



28 Church Row, London NW3 6UP

HERITAGE STATEMENT

Rev A 30 October 2015

Rev B 8 January 2016

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 install two new painted timber sash windows to existing openings to the rear basement lightwell. These are to be single glazed and to match existing sash windows on the rear elevation in detail.

Details of the proposed work are shown on drawings 881/22, 23, 24.

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

2.3 The removal of internal partitions are to improve the internal layout for occupant's use.

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.