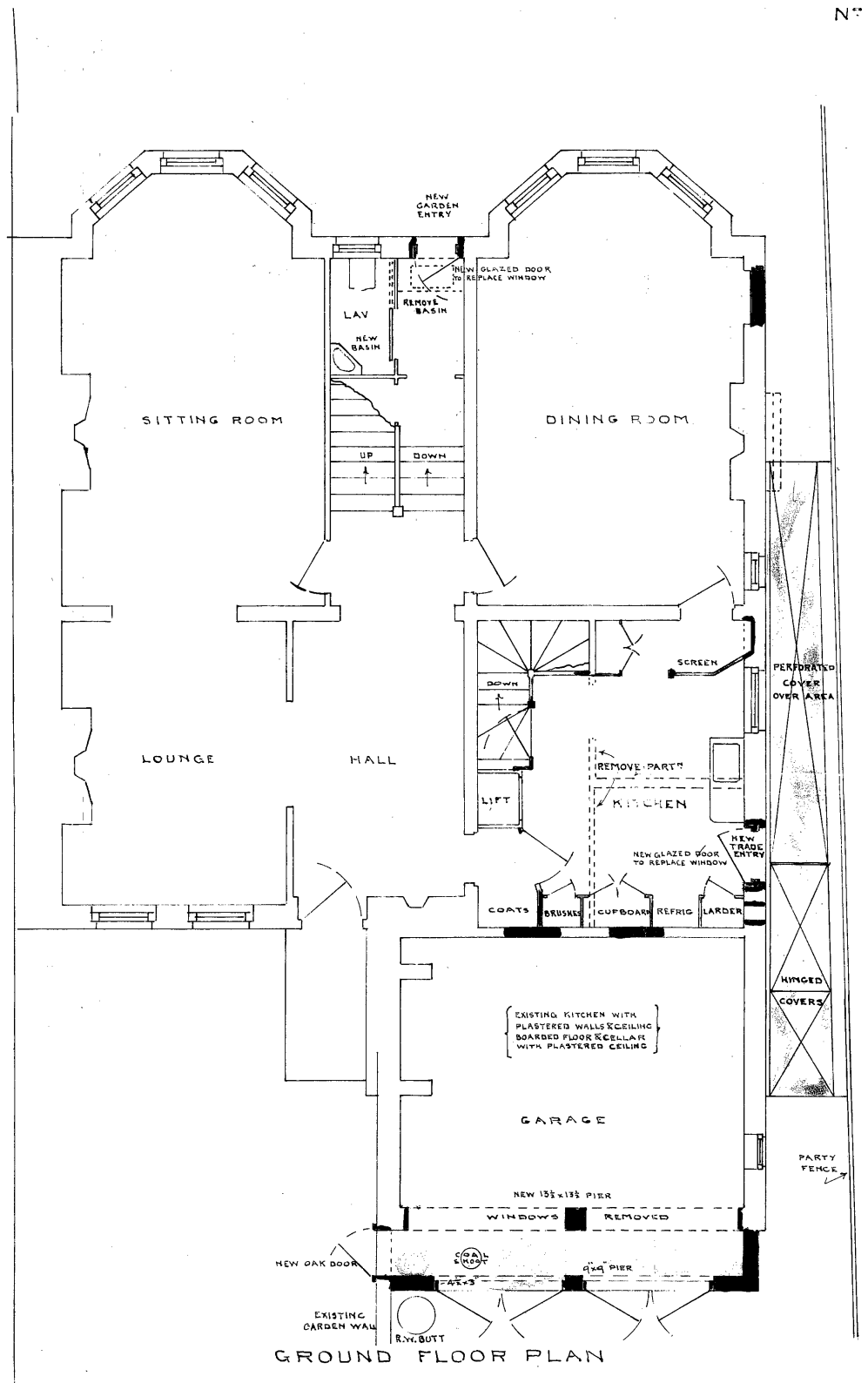
II Group of 3 houses, with former lodge to Rosslyn House attached at north-east corner. The houses 1897-8 by Horace Field; the

