

Heritage Statement

24 Church Row, London. NW3

June 2016

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Client
Lady Gavron

June 2016

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Lady Gavron ('the applicant'), in support of proposals for works of alteration (principally internal) at No.24 Church Row, Hampstead, London Borough of Camden ('the Site').
- 1.2 No.24 Church Row is a grade II* listed building, which is located within the Hampstead Conservation Area. The list entry for the building is included at Appendix 1, and a map of the conservation area boundary is included at Appendix 2. No.24 Church Row forms part of a terraced row of properties and is still in its original use as a single family dwelling house.
- 1.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback from LB Camden.
- 1.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building 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. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 1.5 The National Planning Policy Framework ('the Framework') provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements it sets out that:

*"In determining applications, local planning authorities should require an applicant to 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."*¹
- 1.6 Paragraph 129 then sets out that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.7 In accordance with these legislative and policy requirements (set out in Appendix 3), Section 2 of this report firstly identifies the relevant heritage assets within the Site and its vicinity that may be affected by the impact of the proposals.
- 1.8 Section 3 then provides statements of significance for each of the identified heritage assets that would be affected by the proposals. In this section, a description of the heritage significance of the listed building at No.24 Church Row, in terms of its special

¹ DCLG, National Planning Policy Framework (NPPF) 2012 – para.128

architectural and historic interest, is provided. Assessment is undertaken on the basis of on-site visual survey, archival research and existing published information, and is proportionate to the importance of the identified heritage assets.

- 1.9 Appendix 3 sets out the relevant heritage policy context, including the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and local planning policy for the historic environment.
- 1.10 Section 4 assesses the effect of the proposed development on the identified heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and regional and local planning policy for the historic environment. Whilst the conclusion at Section 5, summarises the findings of the report.

2. The Heritage Assets

Introduction

- 2.1 The Framework defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest².”

Designated Heritage Assets

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Listed Building: No.24 Church Row

- 2.3 No.24 Church Row is a terraced townhouse, situated on the south side of Church Row. The property is listed for group value as part of a group of terraced properties at Nos.24-28 Church Row. Nos. 24-28 were included as a group on the statutory list of buildings of special architectural or historic interest at grade II* on 11th August 1950. The list entry is included at Appendix 1.

- 2.4 There are a number of statutory listed buildings of special architectural or historic interest located within the vicinity of the Site. It is considered that due to their nature and extent, the proposals will not affect the significance of any other nearby listed buildings within the vicinity of the Site through impact on their setting. Accordingly, they are not considered further in this report.

Conservation Area: Hampstead

- 2.5 No.24 Church Row is located within the Hampstead Conservation Area. The conservation area was first designated by the London Borough of Camden in 1968, at which time it was known as Hampstead Village Conservation Area. Its boundaries have been subsequently extended, altered and amended, most recently in 2001. As the conservation area has been extended beyond the original village it is now known as Hampstead Conservation Area. A map of the conservation area boundary is included at Appendix 2.
- 2.6 A conservation area statement was adopted in October 2002. This document identifies the main architectural features and important qualities of the area's character, and also makes recommendations and provides guidance for its preservation and enhancement.
- 2.7 Given the nature and extent of the proposed alterations, the significance of the conservation area is considered to be consistent with that of the listed building and does not require consideration as part of this report.

² DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

Non-Designated Heritage Assets

- 2.8 The Framework³ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Local List

- 2.9 The Council adopted their Local List on 21st January 2015. There are no locally listed buildings which would be affected by the proposals. Accordingly, it is not necessary to consider them further in this report.

³ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

3. Significance of the Heritage Assets

Introduction

- 3.1 The Framework defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting⁴”.

- 3.1 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport⁵, and supported by Historic England’s Listing Selection Guides for each building type. The relevant selection guide for the listed buildings affected by the proposals is Domestic 2: Townhouses.⁶

Assessment

- 3.2 The following assessment of significance is proportionate to the importance of the identified designated heritage asset and provides a sufficient level of description to understand the impact of the proposals upon its significance, given its nature and extent. The assessments are based on existing published information, archival research and on-site visual survey.

No.24 Church Row (Grade II* Listed Building)

Introduction

- 3.3 No.24 Church Row is a grade II* listed building, which forms part of a larger terrace located on the south side of Church Row. The property consists of three stories with attic and basement, and dates from the early 18th century, with later sympathetic re-facing and alterations.
- 3.4 The terrace is shown on Rocque’s map of 1746, however, the footprint of the building first appears in detail on the 1871-79 Ordnance Survey (OS) map (Figure 3.1). The map illustrates that the properties to the south side of Church Row occupied long, narrow plots, and consisted of rectangular plans, with generous gardens to the rear. Smaller, square buildings, which housed stables and coach houses, were situated to the southern end of the plots, accessed via a small lane to the south of Church Row. To the north side of Church Row was a shorter terrace of buildings, adjoined on its east side by a larger plot with, seemingly, an open space laid out as a formal garden, sited opposite No.24. To the western end of Church Row stands the grade I listed St. John’s Church, built in 1745-47.

⁴ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

⁵ DCMS, Principles of Selection for Listing Buildings, 2010

⁶ Historic England. Domestic 2: Townhouses Selection Guide. October 2011.

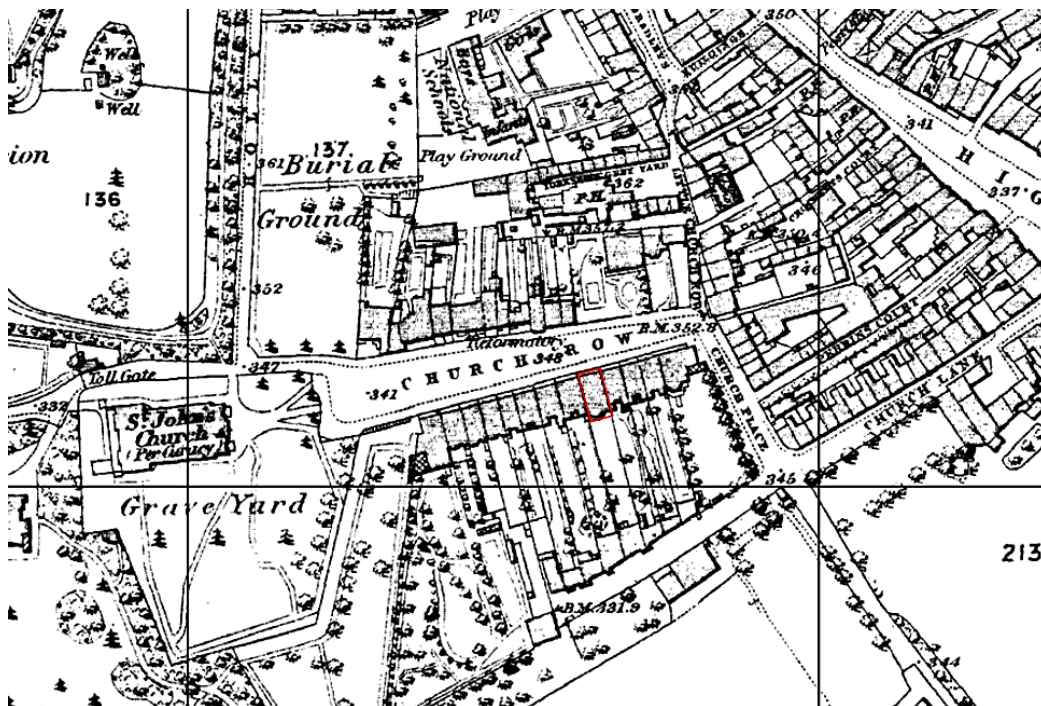


Figure 3.1: 1871-79 Ordnance Survey Map⁷

- 3.5 As found today, the property at No.24 Church Row is still in its original use as a single family dwelling house. The early 18th century brick built townhouse has had a later 19th century, complementary early Georgian style, re-facing of the terrace as a whole, and also 19th century alterations to the rear, however, the 18th century core of the house remains. The property retains the general plan form associated with an early Georgian townhouse of two rooms per floor without a prominent rear closet, which was a later Georgian innovation, albeit with the entrance hall now opened up into the ground floor rooms. Therefore, overall, the historic character and appearance of the property remains legible.

Architectural Interest

- 3.6 The listed building is of architectural interest as an example of a high status terraced townhouse dating from the early 18th century, which retains much of its historic appearance, historic fabric and decorative features. As a whole, the property is a good example of the Queen Anne and Georgian architectural styles applied to domestic architecture in the 18th and 19th centuries, which is expressed in its elevational proportions and design, surviving plan form and interior features. It has group value as part of a terraced group of properties, and as part of the wider terraced row to the south side of Church Row, comprising similarly designed and almost uniform townhouses, within this part of Hampstead.
- 3.7 In the Buildings of England, London 4: North, Pevsner describes the overall character of Church Row and the architecture of the early 18th century houses to its south side as:

“Church Row, leading w from Heath Street to the parish church, is the best street in Hampstead....The s side, Nos.28-17, gradually descends in stages towards the church.

