



28 Church Row, London NW3 6UP

HERITAGE STATEMENT
Rev A 30 October 2015

1. Significance of the architectural, historical interest and character of the building

1.1 28 Church Row is in the Hampstead Conservation Area, London Borough of Camden. The proposal concerns the basement with most recent use as a restaurant.

1.2 It is a Grade II* listed building, the Historic England List Entry summary below:
No.28, now offices with basement restaurant. Probably built by 1720; refaced late C19 in Georgian style by Charles Bean King, a builder who specialised in Neo-Georgian work in Hampstead and whose office was at No.28. No.28: yellow stock brick. Slated roof with dormers. 3 storeys, attic and basement. 3 windows wide, with left-hand entrance similar to No.27. Gauged brick cambered arches to slightly recessed sashes with exposed boxing. Entablature fascia at 1st floor level where oversails adjoining No.13A Heath Street, with two windows (taller and wider) and two window return to Heath Street. Stone cornice. On left-hand angle, a late C19 elaborate lamp bracket of foliated scroll design with central floral feature, with Nico lantern. INTERIOR: late C20 door leads to panelled hallway with Corinthian pilasters and turned baluster stair with barleysugar twists. Ground floor panelled with box cornices and bolection-moulded fireplaces.

2. Principles of and justification for the proposed works to the basement

2.1 Permission is sought to lower the window cill to floor level on the existing window to the rear basement lightwell. A new painted timber sash is proposed for the enlarged opening to match existing windows on the rear elevation.

2.2 A new matching timber sash window is proposed for the existing opening adjacent. Details of the proposed work are shown on drawings 881/22, 23, 24.

2.3 Remove non-original internal partitions as shown on drawings.

2.4 Remove non-original 'vaulted' ceiling in main room and reform ceiling to be flush with existing.

2.5 The alterations to the existing opening on the rear elevation and removal of internal partitions will improve light levels and increase the outlook in the basement accommodation.

3.0 Impact of the proposal

It is considered that the impact of the proposal on the special interest of the listed building or structure, its setting, and the setting of adjacent listed buildings is minimal. The window, being at rear basement level, are almost entirely obscured from public view and therefore the alteration has a minimal impact on the building and its surrounds.