

Grove Lodge, Admiral's Walk, Hampstead, London

Heritage Appraisal



Grove Lodge

July 2015

Portico Heritage Ltd

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Appendix A: Dating plans of Grove Lodge

Appendix B: Historic OS Mapping

Appendix C: List descriptions of nearby listed buildings

1 Introduction

- 1.1 This heritage statement has been prepared by Portico Heritage in connection with proposals for Grove Lodge, Admiral's Walk, London, NW3 6RS (the site). The scheme now submitted follows the submission of applications for planning permission and listed building consent in February 2015 (2015/0886/P and 2015/1032/L) which were subsequently withdrawn in March 2015. The revised scheme, which is the subject of the current application, has taken into account comments made by consultees during the course of the previous application and the proposals and revisions are briefly set out at section 5. This report should be read in conjunction with the Design & Access Statement prepared by design-NA Architects.
- 1.2 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC of Portico Heritage. He has been a Principal Inspector of Historic Buildings & Areas in the London Region of English Heritage. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick has extensive experience in dealing with proposals that affect the historic environment and a background in understanding historic buildings and places.

Research and report structure

- 1.3 The purpose of this report is to set out the history and significance of Grove Lodge and its context and to consider the proposed scheme against that significance. Grove Lodge is a grade II listed building and forms part of the Hampstead Conservation Area. It is also located in close proximity to a number of listed buildings such as the grade II listed Admiral's House, Netley Cottage and Terrace Lodge. Such buildings are discussed in more detail below. The report considers the acceptability of both the planned extension of and alterations to the existing building against the significance of the site and its context.
- 1.4 It should be noted that in common with many historic buildings, sites and places, it is not possible to provide a truly comprehensive analysis of the site's historic development. The research and analysis set out in this report is as thorough as possible given the type and number of archival resources available. Research has been undertaken at the London Metropolitan Archives, the London Borough of Camden's Local Studies and Archive Centre and the photographic archive of English Heritage. A number of online sources have also been used including British History Online, the London Borough of Camden's historic planning records and *The Times* online archive.
- 1.5 This desk-based and archival research has been combined with a visual assessment and appraisal of the existing building and its context. Further sources and evidence that add to our knowledge and understanding of the site and its history may become available at a future date.

- 1.6 The report is divided into six main sections. The first (section 2) describes the site and its context. This is followed by a section setting out the physical and social historic development of the site. The significance of the building and its context is set out at section 4 and an outline of the proposals is set out at section 5. The policy context is set out at section 6 and an assessment of the proposed scheme and its impacts is provided in section 7.

2 Site and context

- 2.1 The following section provides a description of Grove Lodge and its immediate setting. It also identifies relevant nearby listed buildings and considers the character and appearance of the Hampstead Conservation Area.

Site description

- 2.2 Grove Lodge is located on the northern side of Admiral's Walk near to the junction with Windmill Hill and Lower Terrace. The house itself is now a building of different phases of development but it has its origins in the 18th century. The building abuts the western boundary of Admiral's House and the southern boundary of Netley Cottage, both grade II listed buildings. The clustering of buildings in this way is unusual and may be derived from an earlier form of development where both Grove Lodge and Netley Cottage were ancillary buildings to Admiral's House, once known as Golden Spikes (see section 3 below).
- 2.3 Grove Lodge is a two-three storey brick built building with an incised ashlar render elevation to Admiral's Walk (figure 1) but with bare brick facades to the garden frontage (figure 2). There is a basement beneath the kitchen.



Figure 2: Grove Lodge from Admiral's Walk.

- 2.4 As set out in section 3 below, the building has been heavily altered from its original form. While dating to the 18th century in origin, Grove Lodge has been altered internally and out and there is very little remaining of the 18th century fabric. Internally, the ground floor has been opened up and out with Edwardian extensions and 20th/21st century changes disrupting what would have originally been a more cellular plan. For example, the original external wall of the house at its southern edge has been removed to allow for a larger kitchen which is partly housed in the 20th century extension to the south. While reminiscent of a modest, vernacular building in certain views, the building as a whole has been altered so as to appear

more as an Edwardian/early 20th century house in the round. While the Admiral's Walk elevation is modest in nature, it does not reflect the internal layout, plan form, character and rear elevations of the building as a whole.

- 2.5 The stairwell has also been altered. Now with a modern staircase, the existing stair follows a 20th century typology. These alterations appear to date from the Edwardian period and are associated with a new entrance to the property. The original entrance has been obscured. One room, the current dining room, is panelled but this panelling is modern and while indicative of the building's Georgian past is of little historic interest. Elsewhere, a small courtyard to the north-east corner of the site has been infilled and an original secondary staircase in the same area has been removed.
- 2.6 The later 20th and early 21st centuries saw alterations to the northern wing that removed much of the building's Edwardian fabric and modern windows have been inserted. The plan here has also been diluted (figures 3 and 4).

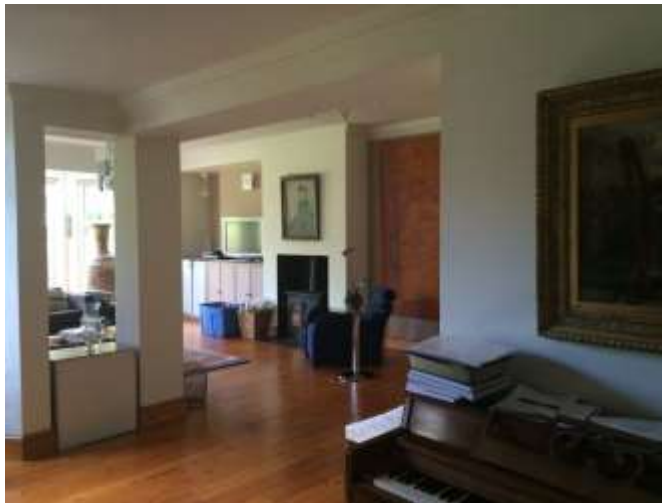


Figure 3: The open plan form of the northern wing and north side of the original core of the house.



Figure 4: Downstands in the northern wing and north side of historic core of house showing removal of walls and open plan nature of the property. The infilled courtyard can be seen to the left of the picture.

- 2.7 Extensions to the south of the building have increased its footprint while offering very little by way of architectural interest. These include a modern conservatory and timber clad structure. As modern structures, these buildings are of little historic interest.
- 2.8 From Grove Lodge's garden, there are clear views of the grouping with Admiral's Lodge which rises prominently from behind the building (figure 5). While forming a dominant structure, the lower-scale Grove Lodge is robust in this context, its strong brick walls forming a clear contrast with its larger neighbour. This garden elevation reads very much as Edwardian in nature – in common with many properties in the local area. The early 20th century and the inter-war period saw a reasonable amount of development in Hampstead during this period with new buildings such as Grove End and significant extensions to properties as in the case of Grove Lodge and also, for example, at no. 4 Upper Terrace and Upper Terrace House.



Figure 5: Grove Lodge, Garden elevation.

- 2.9 Figure 5 also shows considerable intervention into the historic roof structure of the building with an oversized mansard above the northern wing and enlarged dormers over the core of the house. The windows to this western elevation are numerous and varied in date. All appear to have been replaced and date largely to the Edwardian period or the 20th/21st century.
- 2.10 Grove Lodge sits within a large garden that extends to Lower Terrace. The openness of the garden and its leafy quality provide a buffer against neighbouring development and contribute to the building's setting and the character and appearance of the Hampstead Conservation Area.

Designations

- 2.11 Grove Lodge was statutorily listed at grade II in 1974. The list description reads as follows:

'Semi-detached house. Early C18 with later alterations and additions at rear, c1910. Stucco with tiled roof and dormers. 2 storeys and attic. Single window and single window lower extension at south end. C20 entrance portico in south-east angle. Plain stucco 1st floor band. Recessed sashes with louvred shutters. Parapet. INTERIOR: not inspected.

HISTORICAL NOTE: home of John Galsworthy, novelist and playwright, 1918-33, during which time he completed The Forsyte Saga and won the Nobel Prize for Literature (LCC plaque).'

- 2.12 The list description is relatively short and describes Grove Lodge in very basic terms. It notes the likely date of construction and consequent alterations. It also notes that the sash windows to the building had louvred shutters (since removed). The description highlights the association with John Galsworthy and acknowledges that no internal inspection of the building was undertaken. The list description is intended to provide enough information to identify a building rather than to give a summary of the building's significance.

Hampstead Conservation Area

- 2.13 Grove Lodge also forms part of the Hampstead Conservation Area which was designated in 1968 and later extended in 1977, 1978, 1980, 1985, 1988 and 1991. When first designated, the conservation area was known as the Hampstead Village Conservation Area. It has been renamed Hampstead Conservation Area following its extension to include areas outside the extent of the original village. The conservation area now covers a very large and varied area which principally encompasses the best examples of 18th and 19th century development in the Hampstead area.

- 2.14 The detailed Conservation Area Statement for Hampstead (LB Camden, 2002) summarises the character of the area as follows:

Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.

- 2.15 The Conservation Area Statement divides the conservation area into a series of sub-areas. Grove Lodge is included within Sub Area Four or Church Row/Hampstead Grove. This area is described as having 'the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace.'

2.16 Grove Lodge is clearly an example of this latter form of development, part of the relaxed sprawl of houses in big gardens around Upper and Lower Terrace. The building is clearly of sufficient relevant architectural and historic interest to make a positive contribution to the character and appearance of the conservation area. Its materials, brick, stucco and tile, are part of the characteristic and distinctive palette of materials seen locally. Its age, form and setting also are typical of Sub Area Four of the conservation area and the conservation area more generally.

2.17 The Conservation Statement for Hampstead Conservation Area refers to Grove Lodge directly in the context of Admiral's Walk and the Fenton House area. The statement sets out that:

'Admiral's Walk linking Hampstead Grove to Lower Terrace is almost rustic in appearance and is dominated by Admiral's House (c1700, listed) at its western end. A tall distinct stucco building with a Tuscan portico and quarterdeck on the roof added by a late 18th century owner. Grove Lodge is attached to Admiral's House and is about the same age. Beyond this point, two 1950s detached houses [Fleet House and Broadside] contrast in scale and style to the historic buildings that dominate the road. Opposite is Terrace Lodge (listed, early 19th century), a detached stucco villa set back behind a verdant garden and elegantly trimmed hedge.'

2.18 Admiral's Walk is rustic in nature: its character is dominated by its leafy quality and the boundary walls of Admiral's House and Fenton House as much by Admiral's House itself. A scheme for the redevelopment of Fleet House to a design by Stanton Williams Architects, on the south side of Admiral's Walk, was recently permitted. Grove Lodge does of course contribute to the rustic nature of Admiral's Walk through its height, detailing, age and materials. It helps to ground Admiral's Walk in the townscape, softening this strong and robust building and contributing to the sense of groups of buildings contributing to character rather than grand architectural statements forming the core of the conservation area's character and appearance.

Listed buildings

2.19 As noted above, Grove Lodge is a grade II listed building. There are of course other listed buildings within close proximity to the site. These include those identified at Table 1. While this list does not represent an exhaustive list of all listed buildings within the area, it does identify those listed buildings that are in closest proximity to Grove Lodge.

2.20 A number of the listed structures include boundary walls, such as those to Admiral's House, Netley Cottage and Fenton House (nos. 8, 7 and 4 in Table 1) or garden statuary (no. 6) and lamp posts (no. 9). The historic boundary walls of properties are of listable quality for their degree of survival fabric and for the historic record of property division and ownership. They are also of interest for their aesthetic and architectural interest and for their association with some the grandest of Hampstead houses. The boundary walls of the relevant properties would not be affected by development at Grove Lodge. The garden statuary of Fenton House would also not be affected by development at Grove Lodge and the lamp posts are both symbols

and amenities of a developed area and would also not be affected by the proposed development.

- 2.21 The assessment of the impact of the proposals on neighbouring listed buildings, or designated heritage assets, will therefore be restricted to a consideration of the proposed scheme's relationship with Admiral's House, Netley Cottage, Terrace Lodge, Upper Terrace House, Fountain House, and nos. 1, 2 and 3 Lower Terrace. This assessment is set out in section 7 of this report. The list descriptions for these buildings are included at appendix C.

	Name of Building/Structure	Reference No. (EH)	Date of Listing	Grade
1	Grove Lodge	1378587	14-May-74	Grade II Listed
2	Netley Cottage	1379354	14-May-74	Grade II Listed
3	Admirals House	1378582	11-Aug-50	Grade II Listed
4	Garden Wall To Number 10 Netley Cottage	1379356	14-May-74	Grade II Listed
5	Terrace Lodge	1378581	11-Aug-50	Grade II Listed
6	Four Garden Statues And A Cistern In The Grounds Of Fenton House	1378650	14-May-74	Grade II Listed
7	Garden Gates, Railings And Walls To Fenton House	1378654	14-May-74	Grade II Listed
8	Curtilage Wall And Entrances On East And North Boundaries To Number 25 (Number 25 Not Included) Curtilage Wall And Entrances On Eastern Boundary To Admirals House	1378583	14-May-74	Grade II Listed
9	Five Lamp Posts	1379357	14-May-74	Grade II Listed
10	Upper Terrace House And Attached Walls	1379060	04-Mar-97	Grade II Listed
11	Fountain House	1379353	14-May-74	Grade II Listed
12	Numbers 2 And 3 And Attached Railings	1379352	11-Aug-50	Grade II Listed
13	1, Lower Terrace	1379351	14-May-74	Grade II Listed

Table 1: Listed buildings/structures in close proximity to Grove Lodge

3 Historic development

- 3.1 The following section considers the physical development and growth of Grove Lodge from its origins to the present day. It also sets out the social history of the building. The dating plans at appendix A are intended to summarise the historic development of the building and should be read in conjunction with the following paragraphs.