⁷ Promap

The houses, built between 1713 and 1730 as a speculative development by Richard Hughes, a gentleman of Hampstead, are handsome examples of a common early C18 type. Each is of three bays, three storeys over basement, of brown brick with red dressings, with slender segment-headed windows and doorways with straight hoods on richly carved brackets. The present nearly uniform impression owes a great deal to sensitive later C19 refacing. The houses are to a standard plan, with front and back rooms, rear staircase and closet, and retain much good panelling and joinery. The backs are now very irregular, with many later bows added to take advantage of the splendid views s. (In the garden of No.24 a pretty brick Gothic summerhouse).’⁸

Street Frontage

- 3.8 The principal elevation of the early 18th century listed building at No.24 Church Row (Figure 3.2) displays, as previously identified, a refaced Georgian style frontage⁹. This alteration to the property was carried out in the late 19th century by builder Charles Bean King, who specialised in Neo-Georgian work in Hampstead.¹⁰ There are a number of elements to this elevation, which are typical of the Georgian architectural style, including the iron railings and the fenestration pattern, which consists of three bays, with the windows decreasing in size as the building rises. The sash windows are slightly recessed, with exposed boxing, and have gauged red brick cambered arches. To the first floor central window is a cut and rubbed brick fleur-de-lys, which was a trade mark of Charles Bean King.



Figure 3.2: Principal elevation of No.24 Church Row

⁸ Cherry, B and Pevsner, N, *The Buildings of England*, London 4: North, 2002

⁹ Listed building consent (ref: 2003/1648/L) was granted in October 2003 to insert steel ties in front wall to secure bulging brickwork of front elevation

¹⁰ Historic England, List Entry: Nos.24-28 and attached railings to front and walls to rear

- 3.9 The property comprises three stories with attic and basement, and is constructed of brown brick with red brick dressings. To the first floor is a sill band of plain brick, and the attic storey sits above a cornice. The attic storey is accommodated within a slated mansard roof with three segmental-arched dormers. The main entrance to the building is situated at ground floor level within the left end bay and has an early 19th century doorcase, which surrounds an arched entrance with patterned fanlight and panelled door. The attached cast-iron railings with urn finials demarcate the front area or lightwell for the basement and retain the cast-iron overthrow with Windsor lantern.
- 3.10 The wider terraced group at Nos.24-28 Church Row comprises largely uniform Georgian style facades of three bays, which provides an overall cohesiveness to the street frontage; albeit with No. 25 and No.27 having brick built third floor storeys, and No.28 adjoining No.13A Heath Street, which turns the corner onto Church Row.

Interior

- 3.11 Internally, No.24 Church Row consists of the general, early Georgian townhouse floor plan of two rooms per floor and staircase incorporated within the depth of the plan, although as noted earlier, the entrance hall now extends into what would have formerly been the ground floor front room. The property has a later, shallow rear closet wing set on the landing, as can be found in some of the neighbouring houses. The main staircase lies opposite to the main entrance, to the east side of the house at the rear.
- 3.12 As the proposals principally focus on interventions at lower and upper ground floors the assessment of the heritage significance of the listed building is focussed on these areas.

Lower Ground Floor

- 3.13 The plan form at lower ground floor level originally comprised the standard two rooms, one to the front and one to the rear of the property, to the west side of the staircase. This is illustrated in drainage plans for, held by Camden Archives, the earliest of which date from 1911 (Figure 3.3). In addition to the two main rooms, the plan shows the cellars to the front of the property, below the pavement, and a WC to the rear behind the staircase. To the rear room is a segmental bay window, which allowed views out over the garden from the upper storeys.

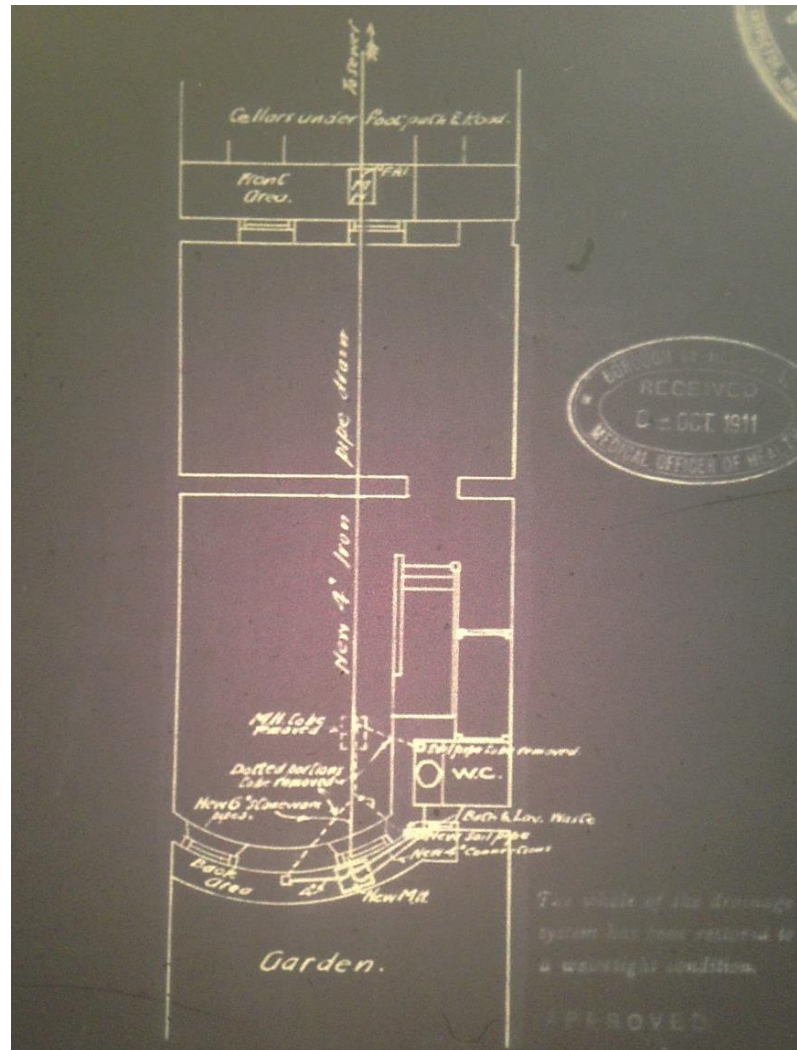


Figure 3.3: 1911 drainage plan: lower ground floor¹¹

- 3.14 Lease documents for No.24 Church Row, dating from 1860 and 1886, identify that these rooms were formerly both kitchens, listing them as 'Basement Kitchen' and 'Back Kitchen'.¹² This is consistent with the fact that historically, the lower ground floor level would have been of a lower status, in comparison to the principal upper ground and first floor levels, and would originally have been used as a service level.
- 3.15 A later drainage plan, dated 1925, shows part of the lower ground floor level (Figure 3.4). This provides more detail and indicates that chimneybreasts (and presumably fireplaces/ranges) existed to both rooms. This plan illustrates the access between the main house and the cellars, through the open 'front area', and also shows the external staircase up to street level. The main rooms are marked as kitchen and scullery.

¹¹ Camden Archives

¹² London Metropolitan Archives, Leases relating to 24 Church Row, Hampstead, 1860-1886

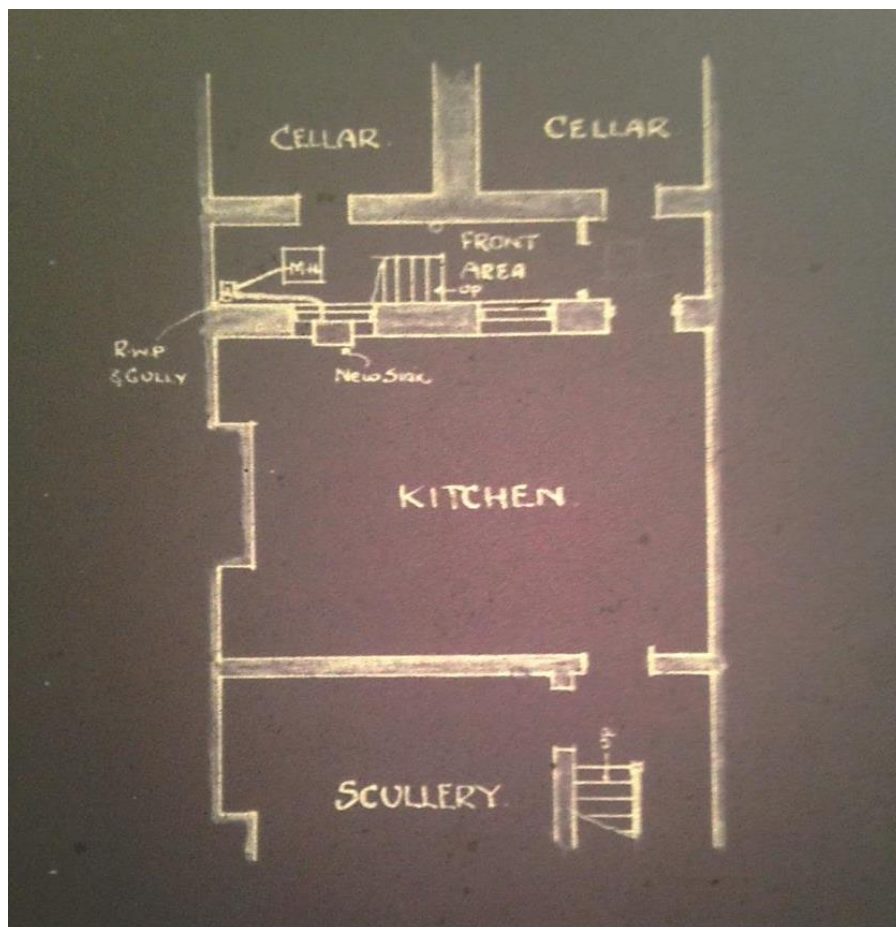


Figure 3.4: 1925 drainage plan: lower ground floor¹³

- 3.16 The most recent drainage plans date from 1950 (Figure 3.5) and illustrate the alterations to the floorplan at lower ground floor level that had occurred by this date. A new kitchen had been fitted into the rear room, and the plan shows that boilers now occupied the space within the chimneybreast. A service lift/dumbwaiter had also been inserted to the northwest corner of the room. Between the two main rooms, a partition wall had been added to create a narrow room, possibly for use as a larder or additional storage. The plan highlights that a new fireplace was inserted to the front room.

