



# 1 The Old Hall, Camden

## Heritage Impact Assessment

January 2015

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**Client Name:** Mr Colin David  
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## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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### Contents

## 1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Waterman Energy, Environment & Design Ltd (Waterman EED), on behalf of Mr Colin David, to accompany the submission of a Listed Building Consent for alterations at Number 1 Old Hall in Camden (hereafter referred to as ‘the Site’). The location and extent of the Site is shown in **Figure 1**. The building is Grade II\* listed and located in the Highgate Conservation Area. Number 1 was constructed in the nineteenth century as a wing to the structure of Old Hall. The property was divided in the second half of the twentieth century to create a separate residence.
- 1.2. This report will provide a baseline assessment of 1 Old Hall, through research and site assessment. This will inform why and to what extent the building may be historically or architecturally significant. The understanding of significance will be used to assess the impact of change upon the heritage asset as a result of the proposed alterations.
- 1.3. This assessment follows best practice procedures produced by English Heritage<sup>1,2</sup>, the Chartered Institute for Archaeologists<sup>3</sup> and policy contained in Section 12 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*<sup>4</sup>.

Figure 1: Site location plan



Source: Map provided by Studio Mackereth

<sup>1</sup> English Heritage, October 2011. *The Setting of Heritage Assets*

<sup>2</sup> English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

<sup>3</sup> Institute for Archaeologists, November 2012. *Standard and Guidance for the Historic Environment Desk Based Assessment*

<sup>4</sup> Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

## **The Site**

- 1.4. The Site address is 1 The Old Hall, South Grove, Highgate, London, N6 6BP. The Site is centred on Ordnance Survey Grid Reference TQ 282 872.
- 1.5. The Site is formed of a building, now a separate property which once formed a wing to the larger attached, building on the north east side.
- 1.6. Number 1 Old Hall is bounded to the north by South Grove Road, at the north-east by the attached building, the south-east by Highgate Cemetery and at the south-west by the adjacent property of St Michael's Church.

## **Proposed Development**

- 1.7. The proposals include alterations to the rear of the Grade II\* listed building. The proposals, noted on drawings by Studio MacKereth, intend to:
  - Remove the existing conservatory which was constructed in c.1990;
  - Construct a new conservatory within the same footprint as existing; and
  - Landscaping of the garden area adjacent to the conservatory.



## **2. Methodology and Significance Criteria**

### **Methodology**

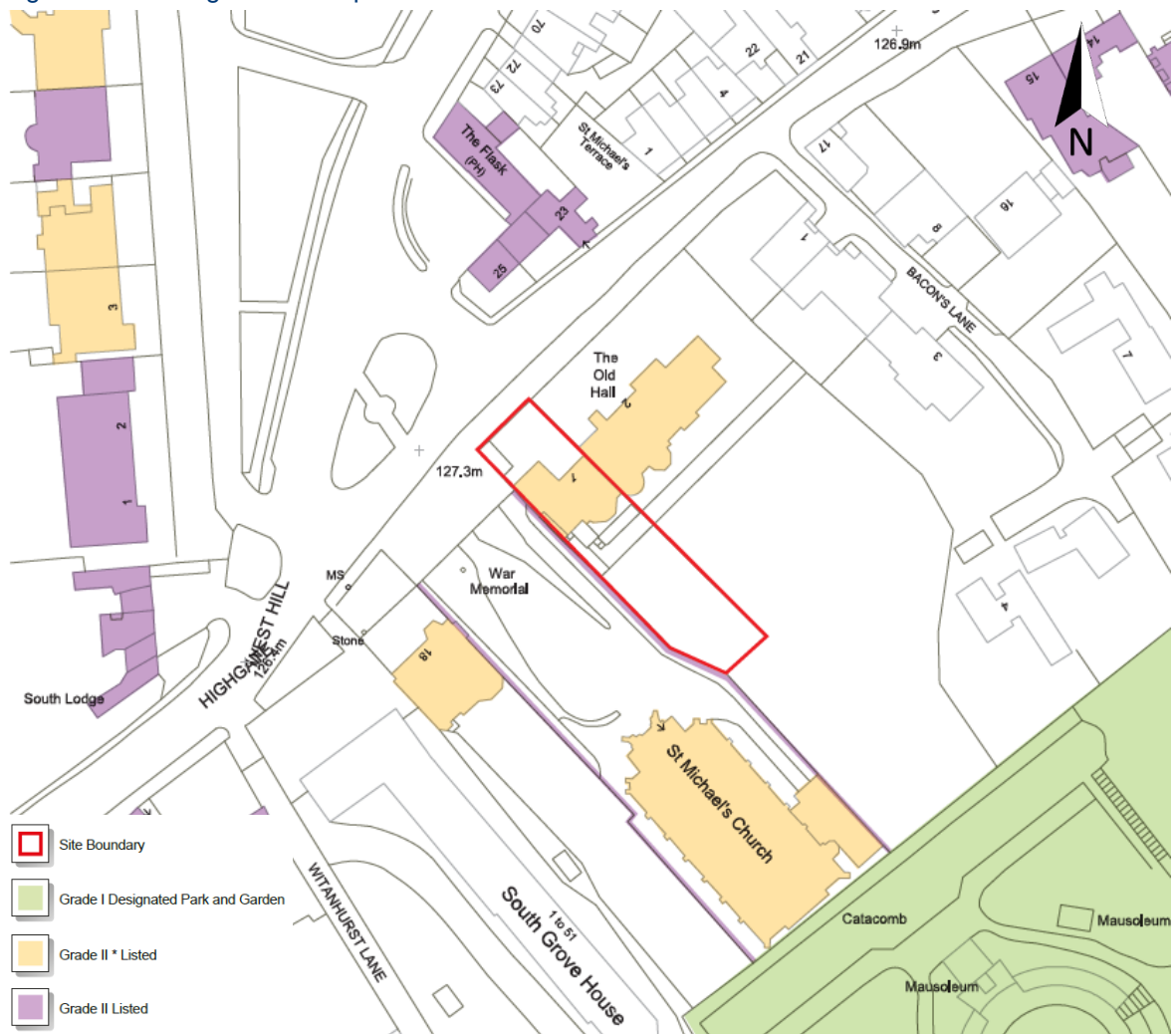
- 2.1. This assessment has included the following:
  - Consultation of relevant heritage information in local, regional and national archives, as appropriate;
  - Consultation of online resources;
  - Appraisal of designated heritage assets and areas, including conservation areas, local lists in the immediate area;
  - A walk-over survey of the site and immediate area; and
  - Assessing the presence of known heritage likely to be affected by the proposals.
- 2.2. The Camden and London Metropolitan Archives were visited in order to obtain information from historic maps, documents and secondary sources. These were used to inform the historical overview of the Site.
- 2.3. The Site was visited on 18<sup>th</sup> December 2014. The aim of the visit and walkover was to assess the form of the building and identify any features of heritage merit which may be impacted by the proposals. All of the Site was accessible. A photographic record of the visit was made. Some of the resultant images are reproduced in this report.
- 2.4. Information on designated and undesignated heritage assets is presented in Section 3 of this report.
- 2.5. Section 4 provides a statement of significance pertaining to heritage assets likely to be affected by the proposals.
- 2.6. Section 5 concludes with an impact assessment. This will assess the need to mitigate any impact of the development proposals on the historic environment.

### 3. Historical Baseline and Analysis

#### Designated Heritage Assets

- 3.1. Number 1 Old Hall is Grade II\* listed, group listing (Numbers 1-7) which includes the attached building. The north boundary wall and gate, of the main pile, is also Grade II\* listed. The boundary wall to St Michael's Church, at the south west of the Site, is Grade II listed. The Site is located in the Highgate Conservation Area (Camden), in Sub-Area 1 Highgate Village. Relevant listing descriptions are reproduced in Appendix A of this document.
- 3.2. The map below notes the Site location and adjacent statutory designated heritage assets.