Early – mid 18th Century

- 3.2 Grove Lodge appears to have been built in c. 1700 at the same time as the neighbouring Admiral's House (which was originally built as a house called Golden Spikes).¹ It is likely that Grove Lodge was originally constructed as a service wing, ancillary building or farmstead type structure to this original building which was very different in character and appearance to the existing Admiral's House. Grove Lodge has also been transformed since first constructed and the earliest part, centred around the existing kitchen and dining room has been significantly altered and extended.
- 3.3 Grove Lodge is first shown pictorially on John Rocque's map of 1746 (*10 Miles Around London*). The map shows the distinctive relationship of Grove Lodge with its neighbour Admiral's House (figure 6).
- 3.4 Grove Lodge is also shown on a 1762 map of Hampstead (figure 7). Grove Lodge is marked with the annotation '270' on this plan. Both the 1746 and 1762 maps show the building as being a simple 'L'-shaped block with none of the later extensions that now exist to the north of the historic core of the building.
- 3.5 This core includes the existing kitchen area at ground floor with bedrooms over and is indicated externally by surviving historic brickwork. The map evidence suggests that the original or mid-Georgian building also includes the dining room area at ground floor with bedrooms over. The bay to the dining room appears to be a later, 19th Century addition and is not original to the house as shown below. The 18th century mapping evidence also shows that there was always an element of Grove Lodge that abutted its neighbour Admiral's House. This part of the building, which contains the main entrance and is now Edwardian in character, may have some Georgian fabric remaining within the structure.

Early 19th Century

- 3.6 Some valuable information on the appearance of Grove Lodge in the early decades of the 19th century can be derived from John Constable's paintings of Admiral's House (1820-1821). There are two paintings of the latter that also happen to depict elements of Grove Lodge, albeit in a far more modest state. Constable painted two views of the buildings: one from the south and one from the west. The view from the south (figure 8), painted close to the pond shown on the 1762 map to the south of Grove Lodge, shows the flank wall of the building.

¹ *A History of the County of Middlesex: Volume 9: Hampstead*, Victoria County History (1989)



Figure 6: Extract from Rocque's map of London (1746)



Figure 7: Map of Hampstead (1762)



Figure 8: Constable's view of Admiral's House and Grove Lodge from the south, 1820-21 (The Tate). This view of the building no longer exists due to more recent development at the viewing point.



Figure 9: Constable's view of Admiral's House and Grove Lodge from the west 1820-21 (National Gallery, Berlin).

- 3.7 Constable also painted a view of the house from the west (figure 9). This shows Grove Lodge as a three or four bay building with a slightly offset gable above the eaves line. A small dormer window is visible on the right hand side of the road which corresponds to the current location of the existing smaller dormer. The gable appears to relate to the position of the larger dormer over the dining room bay. The northern wing of the building is not shown which indicates that the original building had not been extended at this time. It is probable that the building's west elevation was flat-fronted at this time and that the bay to the dining room and above bedroom is a later 19th century addition. This would explain the difference in the brickwork between this element of the building and the obviously older structure. The Constable paintings are useful in highlighting the degree of change and alteration undertaken to the building and its setting to date.

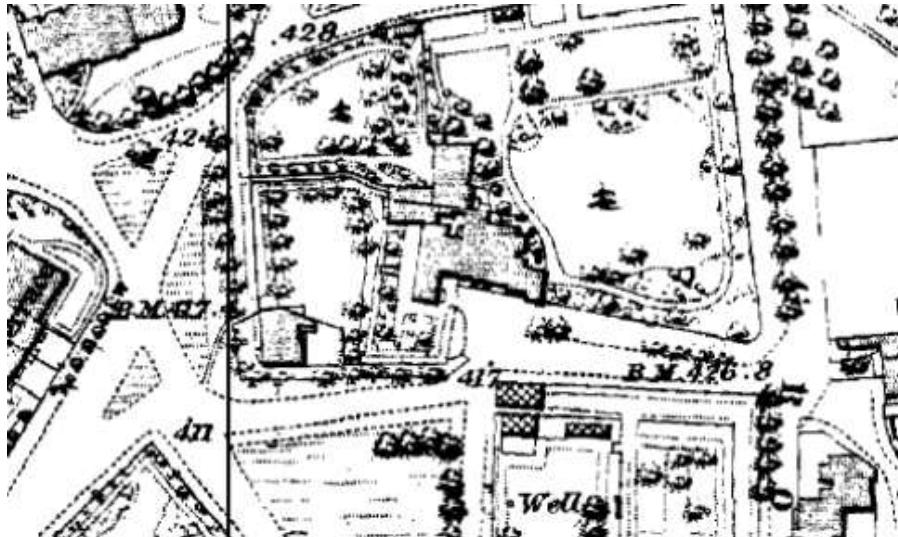


Figure 10: OS map, 1876

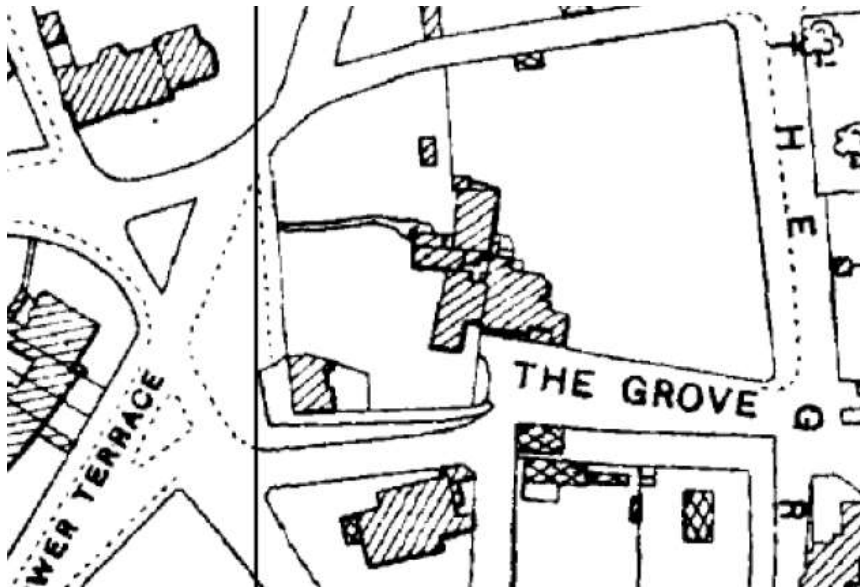


Figure 11: OS map, 1896

Later 19th century

- 3.8 The earliest available Ordnance Survey (OS) map for Grove Lodge and its gardens dates to 1879. Thereafter, a sequence of OS maps (dating to 1896, 1915, 1934 and 1954) show the development of the house and changes to its garden setting. The OS map for 1879 (figure 10 and appendix B) shows Grove Lodge as an L-shaped block, for the first time showing the northern wing of the building. There are no ancillary structures anywhere else on the site. The garden is shown roughly as it is today (albeit with the later extension to the garden). The 1896 map shows a similar arrangement (figure 11). The northern wing, now extended and enlarged, was most likely added during the mid-19th century.
- 3.9 Two further sources confirm this simpler L-shaped plan and its date. The photograph at figure 12 dates to before 1913 (when further alterations are made to enlarge the north wing) and shows a two storey brick structure with a hipped roof

behind a tall parapet. The window details suggest a mid-19th Century date. The photograph also shows the added bay and enlarged dormer above the dining room. The characteristic darker brick dressing of the bay (that is now applied to the northern wing extension) is evident in the photograph.



Figure12: A pre-1913 photograph of Grove Lodge. It is possible that the lady in the photograph was a member of Annie Roche's household (see social history section below).

20th century works

- 3.10 A second source on the later 19th century appearance of Grove Lodge is a drawing dating to 1905 (figure13). This was submitted as part of an application for new drainage by the then owner, Sutton Sharpe. The plan shows the layout of the building at this time. This was Sharpe's first year of ownership of the building. The new drainage application was for a new WC and wash basin but given that the plans are signed by Francis Potter, Architect it may be that more comprehensive works were undertaken. It is difficult to say this with any certainty as this is currently the earliest available plan of the building and there is no equivalent of 'existing' and 'proposed' drawings. The same 1905 application included a plan of the first floor layout of the building (figure 14). This first floor plan also shows that the extension

to the south of the building was single-storey. It is of course now a two-storey extension (see figure 19 below).

- 3.11 The next works were undertaken in 1913 for Bertram Fothergill Crosfield. The works involved at least the enlargement of the northern wing and a number of other alterations at ground floor level (figure 15). Other changes may have taken place at this time but the floor plans are not available to be conclusive on this judgement.



Figure 13: 1905 drainage plan, ground floor layout.

- 3.12 Evidently, the Crosfield alterations of 1913 involved the rebuild of the external envelope of the north wing. The brickwork here now matches in style and material that to the earlier bay on the building's west elevation. It is not clear as to whether the second floor of the northern wing of Grove Lodge was added by Crosfield or Galsworthy. It is highly likely that this was added by Crosfield. The window detailing at second floor level, within a somewhat oversized and awkward mansard-type structure, matches that of the windows below. This would suggest a complete reworking of the northern wing in 1913.



Figure 14: 1905 drainage plan, first floor plan.

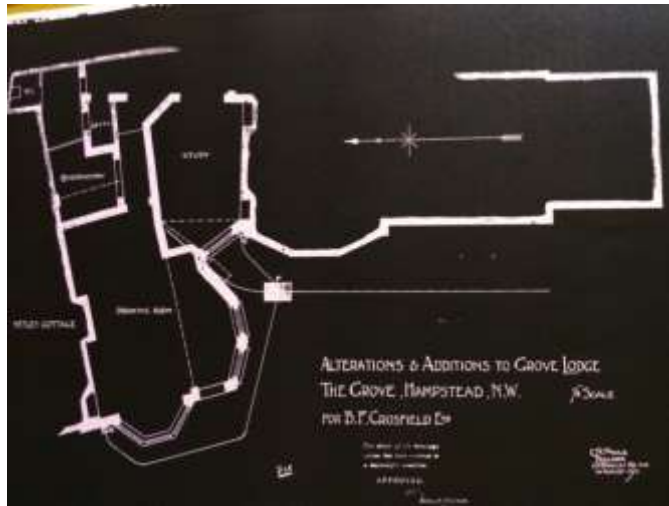


Figure 15: Drawing of 1913 showing ground floor alterations to the Drawing Room and Study in the northern wing.



Figure 16: 1921 drawing of Galsworthy's garage.

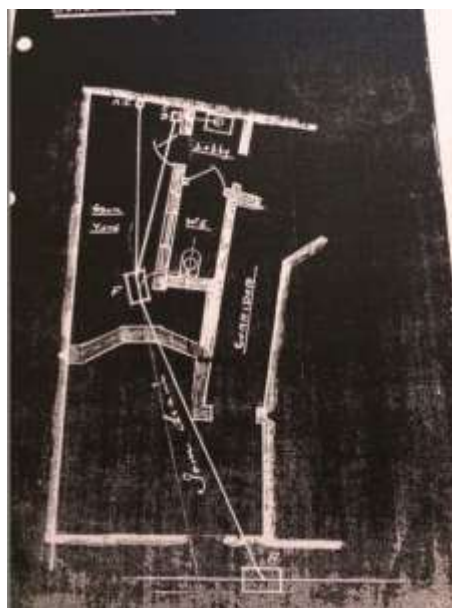


Figure 17: 1924 drawing showing past rear courtyard arrangement.



Figure 18: 1923 plan and elevation of new southern extension for John Galsworthy.



Figure 19: Photographic predating 1923 showing the original single-storey side extension to Grove Lodge. The picture also shows the building's original forecourt railings.

- 3.13 In 1918, Crosfield sold Grove Lodge to John Galsworthy. Galsworthy undertook a number of alterations to the building including a new WC at ground floor level (1924), the extension of the single-storey element to the south of the building to two-storeys (1923) and a new garage (1921). Illustrations of these works are provided at figures 16-18. The single storey element is shown in a photograph that must pre-date 1923 when Galsworthy extended the structure upwards to provide an additional bathroom at first floor level (figure 19).

Recent planning history

- 3.14 A number of alterations have been made to the building in recent decades. These have included the addition of a conservatory to the building (2001), the infilling of the rear courtyard with additional accommodation (2007), the construction of a new

garden wall (2007), the addition of a games room to the site (2008), internal and external alterations to the building including alterations to the north wing (2006) and the installation of replacement railings to the front forecourt (2000).

- 3.15 The alterations to the north wing in 2006 included the removal of a bay window to the western elevation, the removal of a bay window to the eastern elevation (small lightwell/courtyard) and replacement with French doors, the replacement of a sash window on the southern bay with a glazed door, an additional sash window to the same bay and a conservation-style rooflight in the northern roofslope of the property. All alterations were considered to be acceptable by the Local Planning Authority.
- 3.16 It is also evident that the garage has been rebuilt or substantially altered. The recent extensions to the building have significantly increased the footprint of the building.
- 3.17 The following sections of this report consider how these alterations have impacted on the significance of the listed building and where such alterations now allow for enhancements of the existing building through the proposed scheme.

Summary of physical development

- 3.18 Throughout its history, Grove Lodge has undergone a number of alterations. The key points from this history of development are as follows:
 - The building has grown from a modest cottage into a grander, enlarged Hampstead House;
 - Historic and recent alterations have significantly enlarged the footprint of the original building and of built development on the site;
 - The garden elevation of the building has been historically reconfigured;
 - Alterations were made to the northern wing in the Edwardian period and in recent years, including the addition of bays and the removal of internal walls;
 - The building has a confused appearance with Edwardian and Georgian details contrasting with more contemporary development;
 - The cellular plan of the building in the northern wing and at first floor level has been opened up and amended; and,
 - The northern wing of the building has been completely reworked.

