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APPENDIX B

HERITAGE REPORT BY MUHC LTD

14 FERNCROFT AVENUE, NW3 7PH
HERITAGE REPORT



Prepared for Dilip Desai and Paresh Shah
April 2016



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1. INTRODUCTION

1.1 Purpose of this Report

This report is prepared to accompany a retrospective Listed Building Application documents and drawings, in relation to the restoration and refurbishment works already undertaken at Flat 2, 14 Ferncroft Avenue.

As required by the issued NPPF-National Planning Policy Framework (March 2014): this report comprises of the appraisal of the historical significance of the listed house, and the contribution it makes to the Reddington and Frogna Conservation area. It also includes limited historic research and background information regarding the subject building, obtained by undertaking searches in local and national archives for published and primary sources, as well as the assessment of the potential or actual impact likely to result from the proposed works, on the special interest of this heritage asset.

1.2 Reference to Other Documentation

This document should be read in conjunction with:

- Scheme drawings (“as existing” and “as proposed”) prepared by TMD Building Consultancy Ltd

1.3 Authorship

This statement has been prepared by MVHC Ltd, Heritage Consultancy practice, specialising exclusively in the historic cultural environment.

Author: Miriam Volic [BSc Arch, PgDip AA], Principal;

1.4 Methodology Statement

The historic environment appraisal is the result of a process which encompasses literature and documentary research review, analysis and processing of information, Conservation Area site review, and previous experience. The methods used in order to undertake the study included the following:

- Literature and Documentary Research Review

The documentary research is based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. In particular, additional sources included The National Monuments Record, the National Archives and Camden Council Archives.

1.5 Planning Policy Guidance and Legislation

This assessment has been prepared taking into account the information contained in:

- National Planning Policy Framework, NPPF, March 2014
- Historic Environment Planning Practice Guide, 2010.
- Revisions to Principles of Selection for Listed Buildings (2007).
- BS 7913:1998 Guide to the Principles of the Conservation of Historic Buildings.
- Unitary Development Plan (UDP) of Council, (2007, 2010);
- Supplementary Planning Guidance

1.6 Summary

14 Ferncroft Avenue is a Listed Grade II house, situated within Reddington and Frognal Conservation area in Borough of Camden. Originally single family house, it has been subdivided into flats in 1960's. Retrospective consent is sought for alterations to the internal layout of Flat 2. Pre-application advice has been received (2015/6070/PRE) on 29th February 2016, and this application is a result of the received advice.

Full description of the proposed works and the impact can be read in chapters 4 and 5.

2. SETTING AND HISTORIC INFORMATION

2.1 Location

No 14 Ferncroft Avenue is located in the north-east part of the street and is within the sub-Conservation Area of "The Crofts" in the London Borough of Camden. (See Fig 1).



Figure 1 - The subject site is depicted by a red colour.

2.2 Statutory Site

Listed Building

TQ2586SW FERNCROFT AVENUE 798-1/14/432 (North East side) Nos.12 AND 14 GV II

Pair of semi-detached houses. 1901-2. By CHB Quennell; built by GW Hart. Red brick. Tiled hipped and gabled roofs with dormers (No.12 with segmental-arched top), chimney-stacks and overhanging eaves with coved cornice. Symmetrically designed pair. 2 storeys and attics. 3 windows each. Projecting gabled outer bays have canted bowed bays of sashes with glazing bars to top halves only; 1st floors with Venetian type sash windows, the segmental arches protruding into the tile-hung gables. Slightly projecting entrance bays, at angle of outer and central bays, form porches at ground floor with gauged brick round-arches and keystones; panelled doors with overlights and sidelights of strips of small panes; 1st floor sash. Continuous 1st floor modillion brick band. Central bays have tripartite sashes to both floors; ground floors with gauged brick flat arches with keystones and top halves with glazing bars. INTERIORS: not inspected.



Figure 2 - Listed buildings in the vicinity of No 14 Ferncroft Avenue, coloured blue. Buildings of merit are coloured in green. The subject site is depicted in red.

Conservation Area

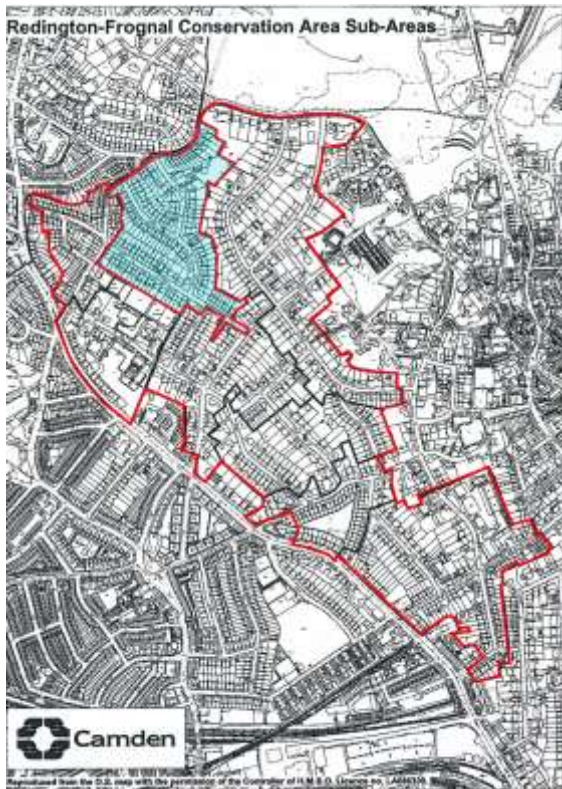


Figure 3 –Redington and Frognaal Conservation Area, with “The Crofts” sub-area coloured blue