Figure 2: Heritage Asset Map



Source: Base map provided by Studio Mackereth

## Historical Overview

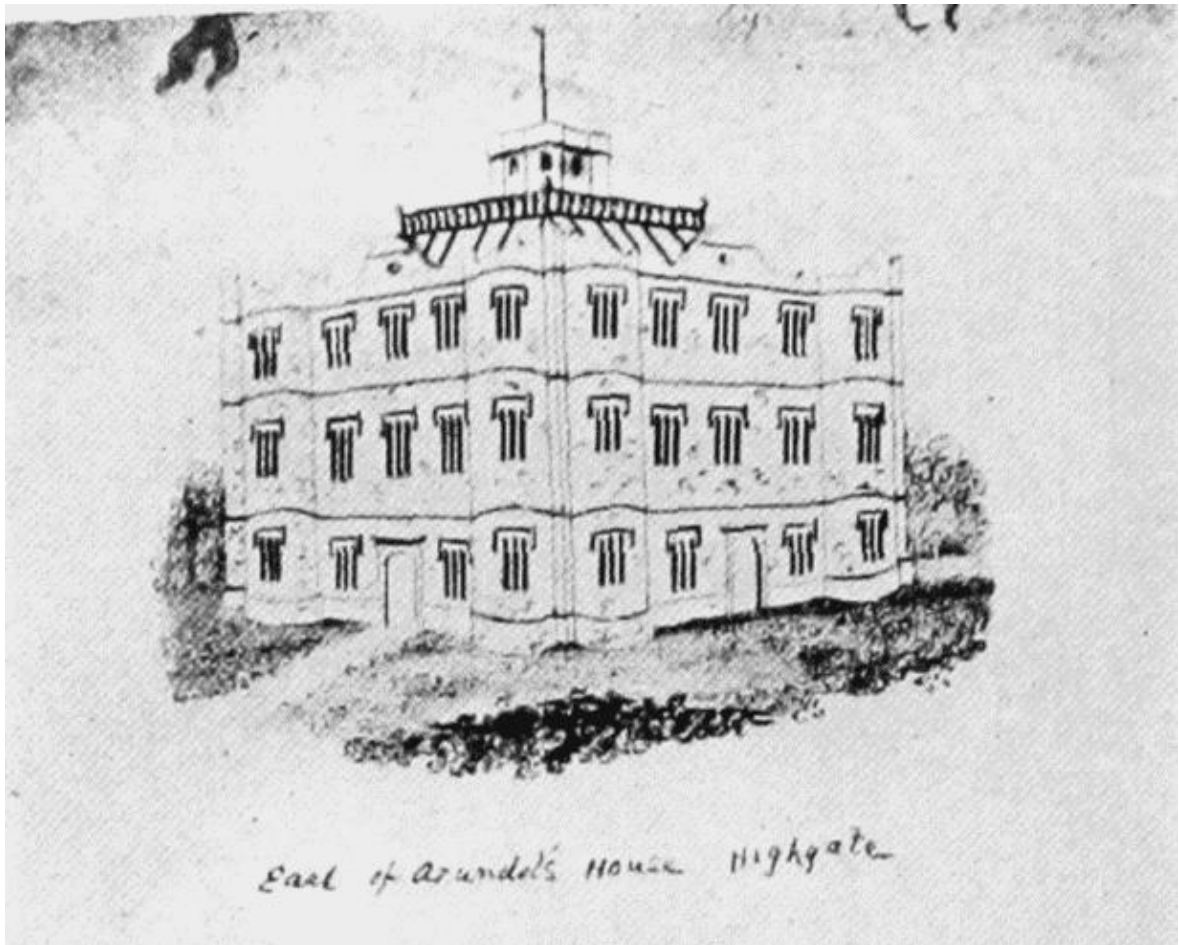
- 3.3. Number 1 Old Hall historically forms part of the wider property of Old Hall (Numbers 1-7 or collectively have been called 17 South Grove). The Pevsner 'Buildings of England' notes the wider property (including Number 1) as follows:
- 3.4. *No. 17, Old Hall, dated 1691 on a rainwater head, a tall brown and red brick front of five bays, the parapet concealing the roof perhaps later, as is the slightly lower l. wing. Excellent iron gate. The house occupies part of the site of Arundel House, the large mansion which belonged to the Earl of Arundel in the early c17 and where Sir Francis Bacon died in 1626. The grounds were divided up in the late c17; on the site of the banqueting house, Sir William Ashurst, Lord Mayor in 1693, built a grand seven-bay house with pediment and cupola. This was demolished for St Michael's Church; its grounds to the south became Highgate Cemetery.*

## Early History

- 3.5. The village of Highgate evolved from a hamlet which was located at the south-eastern corner of the Bishop of London's estate in the medieval period. Highgate was in the diocese of the Bishop of London from the seventh century until they became divided into the parishes of St Pancras and Hornsey. The settlement straddled two parishes, as it does today, between the London Boroughs of Camden and Haringey (Camden 2007).
- 3.6. Old Hall (the main house not including Number 1) was constructed in 1694. Prior to this the land of the Site formed part of the property of Arundel House. Arundel House is recorded to have been conveyed to William Cornwallis from Henry Draper in 1588. The house then passed to Thomas, 14<sup>th</sup> Earl of Arundel, in 1610. One of Arundel's friends was Francis Bacon, who famously died at the house in 1626.
- 3.7. In 1632 Thomas conveyed the house and estate to Thomas Gardner of Inner Temple, who owned the property until 1641 when it was sold to Sir Thomas Payne. In 1670 the estate was conveyed from William (Thomas' son) to Francis Blake, by 1674 Arundel House was divided into two properties. One was conveyed from Blake to Elizabeth Ashby in 1674 and the other in 1691 to William Ashurst. There was a third house in the estate (in the location of St Michael's Church) which was also conveyed by Blake, in 1674, to William Campion.
- 3.8. By the 1690s the property of Arundel House had been divided and at some point, date unknown, was demolished. No known documents survive which confirm the exact form or location of Arundel House with the exception of an image contained in the Survey of London (Figure 3)<sup>5</sup>. This image is likely of the Banqueting House which later became Ashurst House.

<sup>5</sup> <http://www.british-history.ac.uk/survey-london/vol17/pt1/pp46-53>

Figure 3: Image of Arundel House

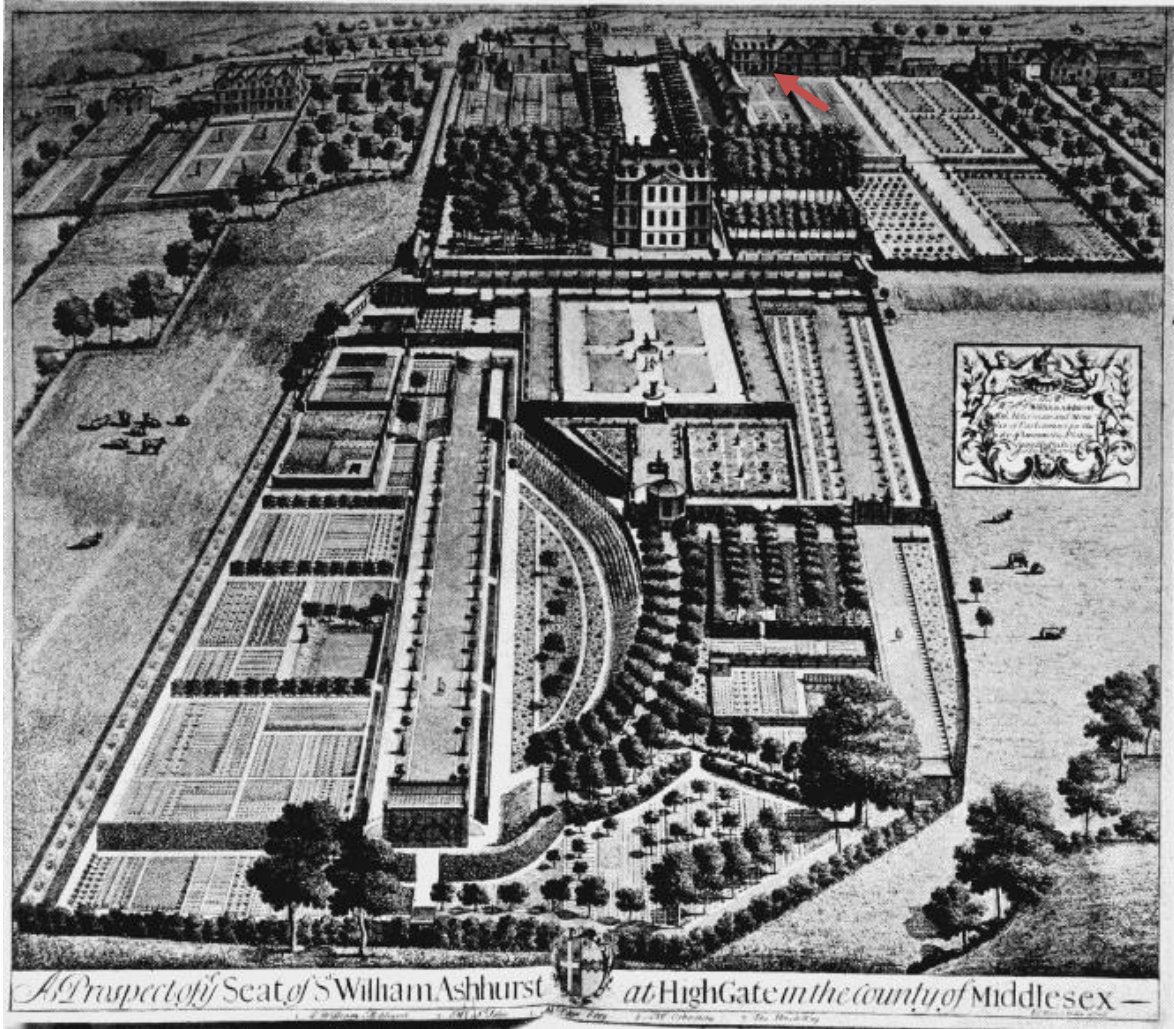


Source: 'Plate 36: Arundel House', in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 36 <http://www.british-history.ac.uk/survey-london/vol17/pt1/plate-36> [accessed 17 December 2014].