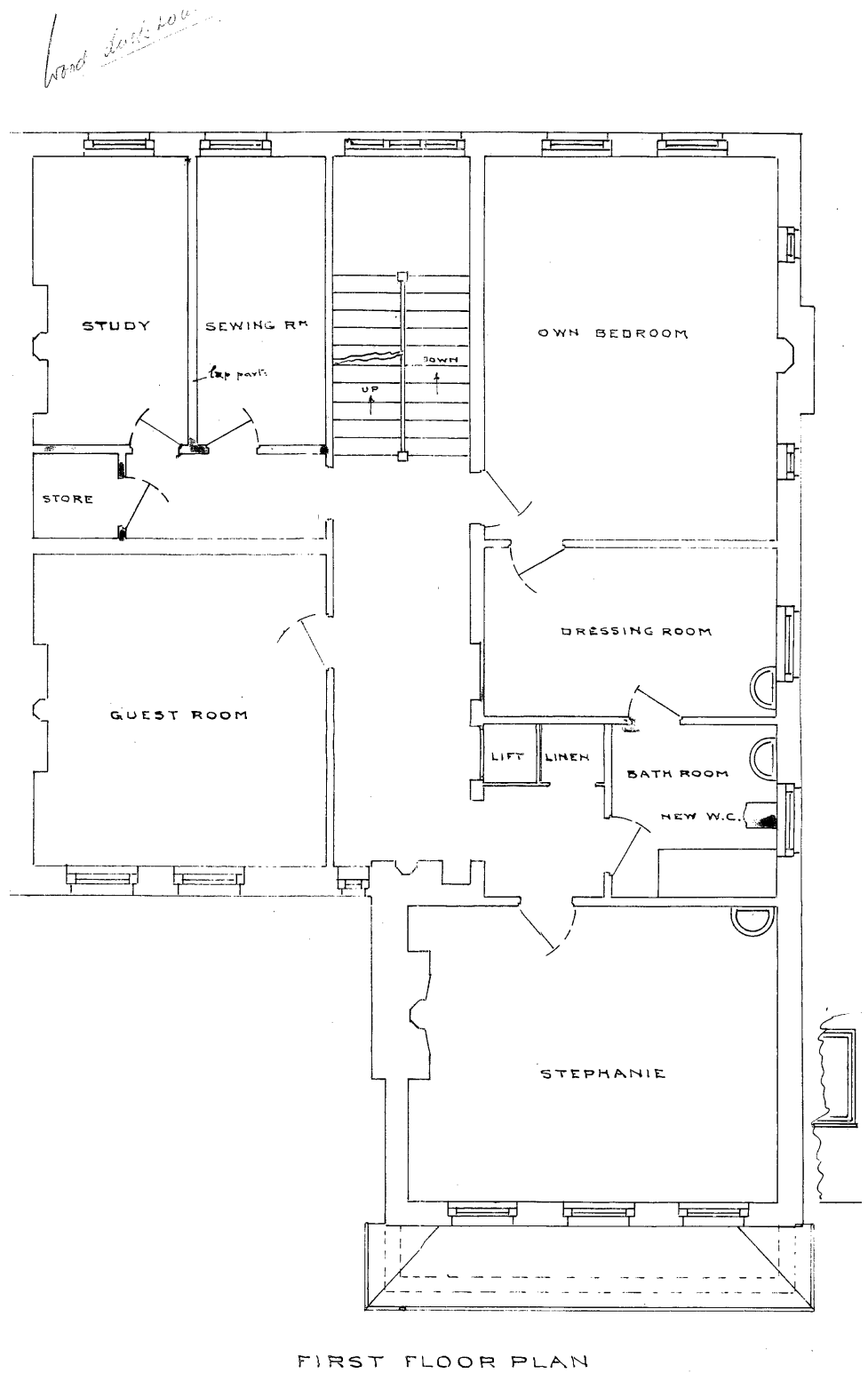
former lodge 1865 attributed to SS Teulon. Houses of red brick, some stone dressings, timber windows and eaves cornice, Westmorland slate gambrelled roofs. Symmetrical composition in Neo-Georgian style. EXTERIOR: 2 main storeys with dormers in roof. Front with deeply projecting wings and centre of nine windows' width, the central 5 windows belonging to No.20 and having stone hood in middle over entrance, stone dressings round first-floor window above and wooden pediment over eaves cornice. Regular sash windows; cast-iron downpipes and gutter-head with date '1898'; eyebrow dormers in roof. The wings with deep hipped gables and irregular flank elevations east and west. Tall brick chimneys, some rising from ridge, others from flanks. The former lodge (now used as a garage to no 19) attached at north-east corner, in plain Tudor style with date plaque 1865. Brick garden wall to front with tall square brick piers capped with stone and later wooden fence and gate. INTERIOR: Nos 20 and 21 not inspected. No 19 retains its original floor plan with the service wing located at the front of the house. Complete interior includes main balustraded staircase, winder service staircase with dumb waiter, veneered two panelled doors with original ironmongery, virtually all fireplaces, original wooden dresser and original WC compartments with original fittings and green glazed tiles, sinks and original bath on feet supported on lead tray. HISTORICAL NOTE: Rosslyn House, an old Hampstead house, lay to the south of the present Lyndhurst Road. Its grounds were curtailed when Lyndhurst Road was laid out in the 1860s; a new lodge was then built. Rosslyn House itself was demolished in 1896. Nos 19-21 Lyndhurst Road form a strong group with the houses by Field and Harry B Measures in Lyndhurst Gardens (qv).