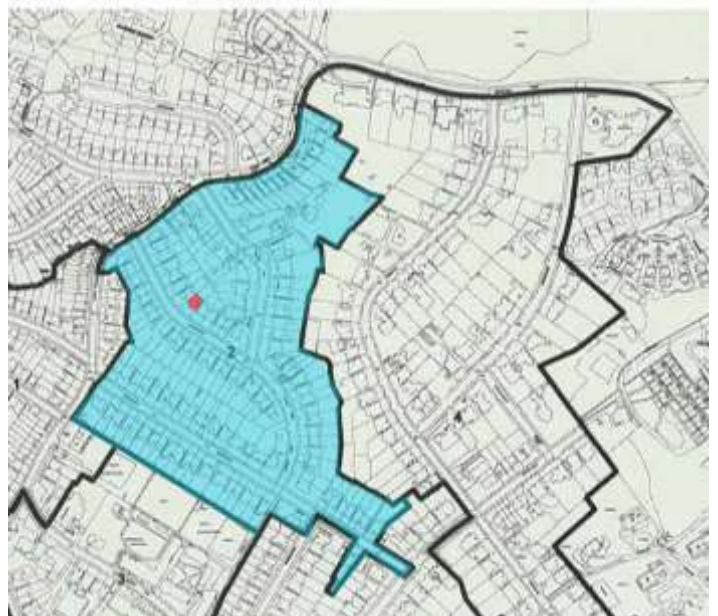


Figure 4 - “The Crofts” Sub - Area, with application site depicted in red

Development: The development of the Redington/Frognaal Conservation Area is well documented in the Conservation Area Appraisal and Management Statement.

Designation: Redington/Frognaal was first designated as a Conservation Area in 1985, and extended in 1988, 1992 and 2003. It is divided into eight sub-areas: Briardale and Clorane Gardens/Platt's Lane (southern part), "The Crofts" – encompassing Ferncroft, Hollycroft and Rosecroft (including northern part of Platt's Lane and Telegraph Hill), King's College and environs (including Nos 300-338 Finchley Road), Redington Road & Templewood Avenue, Heath Drive & environs (including Oakhill Avenue, Kidderpore Gardens and lower part of Kidderpore Avenue, Bracknell, Greenway and Chesterford Gardens, The "Triangle" – Frognaal Lane, Finchley Road and Langland Gardens and Arkwright Road, Frognaal, Frognaal Close and Lindfield Gardens.

Listed Buildings: The majority of the properties in the conservation area are listed Grade II either for their group or individual value, and some are grade II*. The properties in the vicinity of No 14 Ferncroft Avenue, are mostly grade II.

Key Features: The Conservation Area is described as a "well preserved example of a prosperous late 19th century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the period."

Adjacent Conservation Areas: To the south – Fitzjohns/ Netherhall, to the east – Hampstead Conservation area. To the west is West End Green Conservation Area

3. OUTLINE BACKGROUND HISTORY



1746 Rocque Map (see Fig 5), shows land that is now Redington/Frognaal Conservation area, as undeveloped pastures and fields.

Childs Hill area (owns name to Richard le Child, who in 1312 held a customary house and 30 a., probably on the Hendon side).

By the mid 18th century the Hampstead part of Childs Hill was divided in two by the road later called Platt's Lane, which ran from West End and Fortune Green to the heath, Hampstead town, and Hendon.

Figure 5 – 1764 Map by John Rocque, shows undeveloped land where application site is now. (Approximate location marked by red circle)

It was entirely occupied by two estates, originally owned by Templars.



Figure 6 – 1864 Stanford Map shows development of Finchley Road, as well as few notable houses, e.g. Kidderpore Hall, and Temple Park House. Application site is marked by red circle, and is shown as still undeveloped

Finchley Road marked beginning of some development of the area. A house called Temple Park was built on the smaller Temples estate probably in the 1830s by Henry Weech Burgess. About the same time farm buildings were erected on Platt's estate fronting Platt's Lane. In 1843, on the western portion of Childs Hill estate, T. Howard built Kidderpore Hall, a stuccoed Greek revival house with a slightly projecting colonnade, side pediments, and a semicircular bay. The grounds became a private park and two lodges were added, one on the Finchley road in 1849, and the other on Platt's Lane in the late 1860s.