Social History

- 3.19 The following paragraphs and accompanying table provide an overview of the building's social history, its history of occupation. Changes in ownership tally with alterations made to Grove Lodge during its history, as set out above.
- 3.20 It has been possible to trace the ownership and occupation history of Grove Lodge from 1871 to date using a combination of evidence such as newspaper articles, census returns and council applications. The following table sets out Grove Lodge's history of ownership, the relevant documentary sources and notes any particular points of interest. This information is accompanied by a summary of the social history of the building and its implications for the interpretation of its overall significance.

- 3.21 Grove Lodge has been occupied by a variety of families and individuals since 1871, predominantly as a private family home. Many of the occupants had interesting careers and lives and interestingly, a number are linked through journalism, writing and the press industry. There are also close links to the Cadbury family with both Bertram Fothergill Crosfield and John Crosfield both owning the building at different times almost fifty years apart. The best known association is the connection to John Galsworthy, the prominent author. A Blue Plaque commemorating Galsworthy's residency at Grove Lodge was fixed to the building in 1950.²
- 3.22 While Galsworthy's connection is an important one, other associations with inhabitants who were successful and well-known for their time should not be disregarded. While such associations do not necessarily add any additional significance to the built fabric of Grove Lodge, understanding the social history of the building does help to understand its overall significance and the history of its alteration and evolution.
- 3.22 As set out above the building has a long history of alteration. Many of the occupants identified below undertook alterations to the building of varying scale and importance.

² *The Times*, 9 January 1950

Date	Occupant	Use	Source	Notes
1861	Emma Thompson (Head) Frances Blundell	Private House	Census	Miss Thompson was a Shareholder in Crystal Palace and appears to have lived at Grove Lodge alone – with the exception of her 'General Servant.'
1871	Annie Roche (Head of Household) Eugenia Lynn (Sister) Eugenius Roche (Brother) George Roche (Brother) Annie Lynn (Niece) Adela Seymour (visitor) Mary Foot (Servant) Mary Montague (Niece)	Private House	Census	Annie Roche occupied the house from at least 1871 and died at Grove Lodge in 1904 aged 91. During the time of her occupation, the house appears to have moved from a private house to an informal boarding house. That is, Annie appears to have taken in boarders as additional income as she advanced in years. Annie and her siblings were the children of Eugenius Roche. Roche was born in Paris but moved to London at 18. He was regarded as one of the most able journalists of his time (the early 19 th century).
1881	Annie Roche (Head) Eugenius Roche Eugenia Lynn Annie Lynn Mary Montague Edith Sutherland (Servant) Elizabeth Sear (Servant)	Private House	Census	
1891	Annie Roche Eugenia Lynn Annie Lynn Mary Montague Fanny Hillier (Boarder) George Burn (Boarder) Elizabeth Ryan (Servant) Mary Carspin (Servant)	Boarding House	Census	By this time Annie is known as a Boarding House Keeper on the census return. Fanny Hillier was an accountant and George Burn was a clerk. The boarders at Grove Lodge were therefore 'respectable'.
1901	Annie Roche Annie Lynn Fanny Hillier (Boarder) James Donaldson (Boarder) Herbert Westlake (Visitor) James Eldon (Boarder) Francis O'Hara (Servant)	Boarding House	Census	The house is still operating as a boarding house. James Donaldson was a solicitor and James Eldon was a civil service clerk – again, respectable professions. Annie died in 1904.
1904	Sutton Sharpe Esq	Private House	Planning records	
1910	Edward Manville	Private House	The Times	Recorded as living here when the wife of Manville, Maud, died in December 1910.
1911	Betram Fothergill Crosfield	Private House	The Times, planning records, HHE, census.	Father of John Crosfield who purchased the house in 1966. In 1911, Crosfield Senior, who was managing director and co-proprietor of <i>The News Chronicle</i> and <i>The Star</i> . His wife was Eleanor Cadbury, daughter of Quaker chocolate maker George Cadbury. John Crosfield was born in the house in 1915.

Date	Occupant	Use	Source	Notes
1918	John and Ada Galsworthy	Private House	Census, planning records, HHE	Galsworthy died in January 1933 at Grove Lodge and his wife lived in the building until 1943 when the executors of the Galsworthy Estate put the house on the market.
1943	Bessie Romer	Private House	The Times	<p>Lived at Grove Lodge between 1943 and 1965. Bessie Romer's brother sold the house to John Crosfield in early 1966 following her death in 1965. Bessie left £212300 in her will. The auction notice, records that the house was put up for sale on the order of Executors. The advert stated that 'The perfectly appointed small freehold residence of the late John Galsworthy...a period house, unique in character and surroundings....4 bedrooms, 2 maid bedrooms, 2 bath rooms, study, library, lounge, dining room etc. Lovely secluded garden, garage.'</p> <p>A further auction notice issued on 8 November 1943 related to the sale of all of the building's furniture. The notice is headed 'John Galsworthy, Deceased' and refers to 'valuable antique furniture and effects' and general household contents.</p> <p>The Times records that 'The Hampstead Heath house, Grove Lodge, Hampstead Grove, of John Galsworthy OM, who died more than 10 years ago, will be offered for sale by auction on December 1, by order of the executors.</p>
1966 – 1998	John Crosfield	Private House	HHE, The Times	John Crosfield was the son of Bernard Fothergill Crosfield who purchased Grove Lodge in 1910/11 and sold the building to John Galsworthy in 1918. John Crosfield was an inventor and entrepreneur who was a pioneer in electronics. He invented press control equipment that enabled magazines to be printed economically in colour. His company played a leading role in colour scanning in 1958 and phototypesetting.
1998 – 2014	Private occupier.	Private House		
2014	Current occupier	Private House		

Table 1: Schedule of occupants of Grove Lodge: 1871-1984

4 Significance

- 4.1 Grove Lodge is a grade II listed building and is therefore considered to be a building of national historic and architectural importance. The list description for Grove Lodge notes some of the building's architectural and historic characteristics and its association with John Galsworthy but is clearly limited in terms of the building's overall significance and special interest. The significance of the building is broader than that set out in the list description, which is intended to highlight physical or associational features of interest and notes characteristics that aid identification. There are also parts of the building where significance has been diminished through inappropriate or less sensitive alteration. The following paragraphs consider the building's significance and where significance has been diminished.
- 4.2 Historically, Grove Lodge began as a smaller structure, most likely an ancillary structure to Admiral's House. The latter is a larger property and Grove Lodge abuts its boundary and adjoins it in certain areas. The relationship between Grove Lodge and Admiral's House is of some interest. The tall, more substantial Admiral's House dominates the local townscape with Grove Lodge providing a lower counterbalance, the length of its footprint being a contrast to the height of the former. Both buildings, while contrasting architecturally, work well together for these reasons and their palettes of materials add a sense of greater uniformity and consistency than would otherwise be perceived. Grove Lodge has some significance for its historic and architectural association and/or contrast with Admiral's Lodge.
- 4.3 Grove Lodge is also of interest for its role in the historic development of the wider Hampstead area. Its growth and later occupation by fashionable, wealthy families, highlights the transition of the area from a small-scale, semi-rural environment to effectively a residential suburb of London where it was highly desirable to live. The building retains characteristics of its more rural origins while also retaining the extensions and alterations that increased the size of the building principally during the early 20th century. Some elements are therefore largely unchanged, although these are few, while others highlight the evolution of the building and the wider area.
- 4.4 In its own right, the historic core of Grove Lodge is a simple building architecturally and not the result of a formal composition or design. The house is modest, brick-built and is set within a garden setting which again has no formal design or formal relationship with the listed building. It was simply built as a modest house with a garden. There are few elements of polite architectural interest and this is a building with a vernacular, local architectural significance. The significance of this has been diminished through continued extension and alteration to the building. The house is no longer the modest, early Georgian cottage it once was. There are now oversized elements attached to the building, such as the extruded roof forms, large dormers and the enlarged northern wing. Such alterations have established slightly awkward relationships between the various elements of the building and have been diminished in their own right through subsequent internal and/or external alteration.
- 4.5 Internally, the building has been substantially altered. The building was extended during the 19th century and the early 20th century and much of original Georgian character of the building has been eradicated. A few 18th century windows survive

but on the whole, the windows are Edwardian or modern replacements. The side (south) wall of the original house has been effectively removed, as have walls in the northern wing of the building. The original stair no longer exists and a modern stair in an Edwardian style in a reconfigured part of the building now provides the principal access between ground and first floor. Two secondary staircases provide access to the second floor.

- 4.6 While the house is now far from its original state, which has diminished its significance to a degree, the building does partially retain its cellular plan in parts and some of the proportions of the original house. On the whole, much of the plan of the building has been opened out excessively, particularly on the ground floor, which has negatively contributed to the overall significance of the building.
- 4.7 Recent extensions and development on the site add very little to the building and its setting architecturally. These are located on the south side of the house and include a large conservatory and games room. These extensions and additions to the site have added considerably to the footprint of the building but haven't added any sense of real architectural quality or interest to what is an important building. They do not enhance the significance of the listed building but rather detract from its established character and appearance.
- 4.8 Perhaps the most interesting element of the historic building is the room currently used as a dining room. This room is perhaps the only room on the ground floor of the house that retains its proportions, volume and character. The panelling around the walls of the room is not, however, original. This is the most significant element of the historic core of the building. Otherwise the greatest level of significance is in the external envelope of the original core of the house.
- 4.9 The building is also of importance for its association with certain occupiers of note. The connection with Galsworthy has been considered the most significant of the building's historic associations presumably due to the author's position within literary society and for the fact that certain works were penned at Grove Lodge. Of course, the social history of the building is far more interesting than what is actually a comparatively limited connection to Galsworthy. In addition, Galsworthy actually did very little to the house in terms of building works. The majority of these were undertaken by Bertram Fothergill Crosfield during the Edwardian period (these are the 1910 works referred to in the list description. Galsworthy's extension is not explicitly referred to in the list description). While not authors or members of literary circles, the Crosfield family were prominent in their own fields and the association with them also has significance. Several of the neighbouring listed buildings have similar associations with the literary or artistic world. Such associations typify what is an area that has always attracted such inhabitants seeking a fashionable and desirable place to live. The association with Galsworthy is therefore more reflective of Hampstead as a place than the interest of Grove Lodge itself.
- 4.10 Grove Lodge also has artistic or aesthetic significance. The building features in works of John Constable who was resident in Hampstead during the early 1820s. It was not the principal subject of Constable's works; this was in fact Admiral's House. Grove Lodge features in the foreground in views of Admiral's House. It is very much a secondary element in views from the west and south. The view from the south is

no longer possible as the site from which the painting is executed has been developed. The view from the west is a private view from the first floor of a neighbouring property (no. 2 Lower Terrace) and the building has been heavily altered since the painting was completed and is no longer recognisable as the same structure. There is no doubt however that the buildings together create a picturesque scene and an attractive, albeit accidental composition, for reasons set out above.

- 4.11 Grove Lodge sits to the east of its generous garden which extends to Lower Terrace. The garden adds to the open and green character of the area. As noted above, there are no formal design elements within the garden and there is no formal designed relationship with Grove Lodge itself. The garden area does however add to the setting of the listed building and its overall significance.
- 4.12 Also as noted above, Grove Lodge makes a positive contribution to the Hampstead Conservation Area. The conservation area is one of genuine significance given its history of development, its topography and landscape, the blending of the built environment with that topography and its semi-rural or rustic feel and charm. Grove Lodge contributes to this broader character and also to the significance of Admiral's Walk as an element within the conservation area.
- 4.13 There are clearly various strands of interest and value that together contribute to a building of some significance. These relate to Grove Lodge's origins, architectural and historic interest, the position of the building in local history and townscape, its relationship with its neighbours, and its connection to people of note. These strands also include the original Georgian character and quality of the original building on the site. Conversely, much of this character has been removed from the building and the resulting structure is an amalgam of different styles, extensions and additions. While these are picturesque and unified through a shared palette of brick and tile, on close inspection, there are awkward junctions and elements of the building that diminish from its overall architectural form and interest and therefore, detract from its overall level of significance.
- 4.14 The following sections address how the proposed scheme will enhance the significant elements of the building while taking the opportunity to repair and rationalise a long history of extension and alteration.

5 Outline of the proposals

- 5.1 The following section provides a brief outline of the scheme now proposed and should be read in conjunction with the Design and Access Statement prepared by design-NA Architects. As noted in the introduction to this report, the submitted scheme is a revised scheme that has been prepared following the withdrawal of application references 2015/0886/P and 2015/1032/L in March 2015. The following report therefore notes the main elements of the withdrawn scheme and sets out the key changes between the latter and the scheme now currently proposed. In addition, this section highlights the nature of comments made during the consultation period for the withdrawn application and how these comments have been addressed. Further consideration of these comments is set out at section 7.

The February 2015 Scheme

- 5.2 The intention of the scheme was to refurbish and restore elements of Grove Lodge while sympathetically and appropriately extending the building and rationalising a history of *ad hoc* and often insensitive alterations, extensions and additions to the site. Its purpose was to create a single family dwelling.
- 5.3 The main elements of the proposed scheme included:
- Reinstatement of a more cellular plan to the ground floor of the building, repairing parts of the building where walls have been removed, both internally and externally;
 - Rationalisation of the existing *ad hoc* extensions to the south elevation and additions to the site which effectively create the southern wing – this includes the modern games room, conservatory and garage and 1920s addition. A high-quality, contextual and responsive extension that respects the existing building while minimising its footprint was designed to replace the *ad hoc* extensions;
 - Excavation around the proposed extension to allow for landscaping works and basement extension to the main house and a new modestly-scaled orangery to the far north-west of the site;
 - Sensitive repair and redecoration of Grove Lodge where necessary and reinstating historic features where appropriate.
- 5.4 The overall aim of the project was to rationalise and improve upon Grove Lodge's existing accommodation while respecting the building and its undoubted significance and interest (as set out in section 4 above).