¹³ Camden Archives

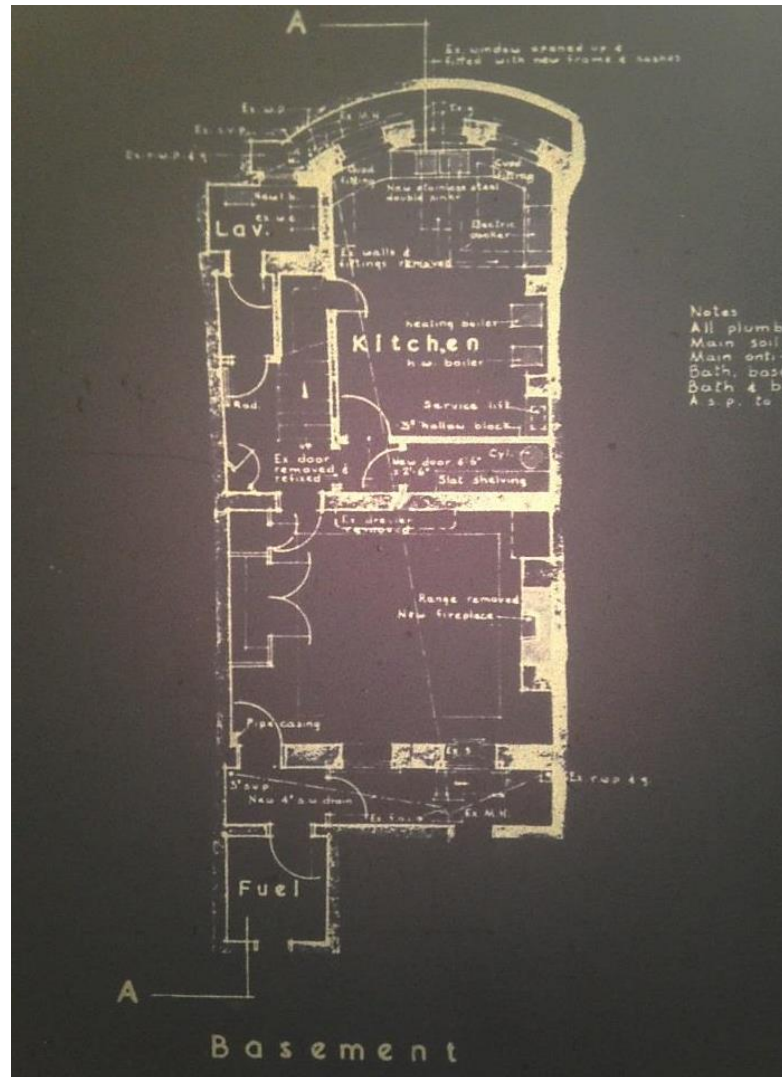


Figure 3.5: 1950 drainage plan: lower ground floor¹⁴

- 3.17 As found today, the floorplan at lower ground floor level largely remains as shown in the 1950 drainage plan. A modern fitted kitchen exists to the rear room (Figure 3.6), which incorporates cupboards that enclose the boilers located within the chimneybreast. Below the staircase is a small larder accessible from the kitchen, as indicated by the doorway in the 1950 drainage plan. To the rear, the two windows existing to the segmental bay have been later replaced with metal casement windows (Figure 3.6), which detract from the special interest of the listed building.
- 3.18 The original stone flooring is visible to the majority of the lower ground floor, including the hallway/circulation space (Figure 3.7); the front room (albeit as 'margins' to a large central area of later timber flooring; and, also within the larder below the staircase. The original stone flooring contributes positively to the significance of the listed building.

¹⁴ Camden Archives



Figure 3.6: Kitchen to rear room of lower ground floor, showing metal casement windows

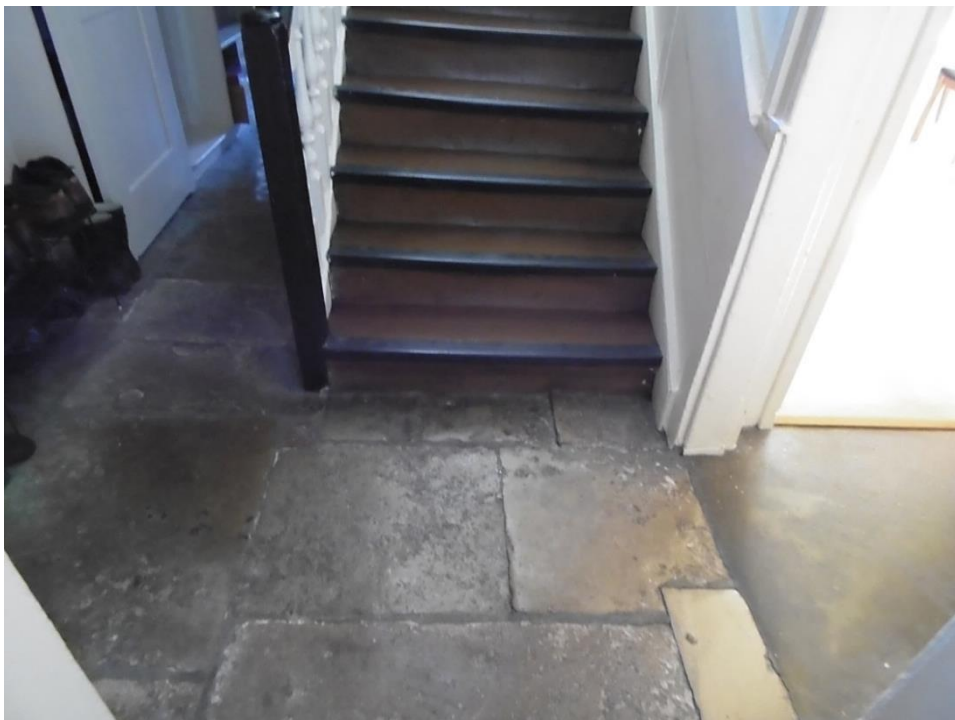


Figure 3.7: Original stone flooring

- 3.19 The front room at this level, which serves as a reception room (Figure 3.8), retains its original plan form and proportions. The chimneybreast remains; however, as identified on the 1950 drainage plan, the fireplace has been modified and infilled with later brickwork. Features such as the historic door, which provides access to the front area

remain (Figure 3.9). The floor to ceiling height in this room is surprisingly generous and atypical for a property of this date and typology.



Figure 3.8: Reception to front room of lower ground floor



Figure 3.9: Original door within front room

- 3.20 Overall, the historic plan form at this level remains legible, and original features are retained, which therefore sustains the significance of the listed building. The metal

casement windows to the rear room, however, detract from the special interest of the listed building.

Ground Floor

- 3.21 The staircase, located to the rear of the listed building, leads up from the lower ground floor to the entrance hall. At lower ground floor level, the staircase is a closed string type with simple wooden balusters reflecting its comparative status within the overall spatial hierarchy. Modern floor covering has been added to the stair treads. The remainder of the staircase, to the ground floor level and upper floors, is an open string type and is highly ornamented, with three twisted balusters per tread, decorated tread ends and fluted newels (Figure 3.10). The contrast in ornamentation between the staircase at lower ground floor and that to the upper floors also serves to emphasise the difference in status between the lower ground and upper levels. The staircase and associated panelling remains a core component of the early 18th century plan form and character and makes a strong positive contribution to the special interest of the listed building.