Appendix B: Historical Plans

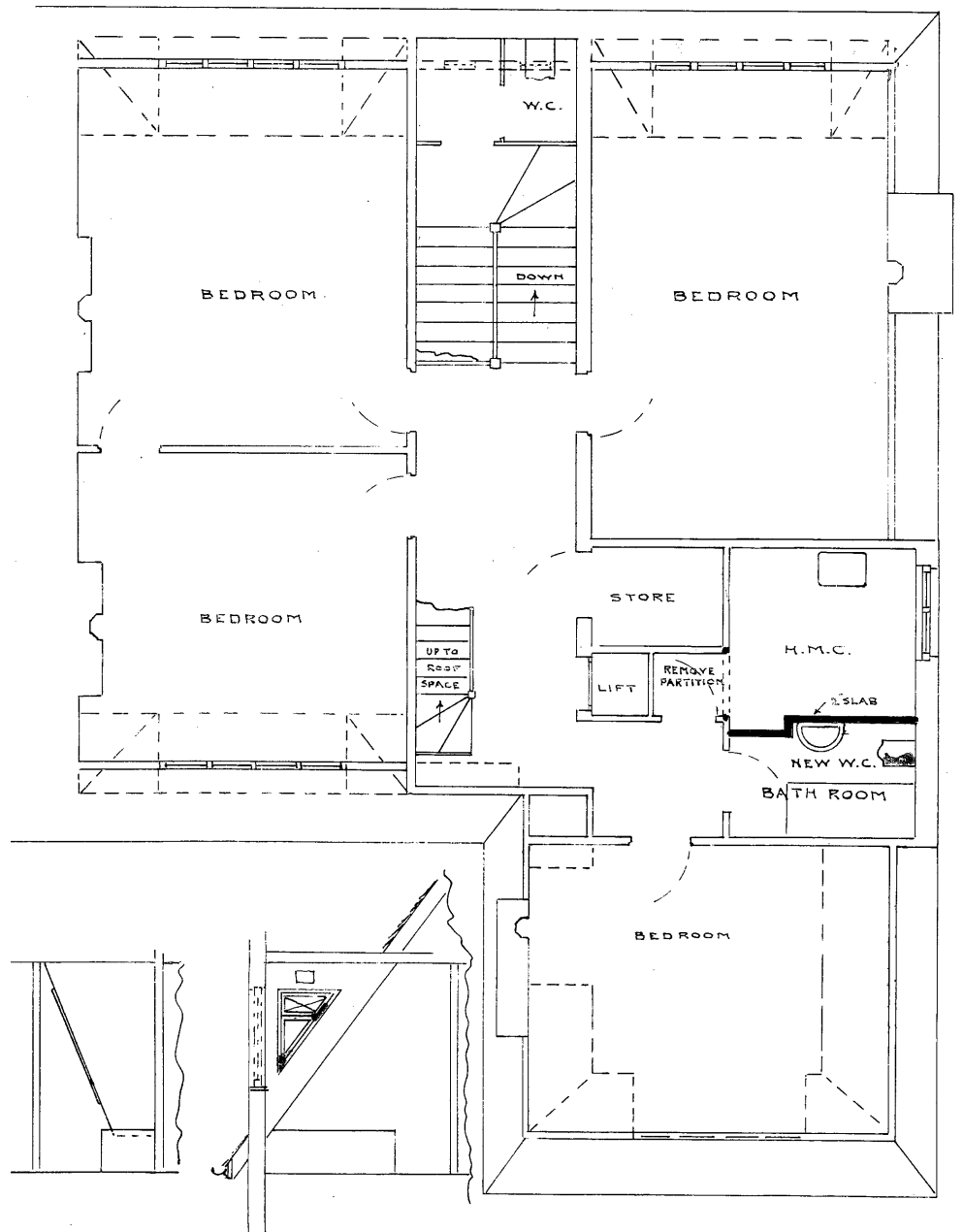
Plans of No.21 Lyndhurst Road in 1938 drawn by S.
Whitmore Robinson [Camden Planning Online]







TOWN PLANNING AND BUILDINGS
REGULATION COMMITTEE



PROPOSED LIGHTING OF BATH ROOM

SECOND FLOOR PLAN

S. WHITMORE ROBINSON
CONSULTING ENGINEER
31, LYNDHURST ROAD N.W.3.
DRAWING 13802. FEB. 1935

KMHeritage

72 Pymer's Mead

London SE21 8NJ

T: 020 8670 9057

F: 0871 750 3557

mail@kmheritage.com

www.kmheritage.com

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