### Construction of Old Hall

- 3.9. Old Hall was constructed in c.1691 by Sir William Ashurst, a date suggested by an inscription on a rainwater pipe. The earliest known image of Old Hall is believed to be shown on a c.1710 engraving of Ashurst House (Figure 4). Ashurst House (demolished and on the site of the existing St Michael's Church) was constructed by Sir William Ashurst in c.1675 when he acquired the site of the Banqueting House of Arundel House. The location of Old Hall corresponds to the later 1801 map (Figure 5) which shows the tree-lined entrance and north-south aligned range of buildings at the west boundary of Old Hall and Ashurst House.

Figure 4: Ashurst House, c1710. Old Hall highlighted



Source: 'Plate 41: A prospect of the seat of Sir William Ashhurst at Highgate in the County of Middlesex', in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 41 <http://www.british-history.ac.uk/survey-london/vol17/pt1/plate-41> [accessed 20 December 2014].

3.10. Old Hall had several owners in the eighteenth century including:

1724-1724: William Pritchard Ashurst

1725-1749: Thomas Bayly of Highgate

1749-1775: Katherin Bayly (daughter of Thomas)

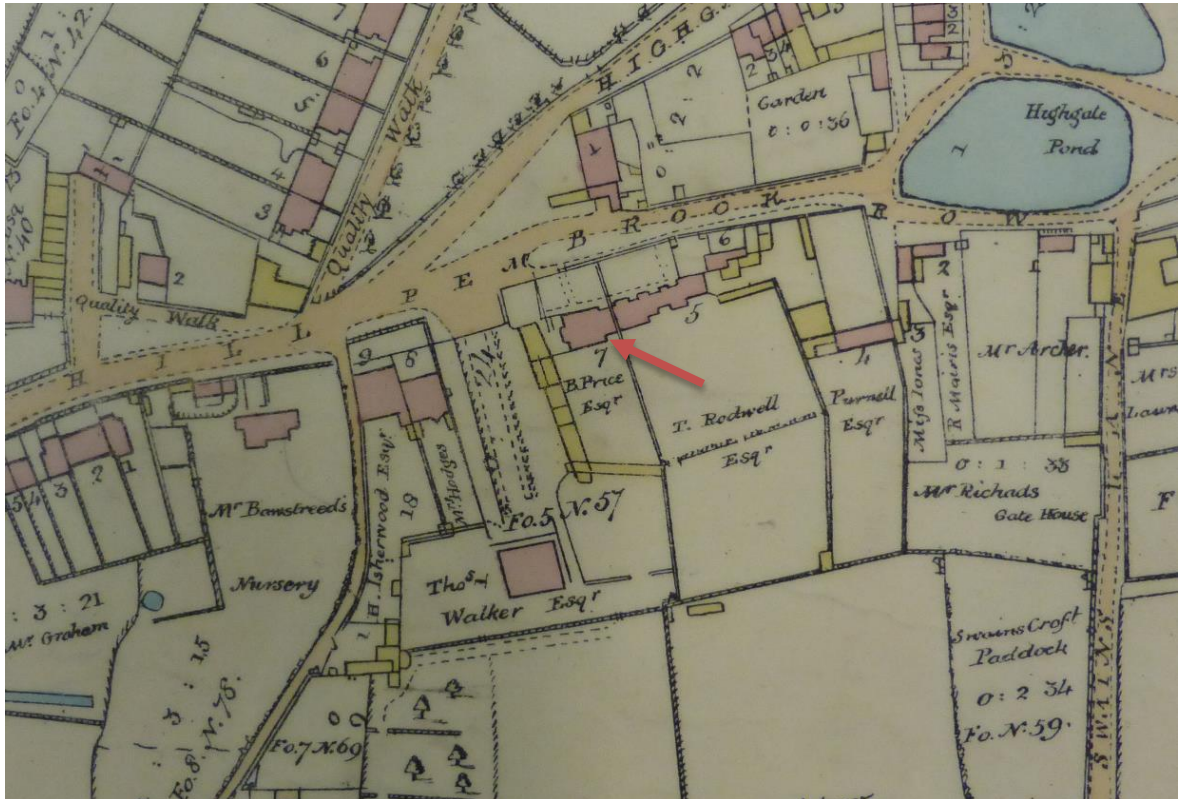
1775-1795: Leased by John Gorham

c..1795-1820 Benjamin Price

## Nineteenth Century

- 3.11. The earliest known map to depict Old Hall is Tompson's 1801 map of the parish of St Pancras (Figure 5). Old Hall is shown to the east of the drive of Ashurst house and the north-west aligned outbuildings. The building is shown in plot 7 and owned by Benjamin Price. The west wing, which now forms Number 1 Old Hall, had not yet been built.

Figure 5: Tompson's 1801 Map of St Pancras (Old Hall highlighted)



Source: Camden Local Studies and Archive Centre

- 3.12. A map produced in 1804 (Figure 6) shows an almost identical plan of the property, again confirming the wing, which is now Number 1 Old Hall, was not yet constructed.