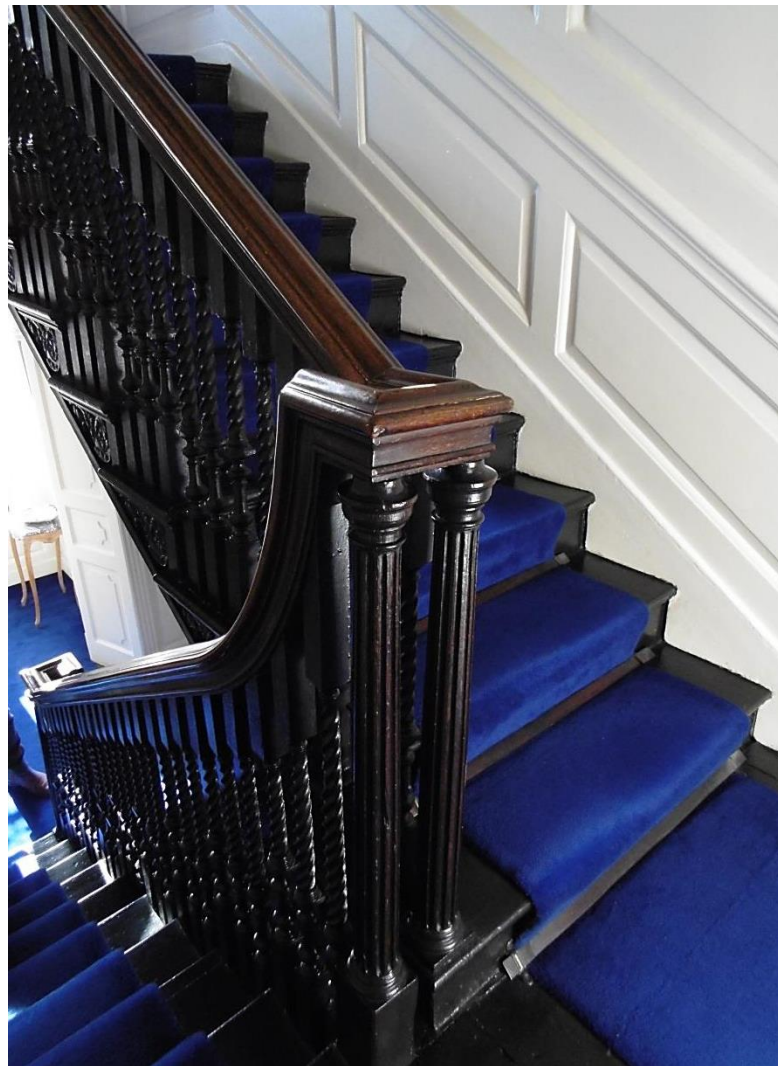


Figure 3.10: Staircase to upper levels

- 3.22 An article in *Country Life*, dating from 15th November 1924, gives an overview of the property at No.24 Church Row, at that time belonging to a Mr Norman Evill. The article

includes a description of the staircase, as well as the rooms at ground floor level, and provides an image of the dining room at this date (Figure 3.11). The article details that originally the houses along the south side of Church Row had powdering closets to the rear, and some of the projections which formed them are still retained. At No.24, however, the rear projection was replaced in the early 19th century with the segmental bay, which exists today.



Figure 3.11: Dining room to ground floor, *Country Life* article dated 15th November 1924¹⁵

- 3.23 A floorplan of the ground floor is provided in the 1950 drainage plans (Figure 3.12). The plan illustrates the entrance hall, opened up into what would have formerly been the front room at this level. A small vestibule encloses the main entrance, and provides a transitional space. Two doorways are shown between the hall and the dining room, as can also be seen in the 1924 image (Figure 3.11), however, the plan indicates that the doorway to the west side of the building was blind to create a balanced and formal architectural composition. A lavatory is shown to the rear at this level, behind the staircase, situated adjacent to the access to the rear garden.
- 3.24 As found today, the ground floor remains largely unaltered from the 1950s layout. The front entrance hall retains the raised and fielded panelling, and bolection-moulded fireplace lined in faience tiles (Figure 3.13), which contribute positively to the significance of the listed building as remnants of a high quality Georgian townhouse with two distinct and legible phases of high-quality architectural work and decorative

¹⁵ Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in *Country Life*, 15th November 1924

treatment. This has only been affected by the removal of the former corridor wall to form the large hall. At this floor, the original 18th century floorboards appear to remain throughout, although likely subject to some modification during the course of the 19th century, and contribute positively to the special interest of the listed building.

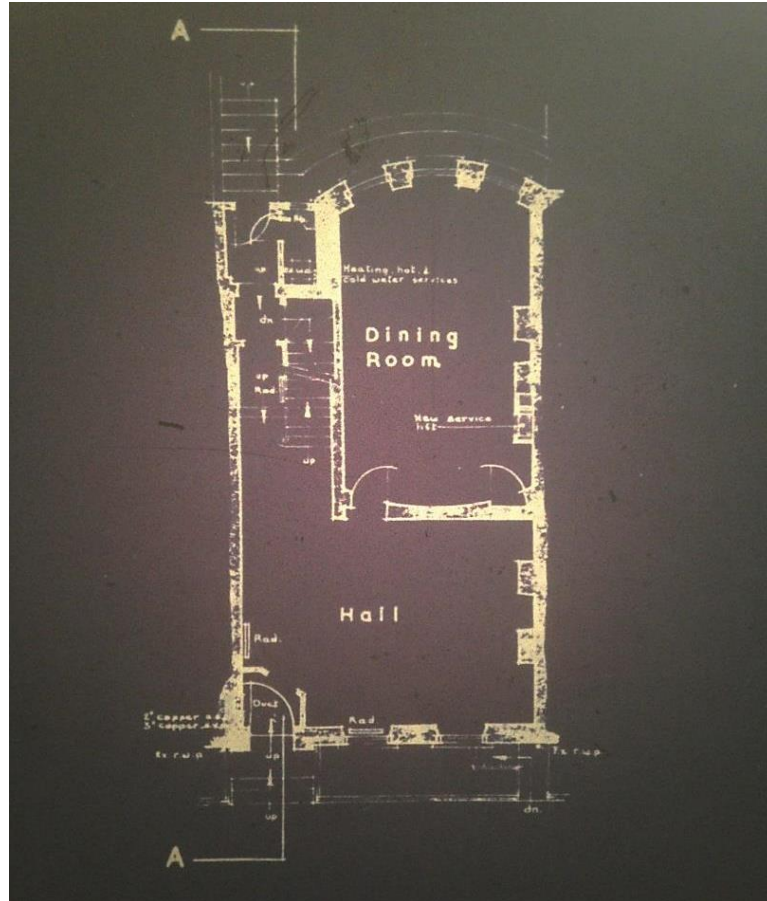


Figure 3.12: 1950 drainage plan: ground floor¹⁶

¹⁶ Camden Archives



Figure 3.13: Entrance hall

- 3.25 The ground floor rear room, which currently serves as the dining room (Figure 3.14), retains a remarkably complete and attractive, early 19th century Regency decorative scheme, with curved doors in fluted doorcases. The early 19th century segmental bay, with three sash windows, is set with reeded pilasters and provides views out over the long garden to the south. The fireplace is lined with faience tiles. The panelling remains to the dining room, however, despite its appearance as timber it appears to be painted plaster; if original, and the 1924 Country Life article seems to indicate it was in situ at that point (Figure 3.11), this is a comparatively rare surviving finish of a high quality (Figure 3.15). A later low level heating system has been fixed along the skirting board (Figure 3.15), which detracts from the special interest of the listed building as an unfortunate, pragmatic intervention. As a complete, high-quality early 19th century interior, this part of the building contributes positively to the special interest of the listed building.



Figure 3.14: Dining room to rear room of ground floor

- 3.26 Overall, much of the historic features and original character and appearance of the ground floor rooms remains, and the historic plan form is largely retained, which sustains the significance of the listed building. Later additions such as the modern heating to the dining room, however, detract from the special interest of the listed building.



Figure 3.15: Wood panelling and heating system in the dining room

Rear Elevation

- 3.27 The rear elevation of the listed building is of a late Georgian/Regency character. A photograph of the rear elevation is shown in the 1924 *Country Life* article (Figure 3.16). As mentioned previously, this article identifies that the rear projection, which would have formerly existed as a powdering closet, was replaced in the early 19th century with the segmental bay window. This article also notes that one of the old projections to the rear was added to the landing space, to the east of the segmental bay, as still exists today. This rear closet to the half landing provides additional space and views out over the garden and is largely consistent with the seemingly early 19th century phase of major works to the building.
- 3.28 As found today, the rear elevation of the property, overall, retains its historic Regency character and appearance (Figure 3.17), which contributes strongly to the significance of the listed building. The central blocked up window and two metal casement windows visible to the lower ground floor, however, disrupt the cohesiveness of the fenestration pattern and therefore detract from the special interest of the listed building. To the attic storey, a modern casement window has been inserted into the dormer, which has a negative impact on the significance of the listed building.

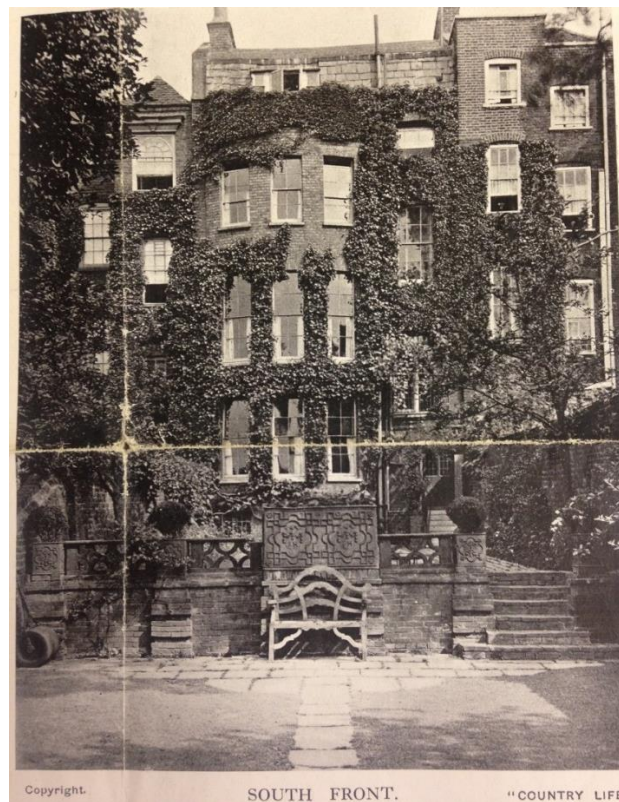


Figure 3.16: Rear elevation, Country Life article dated 15th November 1924¹⁷

¹⁷ Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in *Country Life*, 15th November 1924



Figure 3.17: Rear elevation

Historic Interest

- 3.29 In the late 17th century, mineral waters were discovered in Hampstead and in 1698; 'The Wells Trust' was established to develop the chalybeate springs as a spa.¹⁸ The spa was situated to the east of the High Street, near Flask Walk, where the water was bottled. The spa stimulated development within this part of Hampstead and villas and boarding houses were built to accommodate temporary residents. A more select area grew to the west of the High Street, with a mixture of detached houses, terraces and cottages.¹⁹
- 3.30 Church Row was constructed in the 1720s, to the west of the High Street, as a speculative development by Richard Hughes. Church Row, with St. John's Church to its western end, can be seen in John Roque's map dated 1746 (Figure 3.18) (southern terraced row marked on map). The map illustrates the concentrated area of development, to the north of Church Row, however the surrounding area was still largely rural. The majority of the street pattern which is present here is still recognisable today.