Consultation responses

- 5.5 Many responses were received from a wide variety of consultees in relation to the withdrawn scheme. Comments received covered a range of planning issues including those relating to the historic environment. The comments can be grouped together under the following subject areas or areas of concern (as noted above, these are discussed in more detail in section 7):
- The effect of the proposed scheme on Constable's views of the building and along Admiral's Walk;
 - The proposed demolition of the John Galsworthy extension;
 - The relationship between Grove Lodge and Admiral's House;

- The boundary wall to the west of the main house;
- Relationship of the proposed scheme with its conservation area setting;
- The effects of the proposed scale of the extension;
- The issue of whether the proposals would establish a precedent;
- The appropriateness of the design;
- The perceived demolition of '30%' of the building;
- The proposed garden building would affect the locality;
- Whether the merits, interest, significance and character of the existing building were sufficiently taken into account in the development of the proposals;
- The suggested subordination of an old farm house; and,
- Whether the scheme was policy compliant.

5.6 In the preparation of the revised scheme, these comments have been considered and addressed as far as is possible and the scheme amended accordingly.

The proposed scheme July 2015

5.7 The overall aim of the scheme now proposed remains the same: to refurbish and restore elements of the building while sympathetically and appropriately extending the building. The basis of the design is still to rationalise a history of *ad hoc* and often insensitive alterations, extensions and additions to the site while creating a single family home which is appropriate for this property in its location. While these basic facts remain, the scheme has evolved to considerably reduce its scale and height. The key elements and principles of the proposals continue to involve a basement extension but there are some differences which can be summarised as follows:

- The John Galsworthy extension will be retained and remain completely intact and visually unaltered from the front elevation;
- Compared to the previous scheme, this means the extension to the south has been removed, with the proposed new bedroom added to the west, over the reception room;
- The extension will not increase the building footprint, as it extended into areas that are already built on – leading to a footprint that reduces slightly compared to existing
- The plans follow the current architectural design and roof line and profile;
- The plans involve the removal of the current garage, the brick wall along Admiral's Walk, and the office at the back, rationalising the building's footprint
- Reduction in area of proposed basement extension;
- Relocation of proposed orangery to away from boundary wall and neighbouring properties out of view to more central position on line of existing garden wall;
- Removal of the basement from the proposal for the orangery;
- Retention of significant part of existing garden wall; and
- An increase in the number of newly planted trees as well as the retention of more apple trees to provide screening and retain the rustic nature of the conservation area.

5.8 The reinstatement of a more cellular plan to the building, which relates better to its origins, the sensitive repair and redecoration of Grove Lodge where necessary and reinstating historic features where appropriate continue to form part of the overall scheme.

- 5.9 The current scheme is assessed against relevant historic environment policy, the significance of the building and comments received from consultees in section 7. The following section (6) sets out the relevant historic environment policy.

6 Planning Legislation & Policy context

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

Legislation

- 6.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Building and Conservation Areas) Act 1990. Section 66(1) of the Act requires decision makers to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention...to the desirability of preserving or enhancing the character or appearance of that area'.

The National Planning Policy Framework

- 6.3 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the government's approach to the historic built environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.
- 6.4 Paragraph 126 sets out that local authorities should 'set out in the Local Plan a positive strategy for the conservation and enjoyment of the historic environment'. In doing this, they should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and,
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 6.5 Paragraph 128 states that applicants should 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.' A history of the site and a statement of significance are presented in this report.
- 6.6 At paragraph 129, local authorities are asked to identify the particular significance of a site and use this assessment 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.
- 6.7 Paragraph 131 states that in determining planning applications, local 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.

- 6.8 Paragraph 132 sets out 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.' Paragraph 133 goes on to say substantial harm or total loss of significance may be acceptable only in exceptional circumstances.
- 6.9 Paragraph 134 deals with cases where a proposal causes less than substantial harm to the significance of a designated heritage asset such as a listed building or Conservation Area. It states that any such harm should be weighed against the public benefits of the proposals.
- 6.10 Paragraph 137 states that 'local authorities should 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.'
- 6.11 The NPPF is supplemented by the National Planning Policy Guidance (NPPG) which provides guidance on the practical application of the relevant policy framework. The PPS5 Historic Environment Practice Guide, the 2010 precursor to the NPPG, was officially cancelled by government at the end of March 2015.

The London Plan

- 6.12 Policy 7.8 'Heritage Assets and Archaeology' aims at ensuring the identification and sensitive management of London's heritage. It states that development should identify heritage assets where appropriate, and if necessary work towards sustaining and enhancing their significance.

London Borough of Camden's Local Plan

- 6.13 There are a number of policies within the London Borough of Camden's (LB Camden) Core Strategy and Development Policies that seek to preserve and enhance the borough's historic environment, and protect elements and features of special interest. They guard against inappropriate and insensitive alteration, adaptation and development. The relevant policy from the Core Strategy in relation to the historic environment (CS14) sets out Camden's overarching strategy and focuses on the need to preserve or enhance heritage assets and their setting and the requirement for new development to be of the highest quality and to respect local context and character.

- 6.14 DP24 of LB Camden's *Development Policies* Document provides further guidance on the Council's approach to 'Securing high quality design'. The policy sets out that 'The Council will require all developments including alterations and extensions to listed buildings, to be of the highest standard of design and will expect developments, including alterations and extensions to consider: the character, setting, context and form of neighbouring buildings; the character and proportions of the existing building; the quality of materials to be used; the provision of visually interesting frontages at street level; the appropriate location for building services equipment; existing natural features, such as topography and trees; the provision of hard and soft landscaping including boundary treatments; the provision of appropriate amenity space; and, accessibility.
- 6.15 DP25 of LB Camden's *Development Policies* Document provides further guidance on the Council's approach to the historic environment. The main points of this policy in this instance are as follows.
- 6.16 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; and,
 - d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area.

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.

Hampstead Conservation Area Statement

- 6.17 The Hampstead Conservation Area Statement is discussed in some detail in section 2. The Statement contains a section on guidelines on development in the conservation area. Relevant guidelines in this case include:
- H1 – Archaeology
 - H2 – Basements
 - H10-H11 – Front Gardens/Backland/Rear Gardens
 - H12-H15 – Listed Buildings
- 6.18 The guidelines are intended to help manage change and development within the Hampstead Conservation Area. They seek to protect the architectural and historic interest of the conservation area as a whole as well as protect the character and special interest of individual heritage assets.

7 Assessment of the proposals

- 7.1 The following section provides a brief overview of the proposed scheme and an assessment of the acceptability of the proposals against the significance of the building. It also takes into account the key elements of the revised scheme and how they have responded to consultation comments.

Overview of the proposed scheme

- 7.2 Overall, the scheme continues to be sensitively considered and developed to bring out the best qualities of the listed building, to work with its existing character, appearance and significance and to enhance the building wherever possible. The proposed scheme (revised) includes the following key elements:

- Sympathetic enhancement of the grade II listed Grove Lodge;
- Rationalisation of the existing *ad hoc* extensions and site additions to the south elevation and south of the building;
- Reinstatement of a more cellular plan to the ground floor of the building, repairing parts of the building where walls have been removed, both internally and externally. This includes the internal arrangement of the northern wing and the reinstatement of the original southern wall of the house;
- Retention of the existing two-storey extension that was added to the building in the 1920s by John Galsworthy
- A first floor bedroom added above the proposed reception room to the west;
- A basement extension around the existing basement – the proposed basement does not extend under the existing listed building to the north (and reduced under the revised scheme);
- The removal of existing garden buildings, the provision of a new, modestly scaled and detailed orangery in a revised location and the retention of a substantial part of a historic garden wall.

Consideration of the proposals

- 7.3 The proposed scheme preserves the special architectural and historic interest of the listed building and preserves and enhances the character and appearance of the Hampstead Conservation Area, and thus complies with s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.4 The general thrust of national and local policy seeks to protect the special interest of designated heritage assets or listed buildings. The London Plan states that development should work towards sustaining and enhancing the significance of heritage assets. In this regard, the National Planning Policy Framework (NPPF), which aligns with the statutory duties set out in the 1990 Act, sets out that proposals should not cause harm to the significance of heritage assets. It states at paragraph 132 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

- 7.5 Paragraph 132 introduces the idea that the more important an asset, the greater the weight to be given to its conservation. It follows that the more important an *element* of an asset, the greater weight should be given to *its* conservation and that where there are less significant elements of an asset, there is scope for alteration through managed change. There is effectively a potential hierarchy of significance for individual buildings where some areas or elements of a building are less significant than others. Paragraph 132 also rightly points out that significance can be harmed through ill thought out and inappropriate alterations. It is vital that the significance of the building and its setting is understood prior to developing proposals and in the case of Grove Lodge, this understanding has underpinned the evolving design from the outset. The proposed alterations to the building have been identified for sound architectural, design, functional and conservation reasons and, as shown below, the various elements of the proposals can be fully justified in these terms.
- 7.6 Paragraphs 133 and 134 of the NPPF deal with the matter of harm and set out that harm can be substantial or less than substantial. 'Harm' should identified and be justified. While the acceptance of substantial harm to a heritage asset is usually exceptional, 'less than substantial harm' may be outweighed by the benefits of the proposals. 'Less than substantial harm' is a broad categorisation that encompasses a considerable array of impacts from virtually no harm to almost substantial harm. The impact of the proposals on the significance of the relevant element will need to be carefully considered and a balanced decision taken on the degree of harm against relative significance. The loss of non-significant features would not cause harm and the reinstatement of other features and forms would be beneficial. A balanced and proportionate approach in the development of proposals and in their judgement is essential.
- 7.7 Local policy also seeks to minimise the harm caused through DP24 and DP25. A number of criteria are set out in DP24 that stipulate the prerequisites of appropriate development and DP25 sets out that alterations and extensions would only be permitted where they did not harm the special interest of a listed building or its setting. Similarly, such proposals would only be acceptable where they preserve or enhance the character and appearance of a conservation area.
- 7.8 The following paragraphs consider the effects of the proposals on the special interest and significance of Grove Lodge, the character and appearance of the Hampstead Conservation Area and the setting of neighbouring listed buildings. The paragraphs take into account the national and local historic environment policy as set out above and justify the proposed changes to the building. It is considered that the proposals represent a well-considered and responsive scheme for extension of the existing building and the following paragraphs give weight to this conclusion.

Grove Lodge alterations

- 7.9 There are a number of works proposed to the existing building at Grove Lodge, aside from the proposed extension which is discussed in more detail below. The

significance of the existing building is derived principally from its historic Georgian core and the proposals seek to strengthen and enhance this core by reinstating principal walls and features that will contribute to and enhance the significance of the building. Recent and 20th century works of extension to the northern wing will be reversed to recreate a more cellular plan. This is a positive package of works that will enhance the significance of the listed building and its architectural and historic interest while respecting a number of later interventions.

- 7.10 The original footprint of the Georgian core of the house will be reinstated with a new wall at its southern end at ground floor level. This will return the small-scale, domestic character to this part of the building, improve its legibility and provide a genuine enhancement and benefit, reinstating more of original cottage/farmhouse proportion and form that has been highly valued during the consultation process. The former lightwell/courtyard at the building's north-eastern corner will also be reinstated and will return a degree of solidity to the existing building. New, appropriate decorative finishes also form part of the proposals alongside the building's general repair and restoration where necessary.

- 7.11 The significance and architectural and historic special interest of Grove Lodge has been a real and genuine consideration throughout the development of the withdrawn and the revised scheme. While views of the building from the east record the building's possible more agricultural origins, they do not take into account the fact that Grove Lodge is a much larger and much altered building that should be considered in the round. This does not detract from the fact that the view is important or that the building's historic origins are of significance but it is vital to highlight that the building has evolved and this is specifically mentioned and acknowledged in the Grove Lodge's list description.

- 7.12 Grove Lodge is a listed building that has changed considerably since first constructed. Some of the layers of the building's history and development are intelligible, others far less so. Much of the original building has been obscured through later intervention and alteration. The focus of the revised proposal is obviously to extend the building but also to reinstate some of the historic character and appearance to its key parts. Areas of varying significance and value have been identified and the greatest degree of alteration focussed on areas of lesser sensitivity.

- 7.13 The proposed scheme is intended to reverse some of the later intervention and alteration. This will see the reinstatement of more of the character of the original building such as the reprovision of external walls to the main building. This will reinstate more of the cellular plan of the building that has been partially lost during the 20th and 21st centuries.

Amendments to the withdrawn scheme for extension

- 7.14 The previous scheme involved the demolition of the Galsworthy extension and the provision of a three-storey southern extension over a basement. Comments received during the consultation period stressed the views that the Galsworthy extension was of value, that the proposed extension would impact unfavourably on views of the building painted by John Constable and that the scale of the proposed extension would harm Grove Lodge and its relationship with Admiral's House. The

proposals now leave the Galsworthy addition to the building completely intact when viewed from the east and the south. The proposed accommodation has been moved to the west, over the proposed new reception room, with the result that it manifests itself from Admiral's Walk set back behind the Galsworthy extension with a much reduced impact and as a much smaller building in scale and height.