Figure 6: Map of St Pancras, 1804. Old Hall highlighted

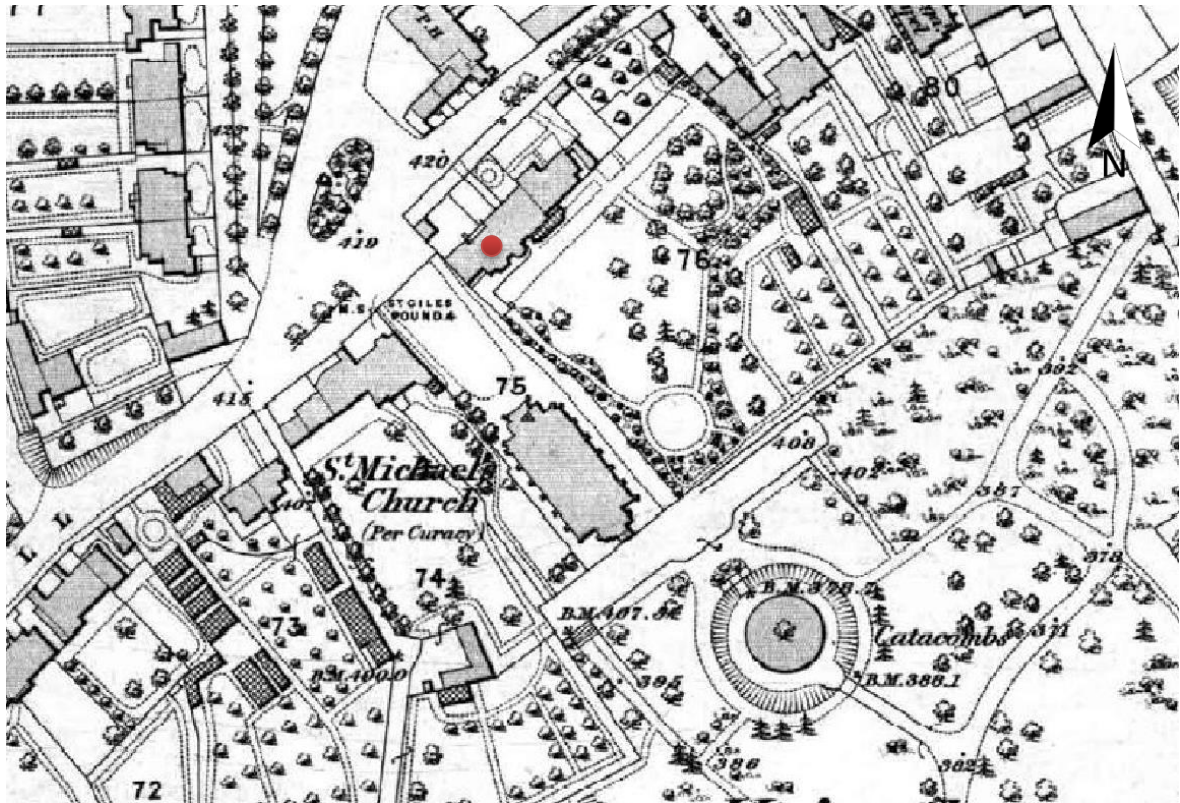


Source: Camden Local Studies and Archive Centre

- 3.13. In 1822 the daughter of Benjamin Price sold Old Hall to Sir William Domville, baronet. Sir William had served as Mayor of London 1813-14 and lived at the house until his death in 1833. His son, also called Sir William, owned the house until 1847 when he sold it to Rev. Thomas Henry Causton. Causton was rector of St. Botolph's, Aldersgate, from 1824–38 and vicar of St. Michael's Church, Highgate, from 25th June 1838 until his death on 15th May 1854.
- 3.14. A significant amount of change took place in the environs of the Site during the first half of the nineteenth century. Ashurst House, to the south west of the Site, was demolished in 1830 to make way for the construction of St Michael's Church. The church was designed by architect Lewis Vulliamy and constructed in 1831-32. The landscape to the south, formerly part of the Ashurst House estate was converted to become the Highgate Cemetery.
- 3.15. The curtilage of Old Hall is not believed to have been significantly affected by these works, although the north-south range of outbuildings on the west side of the property were demolished around this time.
- 3.16. The First Edition Ordnance Survey (Figure 7) depicts that the west wing, which now forms 1 Old Hall, had been constructed by 1870. The fabric of the building, discussed further below, also suggests a mid-nineteenth century date. The Ordnance Survey suggests the original wing was much smaller in footprint and did not extent beyond the width of the main house. The property was not separated during this period.

- 3.17. Oldhall had been conveyed to Andrew Wark esquire in 1870, he died in 1883 leaving the property to his wife, Margaret Cuthbertson Wark, who died in 1911.

Figure 7: First Edition Ordnance Survey, c.1870



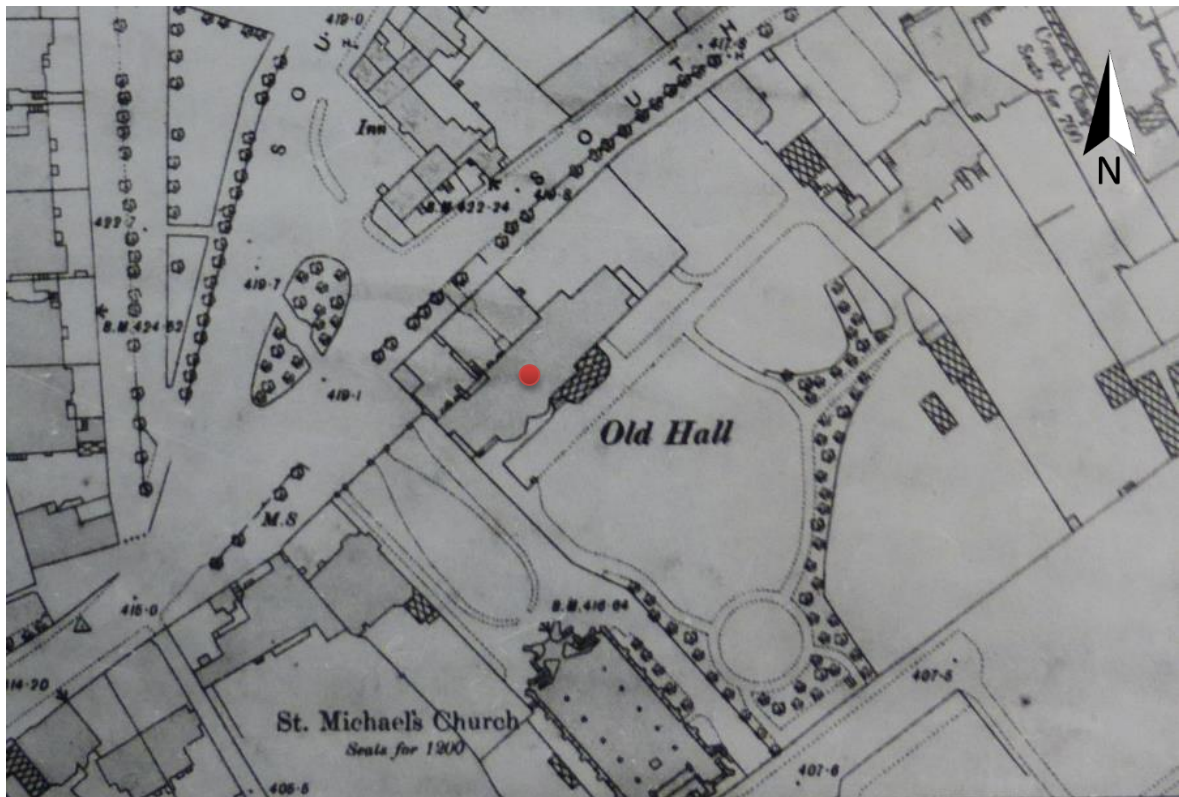
Source: Digital Archives Association

## Twentieth Century

- 3.18. The second edition Ordnance Survey (Figure 8) depicts little significant change to the property. The map illustrates the front yard of Number 1 Old Hall in more detail which at this time was clearly separated from the front gardens and appears as a service yard to the house. The 1936 Ordnance Survey (Figure 9) also depicts little change to the property.



Figure 8: Ordnance Survey (1894-96)