¹⁸ London Borough of Camden, Hampstead Conservation Area Statement, 2002

¹⁹ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002



Figure 3.18: John Rocque's Map dated 1746

- 3.31 Pevsner, in the Buildings of England, London 4: North, describes how the uniform terraced houses on Church Row enjoy a magnificent southward view towards London from the rear. He also outlines how the architecture of the houses illustrates the outward expansion of London stating:

*"The terrace houses, used in the C18 as summer retreats by Londoners and by spa visitors, demonstrate how urban forms were beginning to invade the villages around London."*²⁰

- 3.32 As noted previously, the footprint of No.24 Church Row first appears in detail on the 1871-79 OS map (Figure 3.1). By this date, the development of Hampstead village had spread downhill and the opening of the Hampstead Junction Railway's station in 1860 had stimulated the urbanisation of Hampstead.²¹ Despite this, a history of 1878 describes Church Row as remaining very much as it did when George III was king, and states:

*"Long may it remain in status quo, this venerable relic of the days when the fashionable crowd—the "quality"—gentlemen with powdered wigs and gold-headed canes, and ladies in farthingales and "hoops of wondrous size"—used to make "the Row" their evening parade, after drinking the waters at the chalybeate spring..."*²²

- 3.33 Hampstead was particularly popular with artists and writers, and some lesser artists and writers, mostly fashionable ones throughout the 19th century, moved in to the newer estates or to Church Row. In the 1870s, a group of architects established themselves in

²⁰ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002

²¹ London Borough of Camden, Hampstead Conservation Area Statement, 2002

²² Walford, E, Old and New London: Volume 5, 1878

Church Row.²³ These included the Victorian architect George Frederick Bodley, who lived at No.24 Church Row.

- 3.34 The 1915 OS map (Figure 3.19) shows the development, which had occurred during the late 19th and early 20th centuries. The remaining undeveloped land to the west and northwest of Church Row had been built on, as had the land to the south and south east, which included an orphanage. A short terrace had been erected, which adjoined the rear of the properties to the eastern end of the southern terraced row on Church Row. Most notably, Gardnor Mansions had been constructed in 1898, on the plot sited opposite to Nos.23-27 Church Row.



Figure 3.19: 1915 Ordnance Survey Map

- 3.35 The London County Council bomb damage map shows the damage that the area sustained during the Second World War (Figure 3.20). The map illustrates that the area generally suffered little damage, and that the properties along Church Row did not sustain any direct blast damage. A number of the properties to the surrounding area are shown to have suffered some minor damage, or some more serious damage.

²³ T F T Baker et al., A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Victoria County History, 1989.

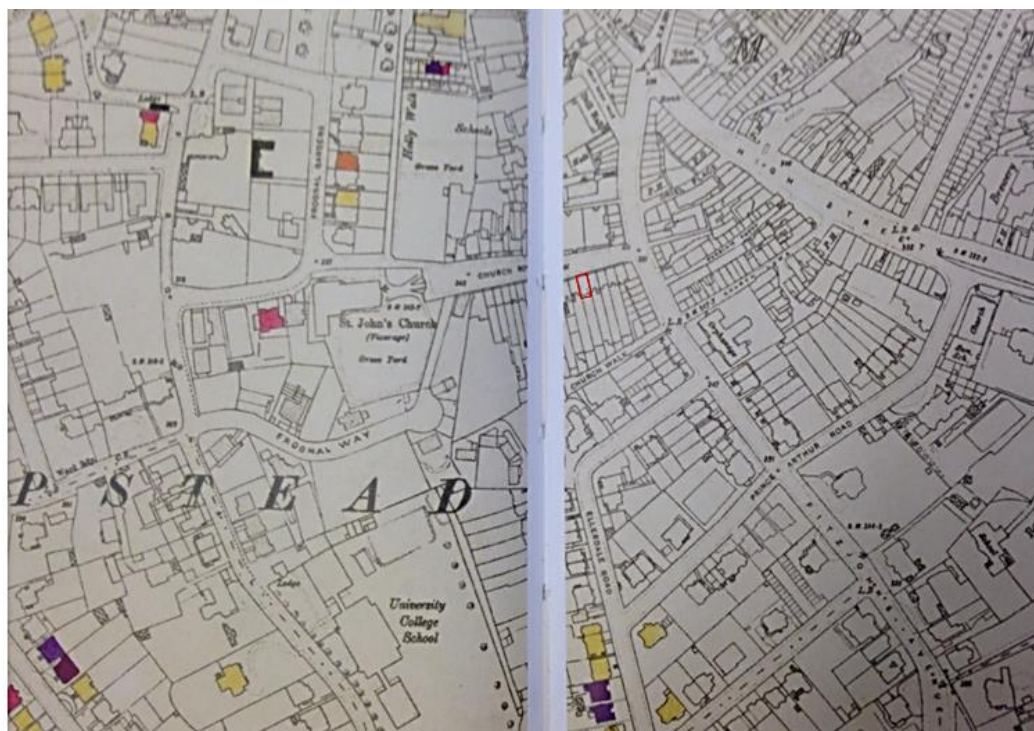


Figure 3.20: London County Council bomb damage map

- 3.36 The historic interest of the listed building at No.24 Church Row is derived from its role in illustrating the growth of Hampstead from the early 18th century, and the development of the area as a spa, with high status townhouses used as summer retreats. It also provides evidence of the stylistic tastes of the period. The listed building is also historically associated with the Victorian architect George Frederick Bodley, who lived at the property during the late 19th century, although there appears to be no building fabric linking him to his time at the property. The retention and continued use of the building as a single family dwelling house contributes to its historic interest. In this instance, architectural value and historic value are considered to be interconnected.

Group Value

- 3.37 The List Entry identifies that the listed building was included for group value, as part of a group of terraced properties at Nos.24-28 Church Row. The property at No.24 Church Row also has group value as part of the wider terrace to the south side of Church Row, which forms part of the early 18th century townscape within this part of Hampstead.

Summary of Significance

Architectural Interest

- The listed building is of architectural interest as an example of a high status terraced townhouse dating from the early 18th century, which retains much of its historic appearance, historic fabric and decorative features. As a whole, the property is a good example of the Queen Anne and Georgian architectural styles applied to domestic architecture in the 18th and 19th centuries, which is expressed in its elevational proportions and design, surviving plan form and interior features. It has group value as part of a terraced group of properties, and as part of the

wider terraced row to the south side of Church Row, comprising similarly designed and almost uniform townhouses, within this part of Hampstead.

Historic Interest

- The historic interest of the listed building at No.24 Church Row is derived from its role in illustrating the growth of Hampstead from the early 18th century, and the development of the area as a spa, with high status townhouses used as summer retreats. It also provides evidence of the stylistic tastes of the period. The listed building is also historically associated with the Victorian architect George Frederick Bodley, who lived at the property during the late 19th century. The retention and continued use of the building as a single family dwelling house contributes to its historic interest.

Group Value

- The listed building has group value as part of a group of terraced properties at Nos.24-28 Church Row. The property at No.24 Church Row also has group value as part of the wider terrace to the south side of Church Row.

4. Scheme Assessment

Introduction

- 4.1 In this Section the acceptability of the proposals are demonstrated in relation to their effect on the significance of the identified heritage assets, comprising 24 Church Row and the Hampstead Conservation Area. In light of the clear connections between the significance of the listed building and conservation area, and the nature of the application, if the proposals sustain the significance of one heritage asset then they sustain the significance of the other.
- 4.2 The relevant heritage policy and guidance context for consideration of the proposed development is set out in full in *Appendix 3*. This includes:
- the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 including the requirement to have special regard to the desirability of preserving the special interest of a listed building and any elements of setting which contributes positively to this special interest and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
 - national policy set out in the Framework; and
 - local policy for the historic environment and other relevant material considerations.
- 4.3 In accordance with the requirements of the Framework the significance of the identified heritage assets, including the contribution made by setting to that significance, has been described at Section 3.
- 4.4 Importantly, great weight and importance should be placed on; 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.
- 4.5 The Framework also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.

Impact Assessment

- 4.6 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined to respond to pre-application feedback from LB Camden.