The Galsworthy Extension

- 7.15 John Galsworthy occupied Grove Lodge during the early decades of the 20th century until his death in 1933. Mrs Ada Galsworthy continued to occupy the house until 1943 (as noted by a consultee – this report has subsequently been amended). One of the building's extensions that was previously identified for demolition is a southern extension added to the building in 1923. This was built during Galsworthy's occupation of the house to provide an en-suite bathroom to the first floor level and additional accommodation at ground floor level.
- 7.16 Clearly, Galsworthy's association with the house is of historic interest. Galsworthy worked and wrote in the building, is mentioned in its list description and a blue plaque records his ownership and occupation during the early 20th century. Galsworthy is a writer of note but not a renowned architect. The extension is not specifically referred to in the list description (as was noted in one consultation response prepared by The Conservation Studio); the 1910 works by Fothergill Crosfield are specifically mentioned. The ground floor rear wall of the extension has been removed to allow access into a modern rear conservatory and the southern ground floor extension has also been altered.
- 7.17 It is now proposed to retain the Galsworthy extension in its totality while connecting it to a new extension to the rear. This will enable the Galsworthy extension to be read as it has been since built from Admiral's Walk, and the new extension will tuck behind it set back from the frontage.

The proposed southern extension July 2015

- 7.18 This now merely comprises the basement and newly reconstructed garage at ground floor and does not include any development above ground floor, leaving views from Admiral's Walk unchanged. A benefit of the revised approach is the removal and rationalisation of the extensions and side additions to the south of the building which includes the existing garage, conservatory and games room. These buildings have significantly enlarged the footprint of Grove Lodge and introduced a mixed, lower-quality group of buildings to the site.

Constable views

- 7.19 A number of consultation comments were raised about the effects of the proposed scheme on historic views of Grove Lodge and Admiral's House captured by John Constable in the early 1820s. There are three such works that were undertaken by Constable. These are now in the collections of the Victoria & Albert Museum, Tate Britain and the Alte Nationalgalerie, Berlin. An important point to note about these images is that they represent a snapshot in time of views principally of Admiral's House that have since evolved and altered.

- 7.20 The views painted from Lower Terrace (now held by the V&A and the Alte Nationalgalerie) show Admiral's House with Grove Lodge in the foreground. The works also show a third building in the view which appears as a small, tower-like building with a lean-to side addition.
- 7.21 A key point here is that this exact view no longer exists. The relationship between Grove Lodge and Admiral's House can still be appreciated and is legible but Grove Lodge itself now has a different architectural character. The pediment to the building has been removed and the building significantly extended to the north, it would now obscure more of the flank wall of Admiral's House which is more prominent in Constable's paintings. In addition, Grove Lodge has been extended to the south, first by Galsworthy and then by later residents thus removing the view through to the trees beyond. In addition, the tower-like building no longer exists and Terrace Lodge now forms part of the view. The V&A work shows Grove Lodge and the third building appearing to coalesce but the Alte Nationalgalerie work shows them as distinct and separate entities.
- 7.22 The third image was painted from the south, across a pond that was historically located to the south of Grove Lodge and Admiral's House. A route through from Admiral's Walk/The Grove extended south to provide access to the pond, running along the side of the boundary wall to Fenton House (shown in figure 7 of the Heritage Statement). The Heritage Statement notes at figure 8 that 'the view no longer exists due to more recent development of the viewing point.' This is intended to mean that the exact view point no longer exists, nor the foreground to the view, rather than that the relationship between Grove Lodge and Admiral's House can no longer be appreciated.
- 7.23 Redevelopment of the site of the pond occurred during the 19th century when Rickford Lodge was constructed over the site of the pond. Rickford Lodge was demolished to make way for the construction of Broadside and Fleet House. Rickford Lodge Flat, which was also built on the site of the pond and its surrounds, remains and is accessed via Windmill Hill.
- 7.24 Constable's image represents an early 19th century, bucolic view of Hampstead but it is true to say that the viewing point no longer exists. The relationship between Grove Lodge and Admiral's House remains legible from Admiral's Walk, and indeed the footpath to the south (as raised by consultees), but the viewing point across the pond can no longer be accessed or appreciated.
- 7.25 The views painted by Constable clearly have artistic interest and merit. They are also of interest for their depiction of Hampstead and its buildings at a point in time (Constable painted a number of Hampstead views not solely the Admiral's House or The Grove). However, it must be acknowledged that these views have changed, reflecting the fact that Hampstead has changed since Constable experienced it.
- 7.25 In the Constable view from the south (figure 8) which has changed not least through the addition of the Galsworthy extension, the coped gable and chimney stack of the original building are evident. These are still visible today beyond the Galsworthy extension. The approach now offered by the revised scheme, to effectively extrude the existing Galsworthy extension westwards, would preserve the view of the gable

and chimney stack from the south. These would continue to remain visible and legible parts of the building as a result of the scheme now submitted.

- 7.26 The relationship between Grove Lodge and Admiral's House depicted in Constable's work is something to be appreciated. The proposed scheme would allow for the juxtaposition of two buildings to continue to be experienced and for Admiral's House, the least altered and imposing building of the two, to still be the dominant feature in such views.

Views from Admiral's Walk

- 7.27 Consultee responses also identified views along Admiral's Walk as being of significance and highlighted the contribution to the area's generally picturesque and rustic character made by Grove Lodge. Responses were also concerned with the potential effects on the relationship between Grove Lodge and Admiral's House in the townscape. This report does not disagree with the fact that Admiral's Walk has character and interest and that Grove Lodge contributes to that character and interest. Insofar as the scheme now proposed is concerned, which has substantially reduced the scale and height of the southern extension and reconsidered its architectural character, it is considered that the proposed extension, set back behind the Galsworthy extension, would not harm this view.
- 7.28 In common with many parts of Hampstead, the view of Grove Lodge and Admiral's House along Admiral's Walk has developed and changed since the buildings were first constructed. The buildings have been extended and adapted to suit changing times and the needs of occupiers. In describing Admiral's Walk, LB Camden's Conservation Area Statement for Hampstead states that 'Admiral's Walk linking Hampstead Grove to Lower Terrace is almost rustic in appearance and is dominated by Admiral House (c.1700, listed) at its western end. A tall distinct stucco building with a Tuscan portico and quarterdeck on the roof added by a late 18th century owner. Grove Lodge is attached to Admiral's House and is about the same age. Beyond this point, two 1950s detached houses contrast in scale and style to the historic buildings that dominate the road. Opposite is Terrace Lodge (listed, early 19th century), a detached stucco villa set back behind a verdant garden and elegantly trimmed hedge.'
- 7.29 It clearly states that the road is dominated by Admiral's House, a large and visually prominent building. Admiral's House is a very robust building architecturally and in scale. It dominates the north side of the road. The boundary wall to Fenton House is also prominent in the street. The direct view along Admiral's Walk, before it kinks around the southern end of Grove Lodge, is terminated by the garage of the latter. In the revised scheme this will remain the case, although the eastern elevation of Grove Lodge would be extended southwards albeit in a more modest and humble way than under the withdrawn scheme. The architecture of the extension is inspired by Grove Lodge itself and traditional and historic local buildings – it does not diverge from the established local pattern of development or architectural vocabulary.
- 7.30 The proposed southern extension to the Galsworthy extension has been removed completely above ground floor, when viewed from the east and south to continue to allow the existing building of Grove Lodge to be the prominent feature in views and

in the townscape. The proposed extension to the west would be subordinate to the existing building and would not dominate the building or associated views.

- 7.31 The view would be altered but the new building in the view would relate to the existing Grove Lodge and surrounding historic buildings. It is lower than the ridgeline of the existing building and Grove Lodge has an existing footprint in the location of the proposed extension - it is not proposed to infill a currently vacant space.

- 7.32 The view and relationship between Grove Lodge and Admiral's Walk would continue to be legible. Grove Lodge would appear as low and longer alongside the substantial Admiral's House which rises approximately two-storeys above Grove Lodge and far along the north side of Admiral's Walk. Its dominance in views along Admiral's Walk would not be affected and the historic relationship between Grove Lodge and Admiral's House would remain legible. Admiral's Walk would retain the rustic feel noted in the Conservation Area Statement. This rustic character is not entirely determined by the two buildings noted – this emphasis and observation is not made in the Conservation Area Statement – the high walls and planting of the area more generally also contribute to this character.

- 7.33 Views within conservation areas and of listed buildings are clearly important in informing our appreciation and understanding of heritage assets. In this case, there is no formal designation protecting the view along Admiral's Walk and as noted above, it is considered that the revised scheme would not cause harm to either views of groups of buildings or views within the conservation area.

Effects of the revised southern extension

- 7.34 The proposed southern extension has been revised following further consideration of the proposals and of responses during the consultee period of the withdrawn application. The revisions relate principally to the height, scale and architectural language of the proposed southern extension as read from the east and south. They also react to concerns raised about the value of the Galsworthy extension and the effect of the proposals on Constable's views.

- 7.35 The proposals no longer involve the substantial demolition of the Galsworthy addition to Grove Lodge and therefore, the level of harm discussed in the previous heritage statement is removed. Rather than demolishing an element of historic interest, the scheme now incorporates the addition and only seeks to demolish more recent additions to the site and building which are not of historic or architectural interest. The proposed southern extension now only comprises the basement extension and ground floor garage. It is architecturally in keeping with Grove Lodge while being subservient to the latter structure. There are two distinct phases of development which would continue to be legible in the townscape. The status of Admiral's House would not be diminished or negatively affected by the proposals which would actually reinforce the vernacular architectural character of the existing building.

The proposed rear/basement extension

- 7.36 The revised rear/basement extension would reduce the existing footprint of both the building and the previous iteration of the basement extension while adding a new element to the site of genuine quality and architectural interest. The building responds to the established character of Grove Lodge and the wider area while not attempting to mimic its characteristics or features. It is intended to be a complementary addition to the building while clearly retaining a sense of being a high-quality addition to a historic building.
- 7.37 The proposed revised extension rises to first floor above the proposed new basement. The basement is lit via a courtyard towards the south of the site which would be tucked away from and is effectively hidden from the listed building. The basement would not manifest itself in any other part of the site. This is the most appropriate part of the site for the basement courtyard/lightwell to be located. No major underpinning is required in order to deliver the basement extension and it would not put Grove Lodge or neighbouring listed buildings at risk. No part of the new basement extension would extend beneath the existing historic building but it would sit around the building's existing small basement.
- 7.38 The proposed rear extension is to be constructed in brick with a pitched/flat roof behind a parapet. The materials have been chosen to relate positively to the host building and others in the locality. The fenestration of the proposed extension will respond to that of the existing building. The basement, which would not be manifested above ground level and effectively hidden away at the southern side of the site would not harm the overall visual character, quality and interest of Grove Lodge or its context.

The Orangery and garden wall

- 7.39 The orangery was originally designed as a two-storey new element at the western end of Grove Lodge's garden. As part of the revised proposals, this has been relocated to a more central position within the garden thus removing its visual impact on and from surrounding properties and places. This visual impact was raised as a concern in consultee responses. So too was the demolition of the garden wall that runs across the garden. This is now substantially retained and will continue to be a prominent feature within the garden. Some opening of the wall is necessary but the character and appearance of the wall will be protected.
- 7.40 The footprint of the building would essentially replicate that of the footprints of existing garden buildings. As with the extension to Grove Lodge itself, the proposed garden building would relate to the architectural language of Grove Lodge and be simple, elegant and modest in character. It is considered that the approach to the garden building is a sensitive way of providing accommodation within the garden while having a negligible impact on Grove Lodge and its surroundings.
- 7.41 The proposed palette of materials for the garden building and the new extension to Grove Lodge is simple and relates well to the existing listed building and others in the neighbourhood. The palette would include brick, painted brick and render, the intention being not to compete with the brickwork of the listed building.
- 7.42 The proposals include a net increase in tree cover of 9.5% over the existing situation resulting in improved screening, particularly along Lower Terrace. In addition, most

trees to be planted will be semi-mature, which will create immediate impact on the level of screening. The relocation of the orangery also means that fewer apple trees will be removed and additional fruit trees including cherry and walnut trees are also planned to be planted alongside Lower Terrace and Terrace Lodge enhancing the leafy character of the conservation area and the setting of the listed building.

The Hampstead Conservation Area

- 7.43 The Hampstead Conservation Area encompasses a large geographical area and a wide variety of historic buildings. It is an area of great significance that is derived from its semi-rural landscape, its topography, its historic development and the quality of its built environment. Development within the conservation both respects and takes advantage of its topography and leafy character. The Hampstead Conservation Area is not a 'static' area or one suspended in time. As to be expected in a desirable place to live, inhabitants have historically developed and refined their houses according to popular style and taste. Many of the listed buildings nearby have been altered or redeveloped at some point – Grove Lodge itself included. Alongside remodelling of the existing building stock is the continual addition to the townscape and slopes of the area. Grove End, Fleet House and Broadside are examples of this and Admiral's House in its current form is itself a remodelling of an earlier house.
- 7.44 Proposals affecting a conservation area should preserve or enhance the character and appearance of that conservation area (the statutory test). National and local policy considerations adhere to this statutory test. The concept of 'harm' identified in the NPPF relates to conservation area statute and policy where proposals fail to preserve or enhance and instead harm is caused.
- 7.45 It has been noted above that Grove Lodge makes a positive contribution to the character and appearance of the conservation area. Not all buildings make a positive contribution – the Hampstead Conservation Area Statement identifies buildings across the conservation area that detract from its special interest or have a neutral effect. In the area around Grove Lodge, both Broadside and the 1950s Fleet House are considered to be neutral.
- 7.46 The main effect of the proposals on the Hampstead Conservation Area relates directly to Admiral's Walk. As noted above, the proposed scheme would bring about a change to the site but again, it does not necessarily follow that change is harmful. Admiral's Walk is dominated by Admiral's House and its walls and the walls of Fenton House. Brick and stucco is prevalent and trees and the open spaces of gardens also add to the character and appearance of the street. The proposed scheme does not impact on these characteristics but preserves this situation. While an extension to the building is proposed, it would not lead to Grove Lodge challenging the dominance of Admiral's House but would instead be entirely sympathetic to its context. Rather than take an overtly contemporary approach to the building, a traditional design has been developed in order to respect the local area and its characteristics. The extension to Grove Lodge respects the latter and also the surrounding townscape, preserving the rustic character identified in the Hampstead Conservation Area Statement. The proposals also enhance the character and appearance of the conservation area through the removal of inappropriate elements and general improvements to the building. The character and appearance

of the conservation area as a whole or Sub Area Four would therefore be preserved and enhanced by the proposed scheme.