Source: Camden Local Studies and Archive Centre

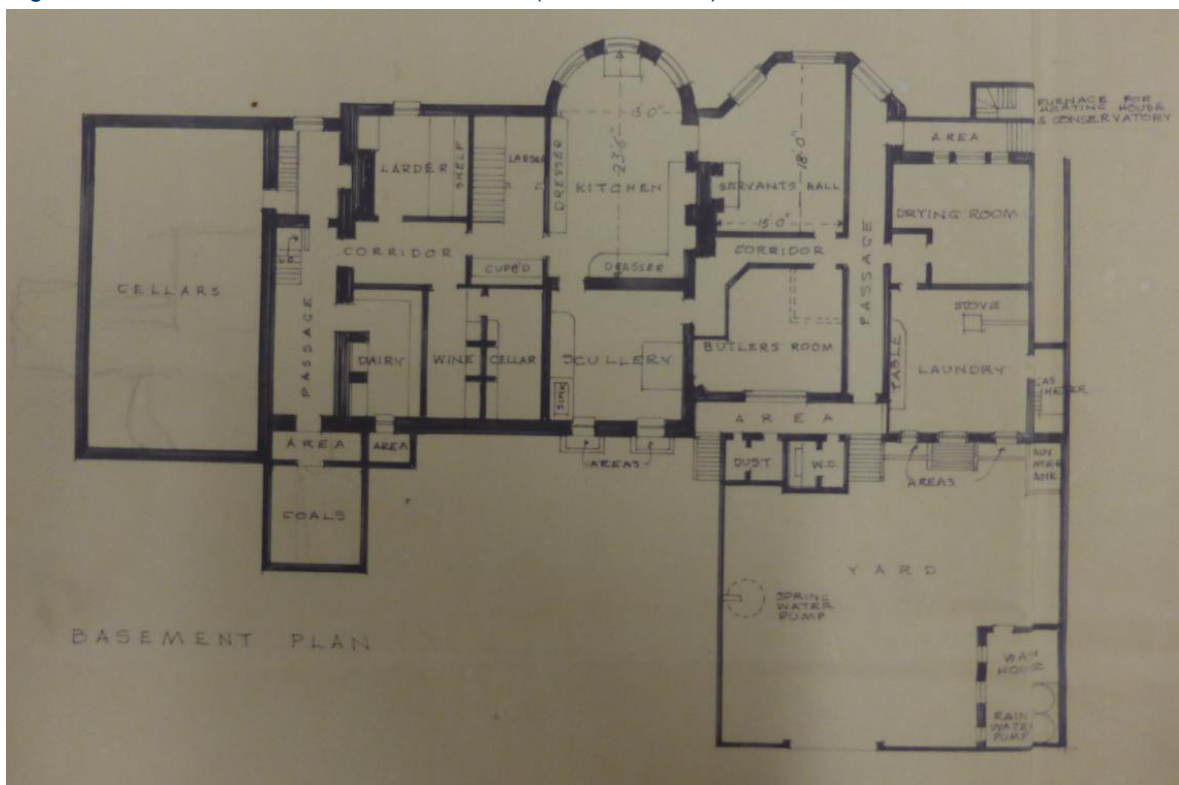
Figure 9: Ordnance Survey, 1936



Source: Camden Local Studies and Archive Centre

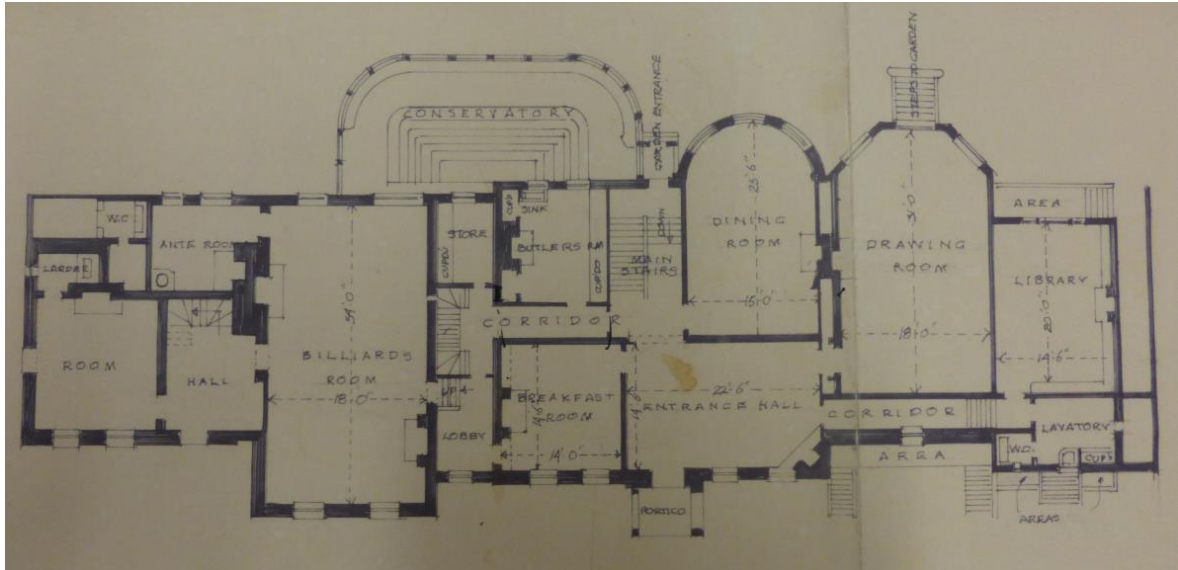
3.19. The layout of the property, in the early twentieth century, is shown on plans (Figures 10 and 11) produced in 1982 by architects Dinerman, Davison Associates. The plans include a tracing of a 1911 plan of Old Hall by architect George Lethbridge. The 1911 plan shows that Number 1 Old Hall was part of the main house and connected internally at basement and ground floor. The internal rooms, in the area of Number 1, included formal spaces on the ground floor and services areas in the basement. The internal plan has been subject to a significant amount of alteration since this period; as a result of the building being divided into separate residences. The existing conservatory had not been constructed by this period. The space is shown as a corridor and stair.

Figure 10: Basement Plan of Old Hall, 1911 (traced in 1982)



Source: London Metropolitan Archives

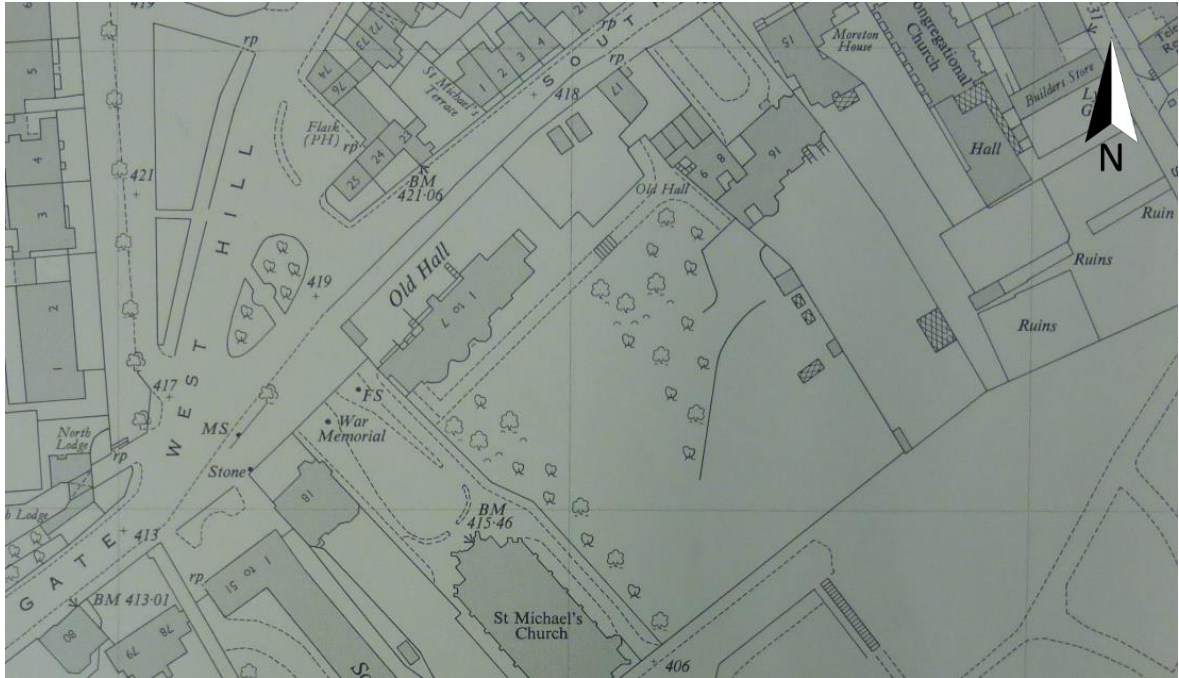
Figure 11: Ground Floor Plan of Old Hall, 1911 (traced 1982)



Source: London Metropolitan Archives

- 3.20. The bomb damage maps, held at the London Metropolitan Archives (not shown), indicate that Old Hall was not impacted by bomb damage during World War Two. St Michael's Church was significantly damaged and a V1 flying bomb landed on tennis courts to the east of Highgate Cemetery.
- 3.21. The 1951 Ordnance Survey (Figure 12) shows that the property had become divided by this time as Numbers 1-7 Old Hall. The property of Number 1 Old Hall, as it is defined today, was created between 1951-1967. The 1967 Ordnance Survey (Figure 13) shows the dividing line within the building. The footprint of Number 1 was smaller in size and had not yet been extended to its existing plan.

Figure 12: Ordnance Survey, 1951



Source: Camden Local Studies and Archive Centre

Figure 13: Ordnance Survey, 1967



Source: Camden Local Studies and Archive Centre

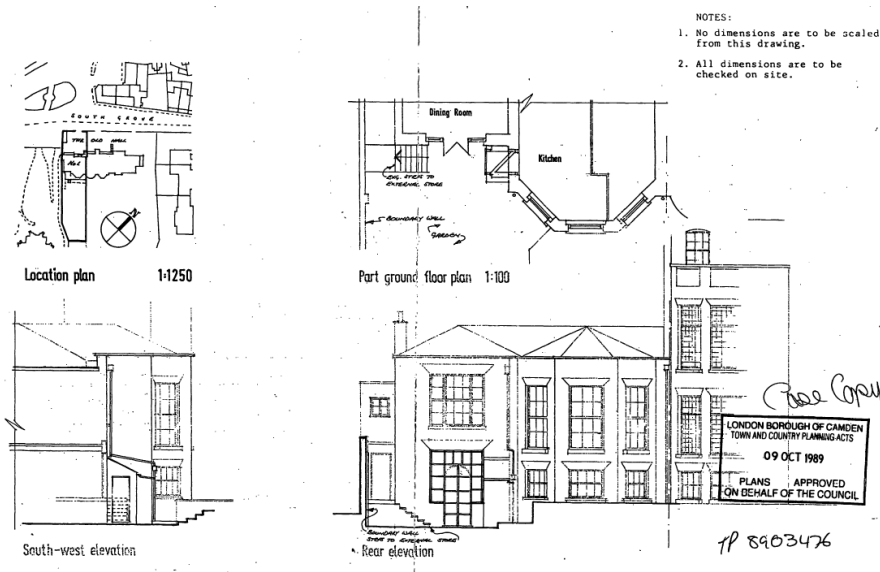
Figure 14: Rear elevation of Number Old Hall, 1983



Source: Collage (London Metropolitan Archives)