Proposed Services

- 4.7 The applications are accompanied by a Services Strategy prepared by Cu-tec Building Services Design, which outlines the proposed interventions to facilitate upgrading existing services and introducing new elements as required. This strategy has been developed on a proportionate understanding of the significance of the listed building, to ensure that the proposed services preserve the significance of this heritage asset.
- 4.8 In the first instance, it is noted that pre-application feedback from LB Camden confirms that there is no objection from a heritage perspective, to the renewal of electrical and plumbing services through the property and to the relocation of the boiler to the third floor, as a matter of principle. Given the quality and sensitivity of the interior, however, particular care and attention is necessary to minimise intervention into historic fabric.
- 4.9 The Services Strategy and associated drawings show that new pipework will be installed to replace existing using the same service runs. It is noted here, insofar as it relates to heritage matters, that the existing services within the building developed in an ad hoc manner, often on a pragmatic basis, which has led, in a number of instances, to unfortunate relationships to plan form and historic fabric of value i.e. exposed surface mounted pipes running vertically through the building in sensitive locations at upper ground and first floors, which will be removed. This means that there are existing services risers provided within the fabric of the building, which will be re-used wherever possible and practicable. This means that no new risers are required. Importantly, all historic floorboards will be retained in situ and where it is necessary to temporarily lift them in order to renew or install services they will be gently lifted without the use of mechanical tools and not cut or trimmed.
- 4.10 It is proposed to replace existing radiators with new, traditional examples in existing locations, thereby minimising impact on historic fabric. Where new radiators are required these will be either incorporated into pieces of high quality, bespoke joinery to match the proposed integral furniture, or as appropriate traditional metal radiators. These radiators will be freestanding i.e. not fixed to the walls with simple vertical pipe runs down into the floorboards, as exists at present.
- 4.11 The proposed kitchen at upper ground floor level will be designed so that all services are to one freestanding side unit. The services will be concealed within the rear of the piece of furniture dropping at one point to the top of the new bookcases in the sitting room below and across to the existing service riser in the cloakroom. A single floorboard will be removed from under the unit and retained for reinstatement at a later date. The proposed cooker extract flue will be routed between the existing joists and up the chimneystack to vent at roof level, thereby avoiding the need for any significant interventions and integrating successfully with the character of this important room.
- 4.12 In adopting this considered approach, the application proposals ensure that there will be no removal of significant historic fabric, interventions into joists and/or inappropriate build-up of floor finishes, which would necessitate alterations to elements such as skirting boards, doors, thresholds etc. This approach also ensures that an appropriate relationship is maintained between finished floor levels and internal features such as staircases. The Service Strategy is accompanied by drawings illustrating the location and routes of new services.

- 4.13 Proposed flues and extracts have been kept to a minimum, but where they are required; they will be of a low profile and terminated at roof level, in a manner consistent with the existing situation. A small traditional air brick is proposed in the rear elevation; however, this is a discrete location at lower ground floor level on the rear elevation. This approach will ensure that these elements do not compromise the architectural quality of the elevations and thereby preserve the aesthetic values of the listed building. This approach does not require the removal of any significant historic fabric.

Internal

Lower Ground Floor

- 4.14 The principal alteration proposed at lower ground floor are derived from the relocation of the existing kitchen facilities from this level to upper ground floor, which provides an opportunity to re-consider the function of these spaces.
- 4.15 It is proposed convert the existing kitchen at this level into a sitting room. This will allow the replacement of the existing modern fittings, which are no heritage interest, with new book cases lining the walls, and defining a new pantry area, to capitalise on the presence of the existing dumbwaiter. The existing character of the use of this space will remain consistent with the traditional ancillary functions of this part of the building. In addition, the proposals will remove the extensive areas of plant within the chimneybreast in order to allow this cupboard to be utilised for a more appropriate domestic purpose. The scheme will retain the existing flooring in this location. All other historic elements in this room, such as the door leading to the under stairs cupboard and dumbwaiter will be retained.
- 4.16 In response to pre-application feedback from the Local Authority, the proposed alterations to the front room have been significantly amended. It is proposed to install lightweight partitions in this space to provide a bedroom and ensuite. Given the traditionally lower status of this floor within the building's hierarchy; the general pattern of a greater degree of change in such rooms; and, the lack of any decorative fabric of note, there is considered to be no heritage impediment to the subdivision of this space as a matter of principle. The proposed treatment of these insertions will be consistent with the existing character of these spaces and will integrate successfully. The existing elements that contribute positively to the special interest of the listed building will be retained i.e. the stone flooring, existing cupboards within the proposed hallway and front door. In addition, the existing fireplace will be re-opened to better reveal the character of the original service range as part of the proposed layout.
- 4.17 The existing stone flag floor in the hallway and cloakroom is to be retained and damage that exists repaired. The cloakroom at the rear under the stairs will be refitted with new sanitary ware. There is an overlay timber floor in the front room surrounded by a stone border/margin. The stone border will be carefully taken up and this stone will be used to make up stone in the new passage and replace the concrete floor outside the lower ground floor store and new sitting room. A new reclaimed stone floor will be laid in the rear bedroom to match existing stone thereby providing a consolidated appearance to the stone flooring within this part of the building.
- 4.18 Overall, the proposed works at lower ground floor will retain the important elements of historic fabric and plan form that contribute to the special interest of the listed building

whilst taking the opportunity to better reveal its significance by removing and replacing later, unfortunate additions.

Upper Ground Floor

- 4.19 The only significant alteration proposed at this floor is the relocation of the kitchen from the lower ground floor rear room to the first floor rear room. It is noted that similar proposals for relocating kitchens within a similar property have been accepted elsewhere in Church Row, notably No.21²⁴. Whilst each case must be determined on its own merits, this planning history suggests that such an alteration could be regarded as acceptable, subject to the detailed design of the proposed interventions.
- 4.20 As identified in Section 3, and reflected in the content of pre-application advice, the rear room retains a high-quality and largely intact early 19th century decorative fit out. Within this context, and as explained on the submitted drawings and Design and Access Statement prepared by Casson Conder Partnership, the proposed kitchen layout has been designed as a collection of free standing pieces of furniture (whilst the introduction of freestanding cupboards either side of the chimneybreast would not normally require listed building consent such works are included as part of this application for the sake of completeness). These new elements will remain subservient additions within the room and do not require the fixing of any element to the walls and have been treated in an architectural manner consistent with the quality of this part of the building.
- 4.21 This approach thereby avoids any interaction between the proposed kitchen units and the sensitive decorative fabric, which will be retained. Services are to be introduced at the rear of the free standing wall unit from below, via new bookcases in the lower ground floor sitting room, from the existing service riser in the cloakroom.
- 4.22 The application proposals also secure the removal of the low-level heating fixtures attached to the skirting boards, which will enhance the high-quality, domestic character of the Regency fit out.
- 4.23 Overall, the proposed kitchen fittings will be high-quality, bespoke and reversible interventions that sustain the spatial and decorative qualities of the room such that the special interest of the listed building will be preserved.

First Floor

- 4.24 The proposed alterations at first floor are comparatively minor and consist of the removal of the existing sink and associated pipework from the front room and the insertion of free-standing bookshelves within the front and back room. Whilst formal consent may not be needed for the introduction of these elements they are included within the current application for the sake of completeness.
- 4.25 The general approach to these pieces of furniture, as outlined in the design material prepared by Casson Conder Partnership, is to treat them as high-quality bespoke pieces of joinery experienced within the relevant space. The height of the proposed bookshelves means that they will finish below cornice level allowing an understanding of the spatial qualities of the room and avoid the need for any interventions into fabric of value. For similar reasons, the joinery will be scribed where it meets decorative fabric

²⁴ Ref.: 2009/3369/L

such as skirting boards and dado rails. The proposed bookcases proposed either side of chimneybreasts will be set back to maintain the legibility of these elements of the traditional room layout. It is important to note that there are existing cupboards in a similar location within the front room, which project forward of the chimneybreast and are to be removed as part of the application proposals. Where decorative fabric survives within the cupboards it will be integrated within the proposed bookshelves and not cut or otherwise altered.

- 4.26 Accordingly, the proposed alterations at this floor are considered to preserve the special interest of the listed building.

Second Floor

- 4.27 At second floor level the proposed alterations are of a similar character to those associated with first floor and are comparatively minor in nature and extent

- 4.28 Where new joinery is proposed in the rear room, they are to be treated as high-quality bespoke pieces of joinery. The height of the proposed bookshelves means that they will finish below cornice level allowing an understanding of the spatial qualities of the room and avoid the need for any interventions into fabric of value. For similar reasons, the joinery will be scribed where it meets decorative fabric such as skirting boards and dado rails. In the front room, the existing cupboards either side of the chimneybreast are to be retained with only the shelves modified to ensure that they are adjustable. In the rear room, a new fitted wardrobe, to replace an existing wardrobe of comparable scale and siting, will be introduced. Where decorative fabric survives within the cupboards it will be integrated within the proposed bookshelves and not cut or otherwise altered.

- 4.29 It is also proposed to relocate the existing, six-panelled bathroom door from the bathroom to the landing, thereby by reinstating a more appropriate traditional appearance to the stair landing and enhancing the special interest of this part of the listed building. The renewal/replacement of existing bathroom fittings with modern examples will have no impact on the special interest of the listed building.

- 4.30 Accordingly, the proposed alterations at this floor are considered to preserve the special interest of the listed building.

Third Floor

- 4.31 The alterations at this level are comparatively minor with the only internal changes being the renewal/re-fitting of the existing units/fixtures within the utility room and bathroom at the half-landing. These internal alterations will therefore preserve the special interest of the listed building.

External Alterations

Front Elevation

- 4.32 The only alteration to the front elevation is the repair/reinstatement of the Windsor lantern, contained within the overthrow, to use. This alteration will enhance the special interest of the listed building by bringing into use an evocative historic element of the ancillary boundary railings.