- 7.47 The basement level extension would not be visible from within the conservation area except for in private views from within the site. This element of the proposals would therefore cause no change to the character and appearance of the conservation area. It is therefore considered that in the context of the conservation area and also in its relationship to Grove Lodge, the proposals would not cause harm but will preserve and enhance both the listed building and the character and appearance of the conservation area and would accord with national and local policy. The following paragraphs discuss the effects of the proposals on neighbouring listed buildings.

Listed buildings

- 7.48 As set out above, there are 8 grade II listed properties in close proximity to Grove Lodge which include Admiral's House, Netley Cottage, Terrace Lodge, Upper Terrace House, Fountain House, and nos. 1, 2 and 3 Lower Terrace.
- 7.49 Admiral's House (figure 20) has already been discussed above in the context of the Hampstead Conservation Area. The building is a tall, characterful and dominant structure, the significance of which is derived from its historic development, its architectural quality and character, being a developed site of some antiquity and being something of a local landmark through its scale and interest. It is an unusual building form in this rustic or semi-rural context. Constable clearly enjoyed its character and appearance and painted the building during his stay in Hampstead. Admiral's House is grounded and embedded into the fabric of the area through its long boundary walls and Grove Lodge which are both long and low and act as a counterbalance to the building.
- 7.50 The proposals would represent a minimal change in the setting of the Admiral's House but they would not affect the landmark quality of the building – the sheer strength of the building and its dominance over Admiral's Walk would not be diminished through the planned extension or other alterations. The revised proposals are sympathetic to the architectural quality and materials of the host building and to Admiral's House and traditional in nature. They emphasise, rather than detract from, the existing architectural character and significance of Admiral's House's setting. It is therefore considered that the proposals would not cause harm to the significance of Admiral's House or its setting and would therefore accord with local and national historic environment policy.
- 7.51 Netley Cottage is situated to the north of Grove Lodge and abuts the building and Admiral's House. Its setting therefore includes this group of buildings as well as its wider context. As with Grove Lodge and Admiral's House, Netley Cottage's significance is derived from its historic development, scale, architectural character and form, materials, and relationship to its neighbours, topography and context.
- 7.52 While the proposed refurbishment and extension of Grove Lodge would fall within the notional setting of Netley Cottage, in reality, the proposed scheme would not be experienced alongside the latter spatially. There would be no direct physical or visual relationship as there is between Grove Lodge and Admiral's House. The

significance of Netley Cottage would obviously not be directly affected by the proposals and the wider setting of the building and its appreciation in that setting would also not be affected.



Figure 20: Admiral's House and Grove Lodge (1970s).

- 7.53 Terrace Lodge is situated to the west of Grove Lodge. Dating to the early 19th century, it is a clearly a later building than many of the houses within its context. Its significance is derived from its locally unusual architectural character, a more Gothic Regency style, its history, materials, and its relationship to surrounding development, the topography and its semi-rural setting. Terrace Lodge addresses Lower Terrace and effectively turns its back to Grove Lodge and Admiral's Walk.
- 7.54 The proposed scheme does represent a change within the setting of Terrace Lodge but is one that would not cause harm to its setting. The changes would be barely perceptible from within the property and the building would continue to be prominent due to its own architectural character. There would be no risk to the building through the construction of the proposed scheme and visually, spatially and physically there would be no harm caused to the setting of the building. In fact, in the removal of less sympathetic elements from the site and their replacement with a scheme of greater architectural integrity, the setting of the building would be enhanced.
- 7.55 Upper Terrace House is a substantial building to the north-west of Grove Lodge. It is set within a generous garden which is heavily treed, particularly around its southern boundary. Upper Terrace House is an example of a building that has evolved throughout its life, starting as a small group of Georgian properties and eventually being heavily reworked in the 1930s by the architect Oliver Hill. The building is emblematic of the cyclical nature of many buildings in the Hampstead Conservation Area and the tendency for houses to be reworked during their lifetime.

- 7.56 Although relatively close to Grove Lodge, there is some distance between Upper Terrace House and the former. The proposed scheme would not be visible in views of, to and from Upper Terrace House and the proposals would not affect the visual or spatial experience of the building. It is therefore considered that the setting of Upper House Terrace would not be harmed by the proposals.
- 7.57 Fountain House and nos. 1-3 Lower Terrace are situated to the west of Grove Lodge and are separated from the site by Windmill Hill and Lower Terrace. Again, while in theory being nearby to the Grove Lodge, there is some distance between them and a clear separation by local roads, the topography and planting. The buildings form an interesting and eclectic group of late 18th and early 19th buildings the significance of which is derived from the aesthetic value of their grouping, their historic development, their form, architectural qualities and materials and their relationship to the local topography and context.
- 7.58 Given the degree of separation, open space and treed nature of the intervening space between the buildings and Grove Lodge, the proposed scheme would not be prominent within the setting of this group of listed buildings. The very top part of the garden building would be visible but this would not harm the setting of neighbouring buildings given its proposed height, scale, form and detail.
- 7.59 It was from no. 2 Lower Terrace that Constable painted Admiral's House – this was one of his chosen viewing points (figures 8 and 9). The view of Admiral's House from this viewing point would not be impeded by the proposed scheme and of course, the view has already changed significantly through the reworking of Grove Lodge in the first instance and the development of Terrace Lodge in the second. It is therefore considered that as with other neighbouring listed buildings, while there would be a change in the wider setting of the listed buildings, this change would not be harmful. The individual significance of all listed buildings would not be directly affected or harmed by any aspect of the proposals and neither would their setting.

Summary and conclusions

- 7.60 The revised scheme has addressed many of the concerns and issues raised during the public consultation period. While it is considered that the withdrawn scheme complied with legislation and national and local policy and guidance, the merits of the revised scheme are evident. The Galsworthy wing will be retained, thus removing this level of harm to the listed building. The gable end and chimney seen in Constable's painting from the south would continue to be legible features. The existing building would not be obscured but would be complemented by the proposed extension and enhanced through internal works.
- 7.61 Proposals for the alteration and extension of listed buildings and for development within their setting are judged against relevant historic environment policy. The thrust of local and national policy in this case is shaped so as to manage change to heritage assets and to minimise harm. Alterations and extensions that would be considered to be unacceptably harmful would not be permissible. In considering the impacts of the revised proposal on Grove Lodge, as a grade II listed building, it is therefore to consider whether the proposals cause harm to the heritage asset.

- 7.62 Comments made during the consultation process suggested that the proposals would cause 'substantial harm by obscuring the farmhouse character of the existing building and harm to the setting of listed buildings by obscuring its historical relationship with Admiral's House.' The relationship between the revised extension and its impact on Grove Lodge, neighbouring listed buildings, views of listed buildings and within conservation areas, and on the Constable views have been discussed above. It is considered that the revised scheme has successfully addressed many of the concerns raised during the consultation process in response to the withdrawn application.
- 7.63 The reduction in height and scale, together with the retention of the Galsworthy extension, has substantially reduced the effects of the proposals on heritage assets. It is considered that the proposals would not dominate or obscure the original building as noted in the consultation comment quoted above.
- 7.64 This comment is based on the fact that there is an impact on the east elevation of the building – just one part of the building and its overall significance. The building has farmhouse like qualities in its eastern elevation but is quite different elsewhere internally and externally. The extension now proposed responds to the more modest character of the Admiral's Walk elevation and is set back behind the Galsworthy extension and subservient to the host building. Grove Lodge will remain distinct and legible. Interestingly, in views along Admiral's Walk, part of its east elevation is already obscured by Admiral's House and the full eastern elevation of the existing building is only legible when close by to Grove Lodge. At this point, the original part of the building would remain evident and tangible. It is therefore not considered that the proposals cause harm to the existing building or its relationship with Admiral's House. This element of the proposals would therefore be compliant with national and local policy.
- 7.65 The revised proposals insofar as they relate directly to Grove Lodge as a listed building will bring about architectural and historic benefits to the building and will not harm its special interest or its overall significance. It is considered in this case that the proposed scheme delivers a number of benefits to the listed building and in many cases reverses harm caused by historic and recent alterations. The proposals will result in a building that has a greater architectural integrity and more of the character of the original Georgian house.
- 7.66 Admiral's Walk, and the wider Hampstead Conservation Area, is a residential area which has evolved during its history while largely being successful at retaining its rustic, traditional character. The tradition has been for designated heritage assets - listed buildings and the conservation area - to evolve sympathetically throughout their history according to the needs and intentions of individual owners. This is true in this case at Grove Lodge where proposals have evolved to entirely respect the existing building and its context while providing much needed and appropriate accommodation for a large family.
- 7.67 The proposals overall are therefore genuinely beneficial to the existing listed building at Grove Lodge and its context offering benefits and enhancements for the house and its setting. It is considered that the proposals preserve and enhance the special architectural and historic interest of the listed building and the character and appearance of the Hampstead Conservation Area and thus comply with legislation.

The proposals do not cause harm, in historic environment policy terms, but in fact repair past damage and intervention that have unfavourably impacted on Grove Lodge and its significance. The proposals seek to emphasise and enhance the character and appearance of the local area and are fully justifiable in historic building, architectural and design terms. They are therefore considered to be acceptable and to accord with local and national policy requirements as well as with historic environment statute.

Appendix A

Grove Lodge Dating Plans





Post war - early 21st century



1920s



Core of early 18th century house with significant alterations.



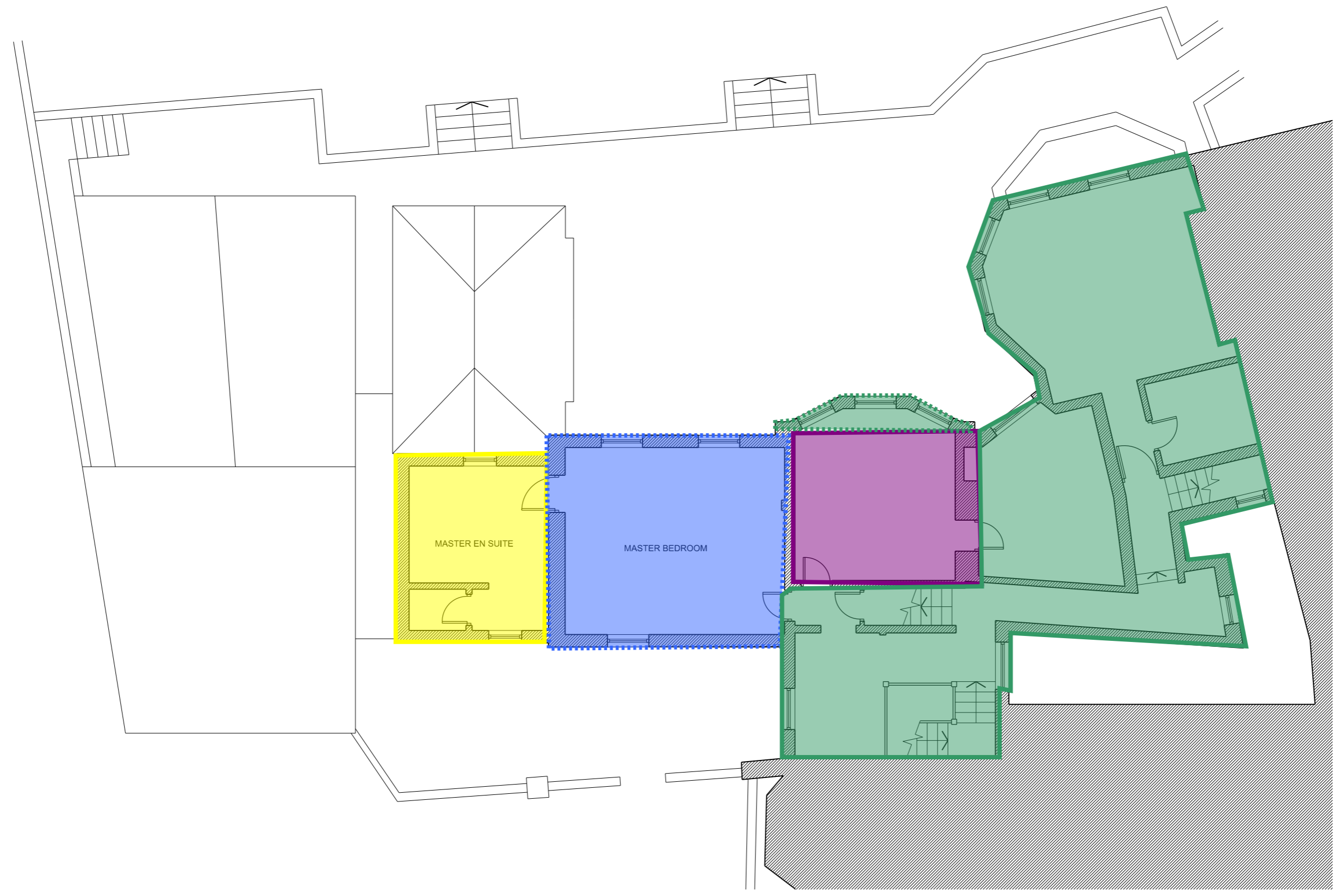
Core of early 18th century house or later 18th/early-mid 19th century addition.