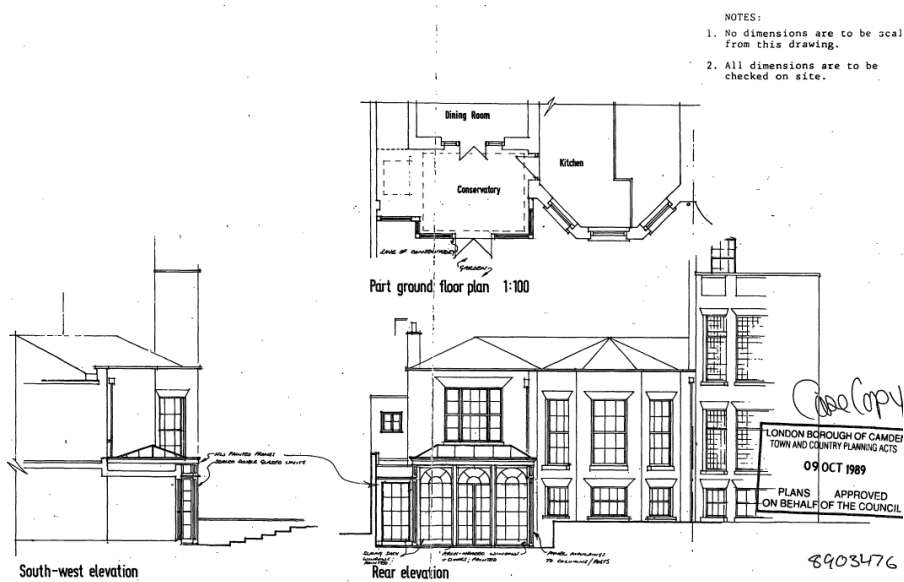
- 3.22. A photograph of the property taken in 1983 (Figure 14) shows the rear elevation of Old Hall, Number 1 is located on the left side of the image. The image shows the rear elevation prior to construction of the existing conservatory. There was no obvious rear boundary at this time which has since been divided. The garden level, in the immediate vicinity of the conservatory, at the rear of the Number 1 was higher than existing. This was regraded to accommodate new steps to the garden from the patio. The main rear entrance was via a door, in the location of the conservatory. The type of door with over light and margin lights suggests it may have been original to the nineteenth century wing.
- 3.23. The main change to front of the house took place between 1974-1988. This is suggested by changes noted on Ordnance Survey (maps not shown), which included the extension for the front west bay, being significantly extended at a right-angle to the main elevation. It is likely that the configuration of the internal spaces were also altered in this period.
- 3.24. The existing conservatory was granted permission in 1989 (application number 8903476) and constructed soon after. Drawings, by Brooke Baxter Architects, show the rear elevation 'as existing' and 'as proposed' in 1989. Change in this area of the property since c.1989 include the landscaping of the garden adjacent to the rear elevation and alteration to the interior of the building, particularly at basement level.

Figure 15: Drawing of rear elevation 'as existing' in 1989



Source: Camden Planning Portal

Figure 16: Rear elevation with proposed conservatory (currently existing) in 1989



Source: Camden Planning Portal

## Site Analysis

- 3.25. The Site was visited in December 2014. Whilst the whole property was viewed, the inspection specifically addressed the areas which are affected by the proposed works.
- 3.26. The rear elevation of the property is constructed of stock brick laid in Flemish bond. The west bay is set back from the bowed east bay. The first floor sash windows are believed to be original. Later replacements would have tended to include a horn on the sash meeting rail, as is observed on the ground floor sash windows which are believed to have been installed in c.1990. The basement entrance in the bowed bay was also added in c.1990 when the existing entrance was removed for the construction of the existing conservatory.
- 3.27. The party wall of the conservatory and building has been significantly altered which likely involved the use of an RSJ to accommodate the wide internal opening in place of the original door. No features of heritage merit were noted in the basement, in the area of the conservatory, which has been subject to an extensive upgrade in the late twentieth century. The original drying room, servants hall and passage noted on the 1911 plan are no longer discernible either through existing fixtures and fittings or plan form.

Figure 17: View of rear elevation



Figure 18: View of conservatory



Figure 19: Interior view of conservatory





Figure 20: View of the Garden



Figure 21: View towards site from car park of St Michael's Church



## 4. Assessment of Significance

### Significance Criteria

- 4.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. This may consider age, aesthetic and the fabric of an asset as well as intangible qualities such as associations with historic people or events.
- 4.2. To assess the heritage significance of the Site this report has drawn guidance from English Heritage<sup>6</sup> which recommends making assessments under the categories of: Evidential, Historical, Aesthetic and Communal Value. The general significance of the wider property, which Number 1 historically formed part of, will be discussed as well as the significance of the existing conservatory which is the subject of this proposal.
- 4.3. The significance of the Site will be assessed using a number of significance ratings:
  - **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
  - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
  - **Low:** A feature, space or theme which is of local or regional significance.
  - **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
  - **Intrusive:** A feature, space or theme which detracts from heritage value.

### Statement of Significance

#### Evidential Value:

General: Medium    Conservatory at Number 1 Old Hall: Neutral

*“Evidential value derives from the potential of a place to yield evidence about past human activity.”<sup>7</sup>*

- 4.4. The potential for evidential value in the form of below ground archaeology is discussed in a separate Archaeological Desk Based Assessment.
- 4.5. The wider site is considered to be of medium evidential value. The property of Old Hall (including Number 1) provides evidence of a multi-phased structure originally deriving from the late seventeenth century. The holistic composition is discernible and separate phases of construction identifiable. The historic curtilage and building survive as fabric evidence of the wealth in this area of Highgate in the post medieval period, making a positive contribution to the understanding of the wider conservation area and settlement. The division of the property has detracted from this understanding to a slight extent.
- 4.6. Number 1 Old Hall is of low evidential significance. This portion of the building was constructed in the nineteenth century as a service wing and formal rooms at ground floor which was subsequently divided and altered to become a separate residence. The conservatory is considered to be of no heritage significance. The feature was constructed in c.1989-1990. Whilst the pastiche classical

<sup>6</sup> English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

<sup>7</sup> English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

design of the existing conservatory does not detract from the understanding of the property, it does not further enhance understanding either. The conservatory derives from a late phase, being only 20 years old, when the west wing was a separate residence. This feature is not at all associated with the historical use of the basement in the earlier west wing which was used as a service area. The construction of the conservatory likely detracted from evidential value as it removed the original rear entrance and resulted in significant internal alteration.

#### Historical Value:

**General: Low/Medium      Conservatory at Number 1 Old Hall: Neutral**

*“Historic value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.”<sup>8</sup>*

- 4.7. The site of Old Hall has historical associations going back to at least sixteenth century with perhaps the most significant being the place where Sir Francis Bacon died. Old Hall itself was constructed in the late seventeenth century. The main historical significance of Old Hall is drawn from its contribution to the history of the settlement of Highgate. Significance is also drawn from the buildings past owners or occupiers the most notable of which include Sir William Ashurst and Sir William Domville, a former Mayor of London.
- 4.8. Number 1 Old Hall was constructed in the nineteenth century and is not known to have been associated with any owners or events beyond local significance. The existing conservatory was constructed in c.1990 and has no associations with people or events of historical significance.

#### Aesthetic Value:

**General: Medium/High      Conservatory at Number 1 Old Hall: Neutral**

*“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”<sup>9</sup>*

- 4.9. Old Hall is of medium/high significance. The structure, as far as observed, is a good example of late seventeenth/early eighteenth century formal architecture. The front façade, influenced by classical proportions and design, makes a positive contribution to the streetscape in South Grove and the wider conservation area. The early or original design of the building is discernible and appreciated in the exterior elevations with a chronology of later building phases which are easily identifiable.
- 4.10. The area of Number 1, which is the subject of this proposal, is located at the rear elevation. This elevation is out of public view and contributes little to the conservation area. The existing conservatory does not detract from the aesthetic of the rear elevation. The feature itself is however not considered to be of aesthetic significance considering its modern derivation and ‘mock classical’ design.

<sup>8</sup> *Ibid*

<sup>9</sup> *Ibid*

### Communal Value:

**General: Low/Medium      Conservatory at Number 1 Old Hall: Neutral**

*“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”<sup>10</sup>*

- 4.11. The property of Old Hall, including Number 1, has always been a private residence. As such public engagement with the heritage asset, and the means by which they can appreciate its heritage values, have always been limited.
- 4.12. The main communal value of the property is found in its contribution to the Highgate Conservation Area. Old Hall is located in a prominent place in the streetscape and holds significant group value with the adjacent historic buildings. Publicly accessible views in this area of South Grove provide a good opportunity for the public to understand and appreciate the heritage value of the individual structures and the settlement of Highgate.
- 4.13. Number 1 Old Hall is considered of low significance. The rear elevation is not visible from public views. The c.1990 conservatory holds no communal value.