Rear Elevation

- 4.33 The alterations to the rear elevation consist of the replacement of inappropriate metal windows at lower ground and third floors with traditional joinery examples. At lower ground floor, the windows will be a pair of 2/2 vertically sliding sash windows, which will follow the hierarchy of the rear elevation. At third floor, new side hung casements will be inserted into the existing dormer window, in a manner consistent with the traditional treatment of such ancillary spaces within properties of this date and type (as evidenced by other examples in this group). These alterations will therefore enhance the appearance of the listed building.

Roof

- 4.34 The alterations at roof level consist of the renewal of the central valley gutter and the parapet gutter to the rear elevation. These alterations will have no external manifestation when viewed from the street and will not entail the removal of any historic fabric of significance. These works will ensure that the fabric of the building is sustained in the long term. Accordingly, these elements of the proposed development will sustain the significance of the listed building.

Summary of Heritage Impact and Policy Review

- 4.35 The Framework's core planning principle with respect to planning and the historic environment is that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 4.36 In accordance with the requirements of paragraph 128 of the Framework, the significance of the heritage assets and the contribution made by setting to that significance, proportionate to the asset's importance and sufficient to understand the potential impact of the application proposals on that significance has been outlined in Section 3.
- 4.37 With respect to paragraphs 131 and 132 of the Framework the particular significance of the listed building and conservation area will be sustained and enhanced by the application proposals. In accordance with paragraph 131 and 137 of the Framework, the proposed development takes the opportunity to deliver a range of heritage benefits that will, individually and cumulatively, better reveal the significance of the identified heritage asset:
- Reinstating traditional timber windows to the rear elevation in place of inappropriate metal windows;
 - Repairing and reinstating the use of the Windsor lantern located within the overthrow in the front railings;
 - Consolidating and reinstating stone flags at lower ground floor;
 - Removal of low level heating strip heaters from the rear room at upper ground floor level;
 - Removal of sink and pipes from first floor front room; and

- Reinstating an appropriate panelled door to the landing at second floor level.
- 4.38 The proposed development will both preserve and enhance the significance of the relevant designated heritage assets consisting of the grade II* listed building, No.24 Church Row, and the Hampstead Conservation Area. The significance of these heritage assets will be better revealed (i.e. enhanced) in a number of ways. The proposals will therefore meet the objectives of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the Framework (policies 131, 132 and 137), policy 7.8 of the London Plan, policy CS14 of LB Camden's Core Strategy, policy DP25 of LB Camden Development Policies DPD, and other relevant material considerations.

5. Summary and Conclusions

- 5.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Lady Gavron, in support of proposals for works of alteration (principally internal) at No.24 Church Row, Hampstead, London Borough of Camden.
- 5.2 No.24 Church Row is a grade II* listed building, which is located within the Hampstead Conservation Area. No.24 Church Row forms part of a terraced row of properties and is still in its original use as a single family dwelling house.
- 5.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback from LB Camden.
- 5.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building 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. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 5.5 Section 3 of this report assesses the significance of the heritage assets, including any contribution made by setting to significance.
- 5.6 Having assessed the particular significance of the heritage assets at Section 3, the impact assessment at Section 4, demonstrates that with regard to paragraphs 131 and 132 of the Framework, the particular significance of the listed building and conservation area will be sustained and enhanced by the application proposals. In accordance with paragraphs 131 and 137 of the Framework, the proposed development takes the opportunity to deliver a range of heritage benefits that will better reveal the significance of the identified heritage assets:
 - Reinstating traditional timber windows to the rear elevation in place of inappropriate metal windows;
 - Repairing and reinstating the use of the Windsor lantern located within the overthrow in the front railings;
 - Consolidating and reinstating stone flags at lower ground floor;
 - Removal of low level heating strip heaters from the rear room at upper ground floor level;
 - Removal of sink and pipes from first floor front room; and
 - Reinstating an appropriate panelled door to the landing at second floor level.

- 5.7 The proposed development will both preserve and enhance the significance of the relevant designated heritage assets consisting of the grade II* listed building, No.24 Church Row, and the Hampstead Conservation Area. The significance of these heritage assets will be better revealed (i.e. enhanced) in a number of ways. The proposals will therefore meet the objectives of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the Framework (policies 131, 132 and 137), policy 7.8 of the London Plan, policy CS14 of LB Camden's Core Strategy, policy DP25 of LB Camden Development Policies DPD, and other relevant material considerations.

Appendix 1: List Entry

NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR

List entry Number: 1271917

Location

13A, HEATH STREET
NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR, 24-28,
CHURCH ROW

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 11-Aug-1950

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476951

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2685NW CHURCH ROW 798-1/26/235 (South side) 11/08/50 Nos.24-28 (Consecutive) and attached railings to front and walls to rear

GV

II*

Includes: No.13A HEATH STREET. 6 terraced houses, 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.24: brown brick with red brick dressings. Slated mansard roof with segmental-arched dormers. 3 storeys, attic and basement. 3 windows. Early C19 doorcase with panelled pilaster strips and jambs, impost bands, roundels flanking arched entrance with keystone and cornice. Patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing; 1st floor central window with cut and rubbed brick fleur-de-lys, trade mark of CB King. Plain brick 1st floor sill band. Cornice. Lead lion mask rainwater head and pipe to right. INTERIOR: entrance hall now opened into ground floor rooms, but otherwise retaining the general pattern of two rooms per floor with rear closet set on landing as found in some neighbouring houses. Open string staircase with three twisted balusters per tread, decorated tread ends and fluted newels; ramped handrails are matched by the line of the dado in the full-height wall panelling. Flight from second to attic floor has turned, unfluted balusters. Ground floor front room with raised and fielded panelling, and bolection-moulded fireplace lined in faience tiles. Ground floor rear room in sumptuous early C19 style with curved doors in fluted doorcases, and corresponding canted bay set with fluted pilasters. Fluted decoration also to fireplace, which is lined with faience tiles. Rear closet on half landing with raised and fielded panelling. First floor front room has early C19 cornice and fireplace corresponding with the lowered windows. First floor rear room with c1820s cornice and fluted doorcases. Second floor front has two rooms, the larger retaining early C18 panelling with dado rail and early C19 fireplace and fluted cornice. The rear room at this level similarly treated. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to area with cast-iron overthrow having Windsor lantern to front. Brick walls to long garden at rear. HISTORICAL NOTE: home of the Victorian architect, GF Bodley. No.25: brown brick with red brick dressings. 4 storeys and basement. 3 windows. Architraved doorway with enriched console-brackets carrying cornice hood; radial patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing; 2nd floor central window extended upwards. Plain brick 1st floor sill band. Parapet. INTERIOR: not inspected but noted to retain turned baluster staircase on closed string with corresponding dado. Full panelling on staircase to second floor, with recessed moulded panels and box cornices. Most rooms fully panelled, and retaining early C18 fireplaces. HISTORICAL NOTE: home of Wilkie Collins, author. No.26: brown brick with red brick dressings. Slated mansard roof with dormers. 3 storeys, attic and basement. 3 windows. Early C19 doorcase with fluted surround and cornice on paired brackets; round-arched doorway with pilaster-jambs, architraved head with keystone, radial patterned fanlight and panelled door.

Gauged red brick cambered arches to slightly recessed sashes with exposed boxing. Plain brick 1st floor sill band. Parapet with cornice. INTERIOR: survives particularly well, with plan of two rooms per floor and rear closet. Hallway with raised and fielded panelling, dado rail and box cornice; fluted pilaster archway gives on to broader staircase hall. Staircase with open string and twisted balusters, three per tread, and decorated tread ends. Fluted newels are matched by corresponding pilasters to dado height in the wall panelling. Full-height raised and fielded panelling to second floor, above this closed string stair with ovolo-moulded panelling and box cornices. Ground floor front room is fully panelled with dado, box cornice, shutters, and buffet arch the width of the room. Simple C18 fireplace surround lined with faience tiles. Ground floor rear room is fully panelled with dado rail and box cornice extending into closet area, and has C18 fireplace with unmoulded surround and carved dentil mantelpiece. First floor front room with full-height raised and fielded panelling, shutters, box cornice and dado, C19 fireplace surround to marble fillet. First floor rear room reached via double folding doors with H-shaped hinges, it has ovolo-moulded panelling that continues into closet, the main space with C18 fireplace and closet with one of C19. Second floor front room in two halves, both fully lined in ovolo-moulded panelling with box cornices, dado rails and shutters. The larger room has C18 fireplace lined with faience tiles. Second floor rear room fully lined with similar panelling and also with C18 fireplace and tiles.

Third floor front has two rooms, divided by horizontal boarding to dado height, and cupboards. Third floor rear room with simple square fireplace under separate shelves, horizontal boarding to dado height, and leads into closet with canted window containing heraldic glass. Some ovolo-moulded panels under cornices. Attic has single, compartmented room with C19 grate, reached via narrow stair with tiny C18 handrail. Basement staircase with turned balusters. Basement has plank doors, the front room with large kitchen fireplace under mantle shelf, and shutters. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to front and brick walls to long garden at rear. HISTORICAL NOTE: home of the Victorian architect George Gilbert Scott Jnr; son, (Sir) Giles born here 1880. Also of Lord Alfred Douglas from 1907. No.27: similar to No.25 but round-arched architraved doorway with enriched console-brackets carrying cornice hood, pilaster-jambs, architraved head with keystone; radial patterned fanlight and panelled door. Lead lion mask rainwater head to right. INTERIOR: not inspected but noted to retain turned twisted baluster staircase on open string with decorated ends in fully panelled staircase hall. Ground floor front room fully panelled with marble fireplace and cast-iron grate, decorated overmantel, box cornices and dadoes. Fully panelled first floor front room with box cornices and dado rail, and bolection moulded fireplace. SUBSIDIARY FEATURES: cast-iron railings to area but left of door, rare survival of C19 wooden post and rail surround. HISTORICAL NOTE: home of George du Maurier whose son (Sir) Gerald was born here, and home of the folk song & dance expert, Cecil Sharp. 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. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

HISTORICAL NOTE: during 1850s a Catholic school, 1860s a Home for the Rescue of Young Women, 1870s a Female Servants' Home, 1890s CB King the builder's office, home of the artist

Muirhead Bone, author Compton Mackenzie and in 1908 became the office of the Women's Co-operative Guild and Margaret Llewelyn Davies.

