

28th January 2015

HERITAGE STATEMENT FOR MARYON HALL, 19 FROGNAL LANE, NW3 7DB

1.0 Introduction:

This report has been prepared to support the Listed Building application for the refurbishment of the above property.

2.0 The Existing Site and its Context:

The Maryon Hall site lies approximately 500m to the south west of Hampstead village and is on the corner of Frognal Lane and Chesterford Gardens.

The property is Grade II listed and is within the Frognal sub-area of the Hampstead Conservation Area.

The house was built c1793.

The property was split in 1886 into 19 Frognal Lane and 21 Frognal Lane. Additions to no. 19 took place in 1964.

It is only the works to no. 19 Frognal Lane that this Heritage Assessment is concerned with.

The English Heritage description is as follows:

'Multi-coloured stock brick. High slate mansard roof with pedimented dormers. 2 storeys, attics and basement.

Main entrance to No.19 on Chesterford Gardens with prostyle Doric portico and later C19 altered doorway. Gauged brick flat arches to recessed sashes and 1st floor shutters; No.19, canted bay rising through ground and 1st floor. INTERIOR: not inspected.'

3.0 Heritage Significance:

'Significance' is defined in Planning Policy Statement 5: Planning for the Historic Environment 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' that accompanies and explains the PPS puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.

'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.

These qualities are present at Maryon Hall. The listed building has a clear special architectural and historic interest, and this is a function of its design and presence in the streetscape, as well as its role in the history of the area.

4.0 The Proposed Scheme and its Effect:

The proposed scheme relates mainly to the non-original elements of the house.



Where non-original structure is introduced it will be lightweight and will carefully differentiated from original walls by having no coving and slightly different skirting. This is as per advice from the Conservation Officer.

The proposed scheme will also carry out various repair works to window frames, cracks in walls etc. and in all cases similar materials to the existing fabric will be used.

5.0 The Policy Context:

The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

On Tuesday 23 March 2010, the Government published the new Planning Policy Statement 5: Planning for the Historic Environment, which replaces Planning Policy Guidance 15 (Planning and the Historic Environment, 1995) and Planning Policy Guidance 16 (Archaeology and Planning) with immediate effect.

The PPS sets out planning policies on the conservation of the historic environment. It is 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 PPS consists of an introductory section called 'Planning for the Historic Environment' and a 'Policies' section. The 'Policies' section is divided into 'Plan-making policies' and 'Development Management'.

The 'Government's Objectives' in respect of the historic built environment are defined as

- To deliver sustainable development;
- To conserve England's heritage assets in a manner appropriate to their significance; and
- To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.

The 'Planning for the Historic Environment Practice Guide' urges local planning authorities and applicants to consider 'the embodied energy within existing buildings and the whole-life costs of any new scheme or proposed alterations'.

Paragraph 10 of the 'Planning for the Historic Environment Practice Guide' says:

A key feature of the PPS is its holistic approach to the historic environment. The elements of the historic environment that are worthy of consideration in planning matters are called 'heritage assets'. This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.

Annex 2 of the PPS provides a formal definition of the term 'heritage asset':

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Policy HE7 is entitled 'Policy principles guiding the determination of applications for consent relating to all heritage assets'. Paragraph HE7.2 says:



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In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

Paragraph HE7.4 says:

Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and*
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1*

Paragraph HE7.5 says:

Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

The 'Planning for the Historic Environment Practice 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' [sic] 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.

Policy HE9 provides 'Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets'. It sets out a basic presumption in favour of the conservation of designated assets, and says that 'the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be'. Significance can be 'harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.

Paragraph HE9.2 provides guidance for local planning authorities in instances where 'the application will lead to substantial harm to or total loss of significance' of a heritage asset or assets. It says that:



Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that:

- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or
- (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and
(b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
(c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
(d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

HE9.4 deals with 'a harmful impact on the significance of a designated heritage asset which is less than substantial harm', and says that local planning authorities should:

- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

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.

Policy HE10, 'Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset' deals with the setting of the heritage assets and urges local planning authorities to not just protect the setting of heritage assets, but to use the opportunity to cause development 'to better reveal the significance of the asset'.

6.0 Compliance with Policy:

Local policy: London Borough of Camden Development Policies which are relevant to this proposal;

DP25 - Conserving Camden's Heritage:

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;*
- g) Not permit development that it considers would cause harm to the setting of a listed building.*

7.0 Conclusion:

The proposed scheme is sympathetic to the original building with care taken not to lose original features.