<sup>10</sup>*Ibid*

## 5. Impact Assessment

- 5.1. This section assesses the impact of the proposed alterations upon the heritage significance of Number 1 Old Hall.
- 5.2. In order to more fully understand the overall impact of the proposal, the following assessment provides a comparable analysis of the heritage significance against the magnitude of change. This assessment is based on the criteria set out by the Design Manual for Roads and Bridges<sup>11</sup> (DRMB) and ICOMOS<sup>12</sup>, and is a clear way of understanding the magnitude of change, and how levels of impact vary according to the significance of the heritage asset.
- 5.3. The heritage significance of the Site is discussed above. The magnitude of change will be assessed based on the criteria set out in Table 1 below.
- 5.4. The proposed alterations are outlined in Section 1 and detailed in drawings by Studio Mackereth.

Table 1: Magnitude of Change

Magnitude of Change	Description
<b>Major Beneficial</b>	The proposed changes will significantly improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
<b>Moderate Beneficial</b>	The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
<b>Minor Beneficial</b>	The proposed changes may cause a minor improvement to the setting or overall character of a heritage asset.
<b>Neutral</b>	The proposed changes will have no impact on the heritage asset.
<b>Minor Adverse</b>	The proposed changes will have minor impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
<b>Moderate Adverse</b>	The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
<b>Major Adverse</b>	The proposed changes will significantly damage the overall setting and/or character of heritage assets. They will cause a notable disruption to, or in some cases, complete destruction of, important features. Change of this magnitude should be avoided.

- 5.5. The overall impact is a function of the value of the attribute and the magnitude of change. This is summarised in table 2.

<sup>11</sup> The Highways Agency, August 2007. *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/ 07 *Cultural Heritage*

<sup>12</sup> International Council on Monuments and Sites (ICOMOS), 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*

Table 2: Overall Impact

Criteria	Heritage Significance				
	Neutral	Low	Medium	High	
Magnitude of Change	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Neutral	Neutral	Neutral	Neutral	Neutral
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large

- 5.6. Table 3 assesses the overall impact of the proposed alterations on heritage significance. This will be based on Table 2, which assesses the heritage significance combined with the assumed magnitude of change. The assessment is broken down to assess the impact of the individual proposed alterations upon individual heritage values that contribute to significance as discussed above in Section 4.

Table 3: Impact Assessment

Proposed Alteration	Heritage Value	Magnitude of Change	Overall Impact
<b>Removal of Existing Conservatory</b>	<b>Existing conservatory is of Neutral Value</b>	<b>Moderate</b> The existing conservatory was constructed in c.1989-1990. The feature resulted in alterations to the original rear elevation and was the first garden room to be placed in this location. The removal of the existing conservatory is not considered to have any detracting to the heritage merit of the structure.	<b>Neutral</b>
<b>Construction of New Conservatory</b>	<b>Rear elevation is of Low Value</b>	<b>Minor Adverse</b> The new conservatory has been designed to be a discernible new addition which will be located in place of the existing conservatory. This cotemporary, and largely reversible structure, will be placed in a location which is away from public view and not detract from any views within the conservation area.  The proposed addition is lower in height and will have some beneficial impacts in terms of revealing the first floor window, this is currently slightly obscured by the ridge height of the existing structure.  There will be no adverse impact to the historic fabric which had already been previously altered, in c.1990, for the construction of the existing conservatory.  An adverse impact is only assessed in the instance that a positive impact would only be found in the form	<b>Neutral/Slight Adverse</b>

Proposed Alteration	Heritage Value	Magnitude of Change	Overall Impact
		of a proposal which restores the façade to its pre-c.1990 configuration. The proposed addition will however contribute to the sustainable use of the residence providing whilst a bespoke solution as an honest and discernible new phase to the building.	
<b>Landscaping of the garden</b>	<b>Neutral</b>	<b>Neutral</b> The garden area, affected by the proposals, is not considered to be of heritage merit. The floor level in the garden area close to the house has been regraded in recent years and no features of heritage merit were noted during inspection. The resurfacing and landscape alterations, providing a new functional space, are not considered to further detract from the setting of the building, which does not form part of any publicly accessible views in this area.	<b>Neutral</b>

- 5.7. Historical research and site assessment has revealed that Number 1 Old Hall was constructed, in the nineteenth century, as a wing to the late seventeenth century house. The main house is considered to be of medium heritage significance. Property division and subsequent reordering and alteration of Number 1 has detracted from its heritage values. Assessment has found Number 1 Old Hall to be largely of **Low** heritage significance. The conservatory at the rear of the building was constructed in c.1989-1990 and considered to be of **Neutral** significance. The magnitude of change, associated with the proposed alterations, has been found to be predominantly **Neutral** which an overall impact of **Neutral**. A **Neutral/Slight Adverse** impact was found with regard to the construction of the new bespoke conservatory as a scheme of replacement rather than a reversion to its pre-c.1990 form. The new addition is however not considered to detract from the heritage value of the building as this is essentially a bespoke upgrade of a previous alteration which will contribute to the sustainable use of the building.

## 6. Conclusions

- 6.1. This Heritage Impact Assessment has been prepared to accompany the submission of a Listed Building Consent for alterations at Number 1 Old Hall in Highgate, Camden. The building is Grade II\* listed and located in the Highgate Conservation Area.
- 6.2. The Site of Old Hall is known to have been occupied since at least the sixteenth century when Arundel House was located here. Old Hall was constructed in the late seventeenth century, after the demolition of Arundel House, by Sir William Ashurst.
- 6.3. Number 1 Oldhall was constructed in the nineteenth century as a wing to the main house. The ground floor of the wing is believed to have originally held formal rooms, the basement and front yard were used as a service areas. The property was divided in the second half of the twentieth century, creating a separate residence in the west wing today known as Number 1 Old Hall. The division of the property resulted in significant alteration to the interior of Number 1.
- 6.4. The conservatory, which is the subject of this application, was constructed in c.1989-1990. The construction of the conservatory resulted in alterations to the rear elevation including the removal of an early door.
- 6.5. The heritage significance of property of Old Hall has been assessed to be Medium. The significance of Number 1 Old Hall, as a result of the level of previous alteration, has been assessed to be **Low**. The existing conservatory is not considered to be of heritage significance.
- 6.6. The proposed alterations intend to remove the existing late twentieth century conservatory and construct a new lightweight structure, of contemporary design, in the same approximate footprint. New landscaping is also proposed in the garden area adjacent to the conservatory.
- 6.7. The magnitude of change, associated with the proposed alterations, has been found to be predominantly **Neutral** with an overall impact of **Neutral**. A **Slight Adverse** impact was found with regard to the construction of the new conservatory in the instance that a positive change could perhaps only be considered of a proposal which reverts the rear elevation to its pre-1990 form.
- 6.8. The proposed conservatory is an 'honest' new phase of construction, which relative to the existing conservatory, the 'old' and the 'new' will be more discernible. The contemporary and bespoke addition, whilst constructed of perhaps less common materials, will contribute to the sustainable use of the building. The design has also been placed in a location which will not detract from public views, have least impact on any historic fabric and detract from the setting of the host building.



## 7. References and Sources

### Bibliography

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'Arundel House, Old Hall and the Lawns', in *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*, ed. Percy Lovell and William McB. Marcham (London, 1936), pp. 46-53 <http://www.british-history.ac.uk/survey-london/vol17/pt1/pp46-53> [accessed 17 December 2014].

<http://www.british-history.ac.uk/survey-london/vol17/pt1/pp46-53> [accessed 17 December 2014].

[http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDetails.aspx?PT=Planning Applications On-Line&TYPE=PL/PlanningPK.xml&PARAM0=24674&XSLT=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/xslt/PL/PLDetails.xslt&FT=Planning Application Details&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING](http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=24674&XSLT=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING) [accessed 17 December 2014].

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/> [accessed 17 December 2014].

## Map & Image Sources

Plate 36a: Arundel House<sup>1</sup>, in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 36

Plate 41: A prospect of the seat of Sir William Ashhurst at Highgate in the County of Middlesex<sup>1</sup>, in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 41

Tompson's 1801 Map of St Pancras (held by Camden Archives)

Map of St Pancras, 1804 (held by Camden Archives)

First Edition Ordnance Survey, c.1870 (held by Camden Archives)

Ordnance Survey, 1894-96 (held by Camden Archives)

Basement Plan of Old Hall, 1911 (traced in 1982) (held by London Metropolitan Archives)

Ground Floor Plan of Old Hall, 1911 (traced 1982) (held by London Metropolitan Archives)

Ordnance Survey, 1936 (held by Camden Archives)

Ordnance Survey, 1951 (held by Camden Archives)

Ordnance Survey, 1967 (held by Camden Archives)

Photograph of rear elevation of Old Hall, 1983 (held by London Metropolitan Archives)

## APPENDICES

### A. Listing Descriptions

**Name:** OLD HALL NUMBERS 1-7

**List entry Number:** 1378770

Location

1, SOUTH GROVE

OLD HALL NUMBERS 1-7, SOUTH GROVE

**Grade:** II\*

**Date first listed:** 10-Jun-1954

**Date of most recent amendment:** 11-Jan-1999

**Legacy System:** LBS

**UID:** 478123

part of the official record but are added later for information.