CAMDEN

TQ2685NW HEATH STREET 798-1/26/235 No.13A 11/08/50

GV

II*

See under: Nos.24-28 and attached railings to front and walls to rear CHURCH ROW.

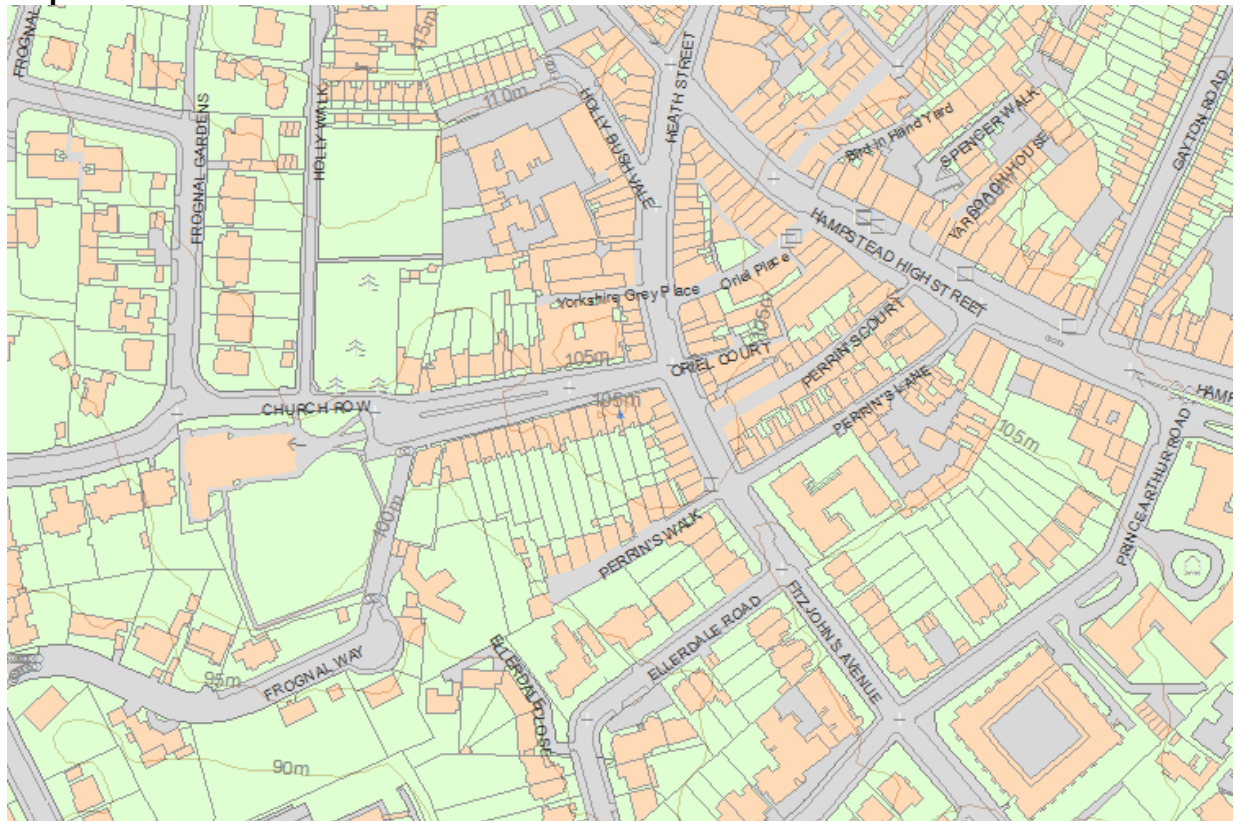
Listing NGR: TQ2636285635

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26347 85633

Map



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Appendix 2: Map of Hampstead Conservation Area



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Appendix 3: Heritage Legislation, Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

With regard to applications for planning permission within conservation areas, the Planning (Listed Buildings & Conservation Areas) Act 1990 outlines in Section 72 that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Recent case law²⁵ has confirmed that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” (after South Lakeland). Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas²⁶. These duties, and the appropriate weight to be afforded to them, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed²⁷ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, however, the concept of the setting of a conservation area is not enshrined in the legislation and does not attract the weight of statutory protection²⁸.

²⁵ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

²⁶ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

²⁷ APP/H1705/A/13/2205929

²⁸ APP/H1705/A/14/2219070

National Policy

National Planning Policy Framework, 2012

The Framework was issued on 27th March 2012 and replaces PPS5: Planning for the Historic Environment. The Framework provides a full statement of Government's planning policies with regard to achieving sustainable development with the protection of the historic environment as an integral element of environmental quality, which should be cherished and allowed to thrive and grow.

Paragraph 128 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this assessment into account 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.”

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 regards the determination of applications affecting designated heritage assets. It outlines that great weight should be given to the asset's conservation when considering the impact of a proposed development on the asset's significance. The more important the heritage asset, the greater the weight should be.

Paragraph 132 goes on to specify that any harm or loss should require clear and convincing justification. It states that;

“Substantial harm to or total loss of significance of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 133 outlines that Local Planning Authorities should refuse consent where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and

- No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by bringing the site back into use

Paragraph 134 concerns proposed development which will lead to less than substantial harm to the significance of a heritage asset. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy outlined in paragraphs 132–134 of the Framework should be interpreted in light of the statutory duties relating to statutorily listed buildings and conservation areas as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

With regard to applications affecting conservation areas and the setting of heritage assets, paragraph 137 states:

"Local planning 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."

Paragraph 38 outlines that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

The Development Plan

The Development Plan for the London Borough of Camden comprises the Further Alterations to the London Plan 2015, the London Borough of Camden Core Strategy DPD 2010, the Development Policies DPD 2010, and Camden Planning Guidance SPD 2011.

The London Plan – Incorporating Further Alterations to the London Plan, 2015

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011. The plan has been amended through the publication of Revised Early Minor Alterations (October 2013) and Further Alterations to the London Plan (FALP) were published for consultation in January 2014. An Examination in Public (EiP) in respect of the FALP was opened on 1st September 2014. On 15th December 2014, the Mayor published the report of the planning inspector who undertook the EiP of the Draft FALP.

On 10th March 2015, the Mayor published (i.e. adopted) the Further Alterations to the London Plan (FALP). From this date, the FALP are operative as formal alterations to the London Plan

(the Mayor's spatial development strategy) and form part of the development plan for Greater London.

The London Plan has been updated to incorporate the Further Alterations. It also incorporates the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013.

Policy 7.8 - Heritage Assets and Archaeology, states that:

"Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

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

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

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

London Borough of Camden Core Strategy DPD, 2010

The Camden Council Core Strategy was adopted on 8th November 2010. Core Strategy policy CS14 (Promoting High Quality Places and Conserving our Heritage') regards the conservation of Camden's heritage. It outlines the objective of preserving and enhancing Camden's rich and diverse heritage assets and their settings.

London Borough of Camden Development Policies DPD, 2010

The Camden Council Development Policies DPD was adopted on 8th November 2010. Policy DP25 from Camden's Development Policies DPD regards conserving Camden's heritage and states that to preserve or enhance the borough's conservation areas and listed buildings, Camden 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 preserve and enhances the character and appearance of the conservation 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 where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

D) Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

E) Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.'

F) Prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

G) 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 listed building;

H) Not permit development that it considers would cause harm to the setting of a listed building."

Other Material Considerations

NPPG: National Planning Policy Practice Guidance, 2014

National Planning Practice Guidance 2014 has been issued by the Government as a web resource and living document, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.

The NPPG 2014 helps to define some of the key heritage terms used in the Framework. With regard to substantial harm, it is outlined that in general terms this is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special interest. Optimum viable use is defined in the NPPG as the viable use likely to cause the least harm to the significance of the heritage asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

Public benefits are also defined in the NPPG 2014, as anything that delivers economic, social and environmental progress as described in the Framework. Public benefits should flow from the proposed development, and they may include heritage benefits.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings, 2010

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 9 and 10, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

10. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.”

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by English Heritage (now Historic England) in 2011. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;

6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic England: Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1, 2011

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which do not. Having done this, it outlines an approach to appraisals of special interest which uses desk and field-based inquiry.

Historic England, Conservation Principles: Policies and Guidance, 2008

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

"Evidential Value: the potential of a place to yield evidence about past human activity.

Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.' (Paras. 30-60)"

Camden Planning Guidance SPD 2011

The London Borough of Camden's planning guidance provides further information on the application and implementation of policies contained within the Development Plan. The guidance contained within this document is broadly compliant with the relevant policy framework and best practice outlined in this appendix and as such is noted here for the sake of completeness only.

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