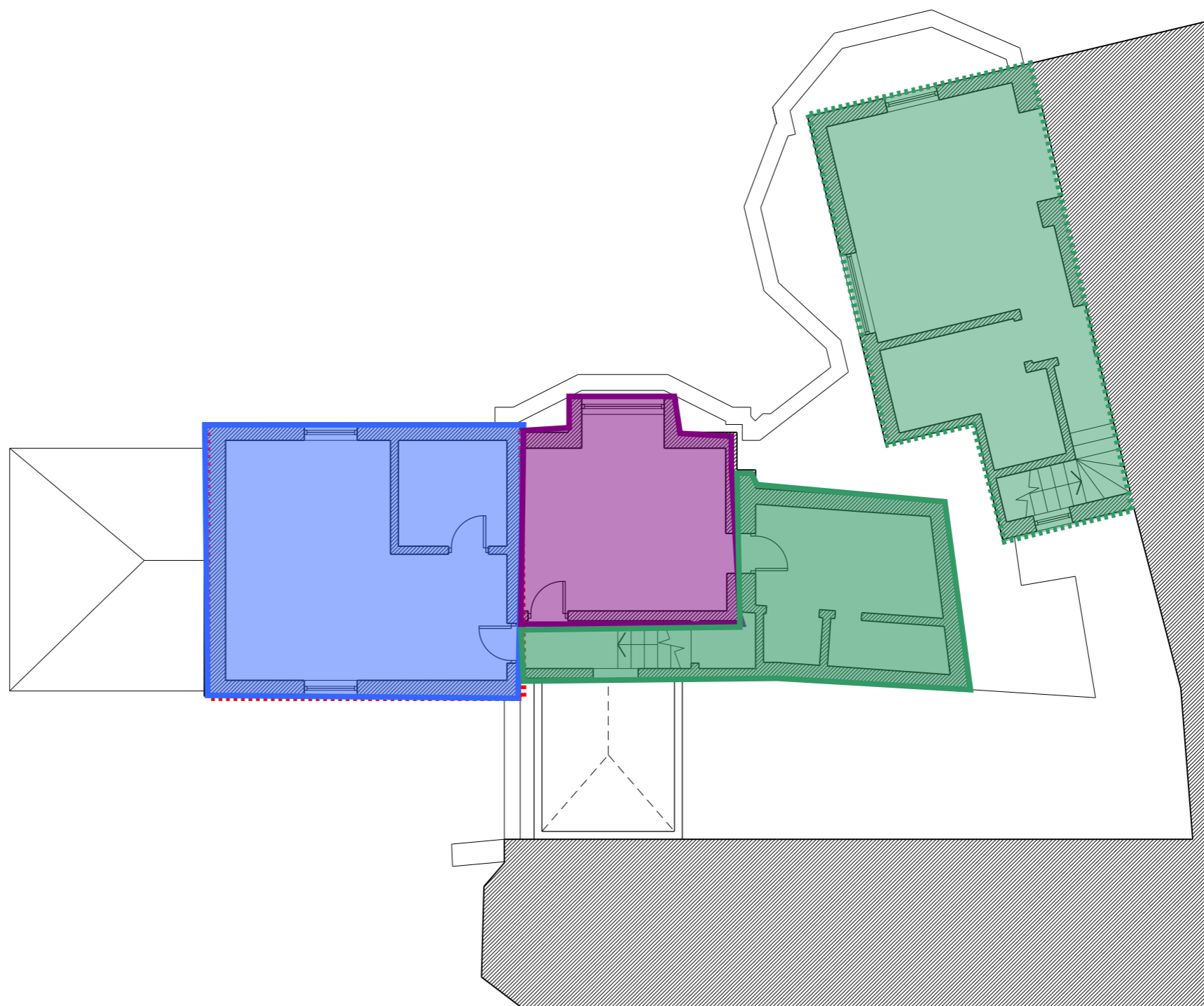


Mid to later 19th century additions with alterations of 1905, 1913 and 1920s.

Grove Lodge

First floor (dating of construction phases)





Post war - early 21st century



1920s



Core of early 18th century house with significant alterations.



Core of early 18th century house or later 18th/early-mid 19th century addition.



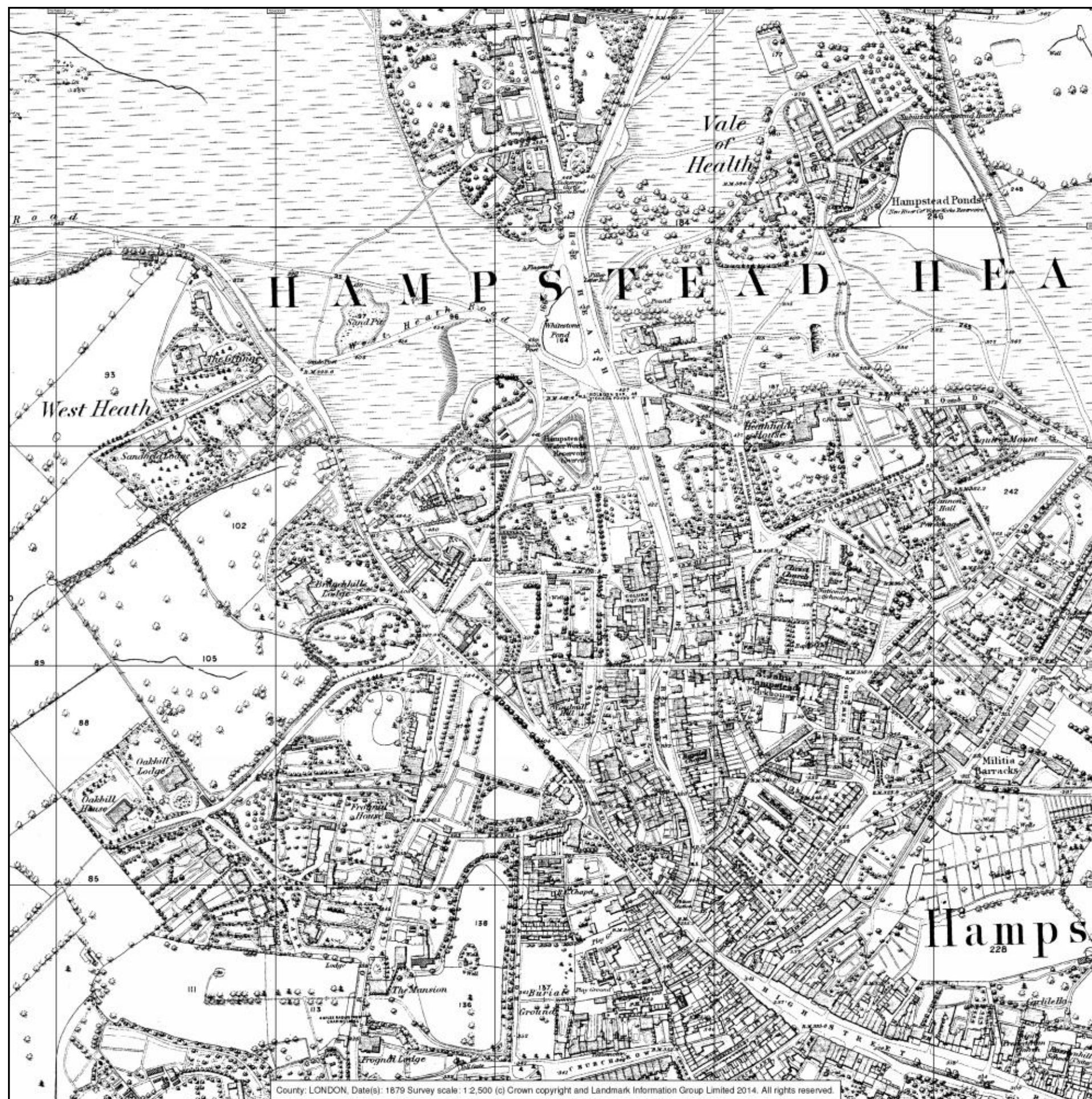
Mid to later 19th century additions with alterations of 1905, 1913 and 1920s.

Grove Lodge

Second floor (dating of construction phases)

Appendix B

Historic Ordnance Survey Maps

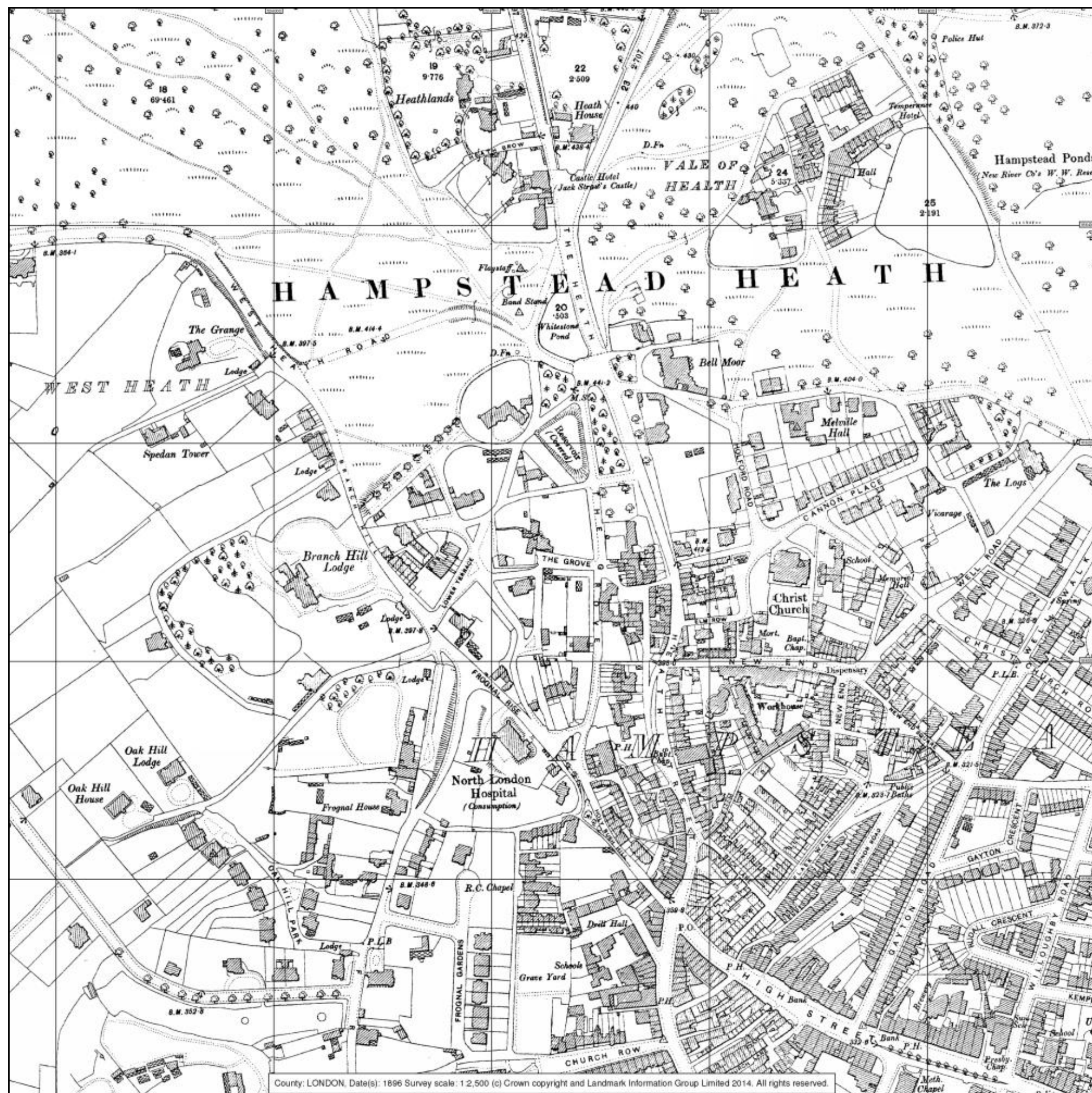


Landmark Historical Map

County: LONDON

Published Date(s): 1879

Originally plotted at: 1:2,500



Landmark Historical Map

County: LONDON

Published Date(s): 1896

Originally plotted at: 1:2,500



Landmark Historical Map

County: LONDON

Published Date(s): 1915

Originally plotted at: 1:2,500



County: LONDON, Date(s): 1934 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2014. All rights reserved.