#### List entry Description

Details

CAMDEN

TQ2887SW SOUTH GROVE 798-1/5/1467 No.1 10/06/54

GV II\*

See under: Old Hall Nos.1-7 (consec) SOUTH GROVE.

CAMDEN

TQ2887SW SOUTH GROVE 798-1/5/1467 (South side) 10/06/54 Old Hall Nos.1-7

(consec) (Formerly Listed as: SOUTH GROVE Old Hall Nos.2-7 (consec))

GV II\*

Includes: No.1 SOUTH GROVE. Detached house with later extensions; now flats. Main block, c1694 with later refronting, some rebuilding late C20; north-east wing, C16 range of former Arundel House, much altered and refronted later C18; south-west extension, mid C19 addition now forming No.1 South Grove. Main block: brown brick with red brick dressings. Tiled double pitched roof. 3 storeys and basements. Double fronted with 5 windows and 1 window slightly recessed extension to left. Entrance bay slightly projecting; early C19 porch with fluted Doric columns carrying entablature; doorway with fluted surround and stops, fanlight and panelled door. Gauged red brick flat arches to flush framed sashes with exposed boxing. Plain brick band at 1st floor level. Moulded brick cornice below parapet. Rear elevation with segmental-arched flush framed sashes

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with exposed boxing and bowed projection to left, through ground and 1st storeys with 3 windows and parapet with balustraded panels. INTERIOR: not inspected but noted to retain the original staircase, some original panelling and later panelling. Rooms with bowed bays to rear believed to retain; ground floor, a 1595 interior taken from a house on the South Quay, Yarmouth; 1st floor, a basically Jacobean interior from Castleton Manor, Rochdale: both installed by Lord Rochdale c1922. Basement has a C17 ceiling beam and cornice. North-east wing: 2 storeys 5 windows. Brown brick with hipped roof. Segmental arched recessed sashes. South-west extension: 2-storey gabled extension in brown brick with red brick dressings. Gauged brick cambered arches to recessed sashes. HISTORICAL NOTE: Sir William Cornwallis, son of Sir Thomas, Comptroller of the Household to Queen Mary, purchased what was to be called Arundel House in 1588. Thomas, 2nd Earl of Arundel acquired the house in 1610. Francis Bacon died there 1626. (Survey of London: Vol. XVII, The Village of Highgate: London: 46-53; West London: RCHM: London: 90; Middlesex: VCH : 6: London: 137).

**Name:** BOUNDARY WALL AND MAIN GATE TO OLD HALL

**List entry Number:** 1378771

Location

BOUNDARY WALL AND MAIN GATE TO OLD HALL, SOUTH GROVE

**Grade:** II\*

**Date first listed:** 10-Jun-1954

**Date of most recent amendment:** 11-Jan-1999

**Legacy System:** LBS

**UID:** 478124

#### List entry Description

Details

CAMDEN

TQ2887SW SOUTH GROVE 798-1/5/1468 Boundary wall and main gate to Old 10/06/54 Hall (Formerly Listed as: SOUTH GROVE Wall of Old Hall)

GV II\*

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Boundary walls and main gate. C18. Brown brick. Cement faced gate piers with caps.  
Wrought-iron main gate with scroll-work side panels and ornamental overthrow.

**Name:** SURROUNDING WALLS TO CHURCH OF ST MICHAEL

**List entry Number:** 1378768

Location

SURROUNDING WALLS TO CHURCH OF ST MICHAEL, SOUTH GROVE

**Grade:** II

**Date first listed:** 14-May-1974

Details

CAMDEN

TQ2887SW SOUTH GROVE 798-1/5/1463 Surrounding walls to Church of St 14/05/74

Michael

GV II

Walls. c1675 with later alterations. Red brick. HISTORICAL NOTE: former garden walls to Ashurst House, formerly on the site of St Michael's Church (qv). (Survey of London: Vol. XVII, The Village of Highgate (St Pancras I): London: -1936: 54-62).

Listing NGR: TQ2828187169

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## **B. Legislation and Planning Policy**

### National Legislation

#### Planning (Listed Buildings and Conservation Areas) Act 1990<sup>13</sup>

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and listed buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

*"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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".*

In addition, Section 72 of the Act emphasises the value of conservation areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

*"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".*

#### Ancient Monuments and Archaeological Areas Act 1979<sup>14</sup>

Heritage assets designated under the Ancient Monuments and Archaeological Areas Act (1979) are considered to be of national importance. Any works causing damage to heritage assets designated as scheduled monuments are a criminal offence under the Act. Consent to carry out prescribed works in scheduled monuments can be granted by the Secretary of State. Consents, where given, are usually subject to conditions. The Act operates wholly outside of the planning system, although most regional and local planning policies for the historic environment make some reference to scheduled monuments.

### National Planning Policy

#### National Planning Policy Framework (NPPF)<sup>15</sup>

Section 12 of the NPPF, *Conserving and enhancing the historic environment* provides Government policy on planning and the historic environment. Section 12 of the NPPF states, in paragraph 128, that a planning applicant is required *"to describe the significance of any heritage assets affected, including any contribution made by their setting"*.

As a minimum, the NPPF requires that the relevant historic environment record will be consulted and any heritage assets likely to be affected by the proposal will have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.

Section 12, paragraph 132, of the NPPF adds that *"heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"* and Section 12, paragraphs 133 and 134 state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

<sup>13</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>14</sup> Ancient Monuments and Archaeological Areas Act 1979

<sup>15</sup> Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

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## Regional Planning Policy

The London Plan, adopted in July 2011<sup>16</sup>, outlines the approach that local authorities should take with regard to heritage and planning in policies 7.8 to 7.12. Policy 7.8 specifically states that:

*"London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials 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.*

*Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

*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.*

*New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset".*

## Local Planning Policy

Camden's Core Strategy 2010-2015<sup>17</sup> forms part of the Local Development Framework. Policy CS14 pertains to conservation of heritage.

### **CS14 – 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.

LBC's Development Policies<sup>18</sup> also include policy DP25 'Conserving Camden's Heritage'.

## Relevant National, Regional and Local Research Agendas

<http://www.english-heritage.org.uk/professional/research/strategies/research-resources/>

<sup>16</sup> Greater London Authority, July 2011. *The London Plan – Spatial Development Strategy for Greater London*

<sup>17</sup> London Borough of Camden, 2010. *Core Strategy*

<sup>18</sup> London Borough of Camden, 2010. *Local Development Framework* (development policies)

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## National Guidance

Following the publication of the National Planning Policy Framework, PPS5 was deleted. However the Practice Guide issued by English Heritage<sup>19</sup> remains a valid and Government endorsed document. Although the references in the document to PPS5 policies are now redundant, the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

The online Planning Policy Guidance<sup>20</sup> on *Conserving and Enhancing the Historic Environment* was issued by the Department for Communities and Local Government in March 2014 as a web-based resource.

Additionally, English Heritage published draft written guidance (currently open for public and professional comment) intended to assist local planning authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework and the related guidance given in the Planning Practice Guidance, published by the Government in March 2014. This updated guidance comprises three separate documents:

- 1) Historic Environment Good Practice Advice Note 1: The Historic Environment in Local Plans;
- 2) Historic Environment Good Practice Advice Note 2: Decision-Taking in the Historic Environment;  
and
- 3) Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets.

These documents, along with some additional more detailed information (termed Technical Advice in Planning) will replace both the PPS 5 Planning and the Historic Environment: Historic Environment Planning Practice Guide (2010) and various pieces of English Heritage guidance, as part of a wider guidance review the organisation is currently carrying out. The PPS5 Practice Guide remains in place for the time being but it is expected that the Government will cancel it once the post-consultation versions of these advice notes are published.

<sup>19</sup> English Heritage, March 2010. *PPS5: Planning for the Historic Environment – Practice Guide*

<sup>20</sup> Department for Communities and Local Government, 2014. *Online Planning Policy Guidance* Available from: <http://planningguidance.planningportal.gov.uk/> [Accessed: 17 December 2015]

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## C. Glossary (National Planning Policy Framework)<sup>21</sup>

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<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	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.
<b>Significance (for heritage policy)</b>	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.

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<sup>21</sup> Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

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# UK and Ireland Office Locations