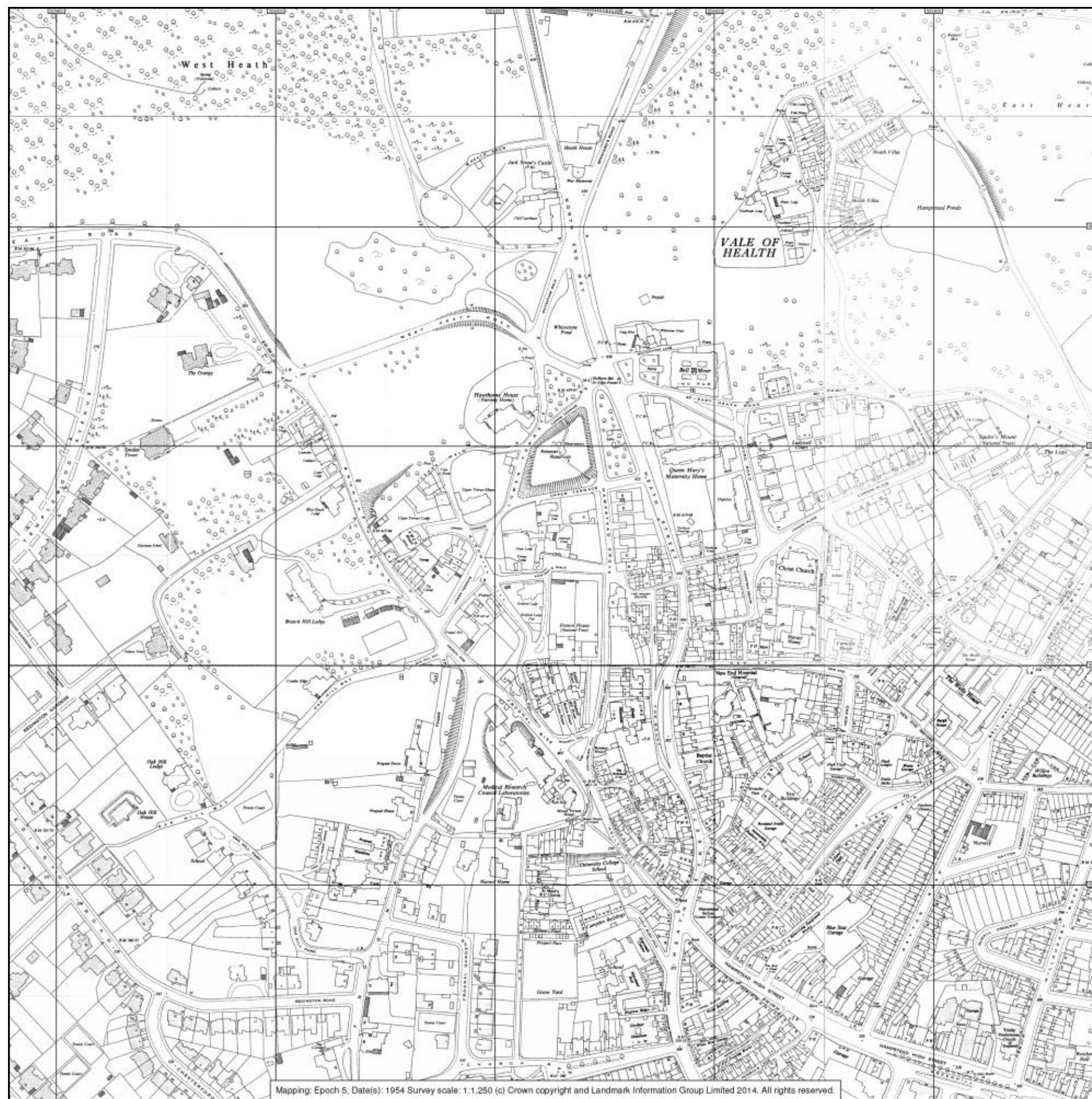


Landmark Historical Map

County: LONDON

Published Date(s): 1934

Originally plotted at: 1:2,500

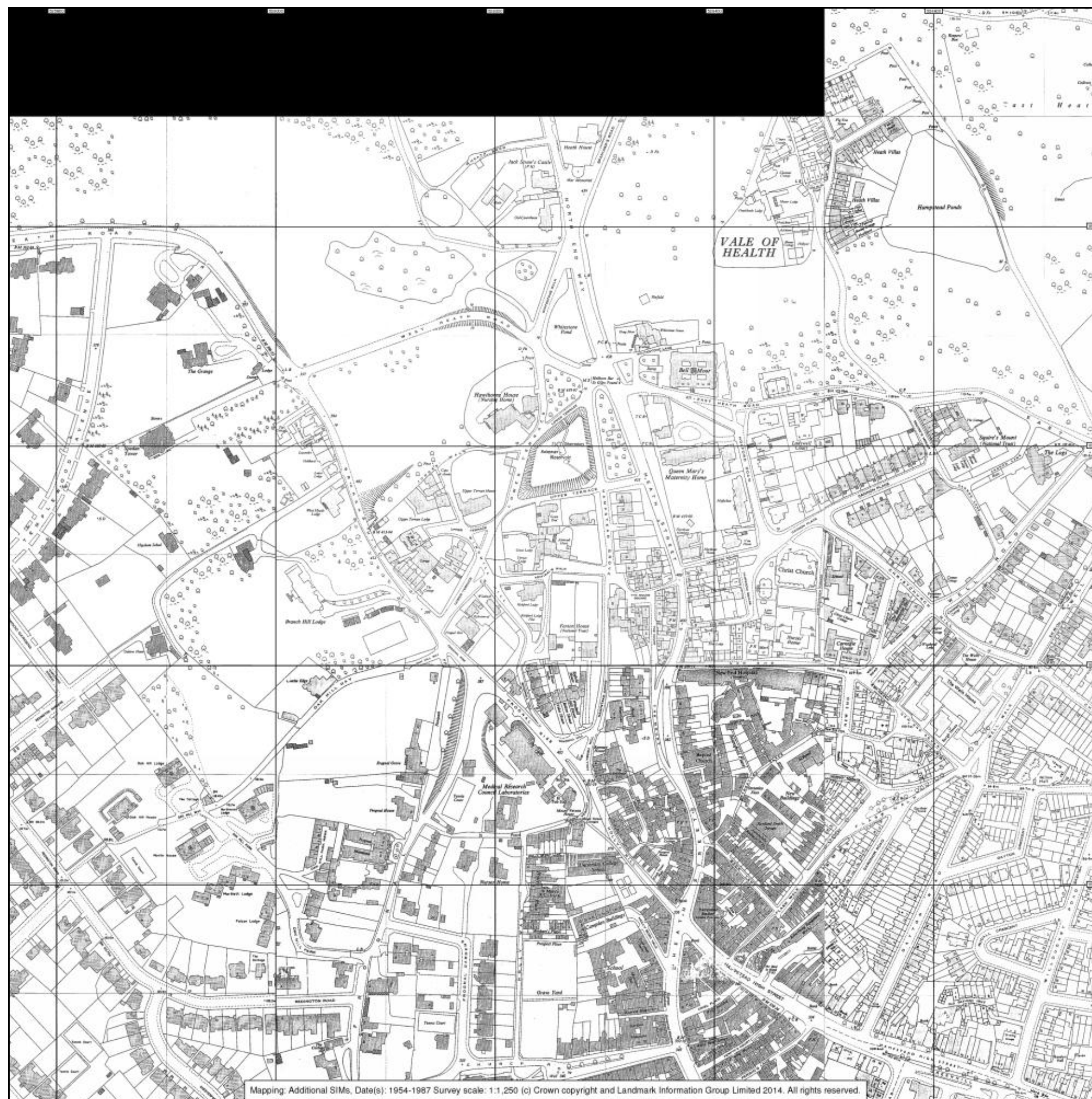


Landmark Historical Map

Mapping: Epoch 5

Published Date(s): 1954

Originally plotted at: 1:1,250



Landmark Historical Map
Mapping: Additional SIMs
Published Date(s): 1954-1987
Originally plotted at: 1:1,250

Appendix C

List descriptions for nearby heritage assets

Admiral's House

TQ2686SW ADMIRAL'S WALK 798-1/16/11 No.21 11/08/50 Admiral's House (Formerly Listed as: HAMPSTEAD GROVE No.21 Admiral's House)

GV II

Semi-detached house. c1700, with later alterations and additions. For C Keys. EXTERIOR: 3 storeys, attics and semi-basement. Stucco with plain bands at floor levels. Facade to road of 4 windows and C19 two-storey entrance extension to right. Tuscan prostyle portico with open pediment; panelled door. Above entrance, a glazed conservatory at 1st floor level. Mostly segmental-arched slightly recessed sashes with exposed boxing; 2 blind. Left hand bay at attic level a weatherboarded canted bay window with sashes. Parapet. Main garden front to east with canted bays rising whole height of building on outer bays (left bay interrupted by entrance portico and conservatory). Central pediment with Diocletian window. On roof, a weatherboarded penthouse and "quarter deck" platform with railings installed late C18/early C19 by Lieut. Fountain North who also installed cannons which he fired to celebrate naval victories. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached C20 cast-iron railings to areas. HISTORICAL NOTE: home of the architect Sir George Gilbert Scott, 1856-64 (LCC plaque) and army historian Sir John Fortescue who was the first to call it Admiral's House. Painted several times by Constable who lived nearby in 1821-2.

Netley Cottage

TQ2686SW LOWER TERRACE 798-1/16/1080 (East side) 14/05/74 No.10 Netley Cottage

GV II

Detached house. c1779, probably formerly a farmhouse. South west extension added c1910. Stucco with hipped tiled roofs. 2 storeys 3 windows. Former main entrance replaced by bay window; at north end a C20 French window. Recessed sashes with exposed boxing; tripartite sashes to ground and 1st floor on south end. INTERIOR: not inspected. HISTORICAL NOTE: formerly the home of Chief Justice Coleridge. RL Stevenson stayed here.

Terrace Lodge

TQ2686SW ADMIRAL'S WALK 798-1/16/10 No.15 11/08/50 Terrace Lodge (Formerly Listed as: HAMPSTEAD GROVE No.15 Terrace Lodge)

GV II

Detached villa. Early C19 with later extensions. Stucco with tiled roof, gabled to left hand bay. 2 storeys, 3 windows. "Gothic" style. Wood trellis porch and panelled door. To right, 2-pointed light window with colonnette; to left, 3-light sash with traceried top panes and shutters. 1st floor under gable a canted bay oriel with traceried top panes. Other windows pointed with drip-moulds. INTERIOR: not inspected.

Upper Terrace House

GV II

Detached house. c1740 as a terrace of 3 houses, some alterations c1800; remodelled as a single house 1931-2 by Oliver Hill for Colonel Reggie and Lady Cooper; additions 1937-8 by James Forbes of Forbes and Tate. Red/brown brick, slate roofs with stacks. PLAN/EXTERIOR: 2 storeys, asymmetrical plan behind regular facade remodelled by Hill. Forbes' range set at right angles to left, abutting the street and linked to walls round the site. Main elevation refronted by Hill, but there is evidence that he followed C18 work, particularly in his central parapet for which evidence of a predecessor survives. Symmetrical facade of 9 windows with slightly projecting central 3 bays. Central door and moulded surround in flamboyant Georgian style. Flush frame architraved sashes with keystones and contrasting red brick chenage. Cornice and blocking course; centre 3 bays pedimented with an oeil-de-boeuf. Garden elevation more complex. To left, symmetrical 3 bays with central C18 door, sash windows under gauged brick heads to either side, all made up of elements reused or remodelled by Hill. Projecting C19 bellcote. To right projecting facade staircase hall remodelled by Hill but with large staircase window partly infilled later C20, and shaped projecting bay (for dining room) by Hill with his tripartite window under tympanum. To right servants' area rebuilt by Forbes with sash windows behind decorative grilles and first-floor round windows in wings. Modillion eaves cornice to wing. Side elevation to street similarly treated but with shutters to first floor and tile roof behind low parapet. C18 work with blocked door at junction of C18 and 1937-8 wing. Eastern side elevation with projecting bow of c1800 date. INTERIOR: extensively replanned by Hill and his spaces survive. Central entrance hall, its decoration remodelled in late C20 and not of interest, leads right to drawing room with inserted fireplace c1760 and 1931-2 moulded cornice, and left to library with installed fireplace and panelling which includes some early C18 pieces. Oval dining room behind. Staircase hall remodelled by Hill, with screen of Ionic columns and simpler pilasters at top, and staircase treads by Hill, the balustrade renewed late C20. First floor corridor at top of stairs, with round arches and pilasters under keystone, continues Hill's composition. The interior of the Forbes and Tate wing not of special interest. Included as an C18 building, remodelled as a single unit by Hill. Hill's facade shows how thin was the divide between stripped classicism and full-blown modernism in his work at this time, despite Vogue Regency detailing and the importation of genuine C18 elements to the interior. Col Cooper was well known for his restoration of manor houses. During the war the house was occupied by Sir Kenneth Clark, art historian. (Powers A: Oliver Hill, Architect and Lover of Life: London: 1989-: 71; Architecture Illustrated: 1933-: 190-1; The Builder: 27 January 1939: 198-9; Information from LB Camden Drainage Records).

Fountain House

TQ2686SW LOWER TERRACE 798-1/16/1079 (West side) 14/05/74 No.4 Fountain House

GV II

Semi-detached house. Early C19 with C20 alterations & additions. Grey brick with stucco ground floor and plain stucco band at 1st floor level. 3 storeys. Double fronted with 3 windows. Entrance in recessed, C20 single storey extension with round-headed windows on north side. Gauged brick flat arches to recessed sashes with C20 glazing; outer windows formerly tripartite. 1st floor outer windows with cast-iron balconies. Former main entrance on east frontage, now French window approached by steps with cast-iron railings. INTERIOR: not inspected.

No. 1 Lower Terrace

TQ2686SW LOWER TERRACE 798-1/16/1077 (West side) 14/05/74 No.1

GV II

Semi-detached house. Late C18. Yellow stock brick and stucco. 3 storeys 3 windows. Round-arched doorway at north end under covered way to gate in wall on road. 2 full height stuccoed canted bays with recessed sashes having blind boxes. Sashes to right with gauged red brick flat arches; ground floor with blind box. INTERIOR: not inspected.

Nos. 2 and 3 Lower Terrace

TQ2686SW LOWER TERRACE 798-1/16/1078 (West side) 11/08/50 Nos.2 AND 3 and attached railings

GV II

Pair of terraced cottages. Early C19. Yellow stock brick. 2 storeys and basements. 2 windows each. Red brick round-arched doorways with keystones and impost bands and panelled pilaster jambs; radial patterned fanlights and panelled doors approached by steps. Gauged red brick flat arches to recessed sashes with blind boxes; ground floors tripartite. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall and gates to forecourt. HISTORICAL NOTE: No.2 was occupied by the painter John Constable in the summers of 1821 and 1822.

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