On a field of Platt's estate which protruded westward south of Teil's estate, four houses fronting Finchley Road were built in the 1840s in the district called New West End.

By 1870 the farm buildings at Platt's Lane had been replaced by a house. In 1875, two cottages were built in Platt's Lane by P. Bell and between 1884 and 1886, further 13 houses, were built by George Pritchard.

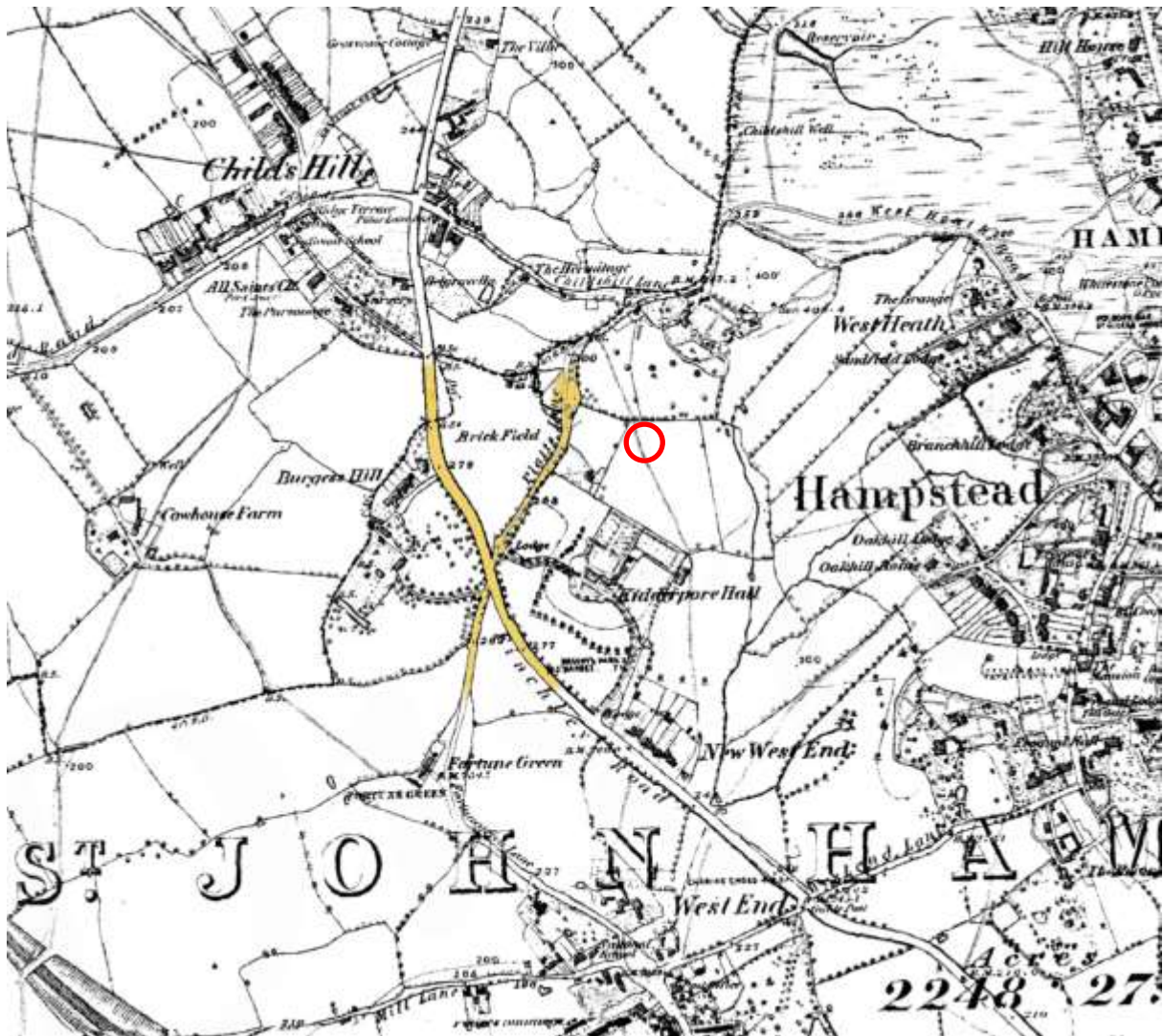


Figure 7 – 1870 Map shows further development of the area. By this time, Henry Weech Burgess's estate became brickfield. Temple Park became Anglo-French College by 1873. A few houses had been built in what became Burgess Hill

In 1890 Kidderpore Hall was acquired by Westfield College, which made considerable additions to it in 1904-5, and the rest of the estate was given over to the different builders. Building, mostly of detached or semi-detached houses fronting Platt's Lane, Finchley Road, Kidderpore Avenue, and Cecilia Road (later Kidderpore Gardens), was complete by 1913.

In 1880 Weech Road was constructed between Fortune Green Road and Finchley Road on the portion of Teil's estate purchased by the Burgesses in 1855. In 1896, C. F. A. Voysey designed Annesley Lodge for his father on the corner with Kidderpore Avenue, at No 8 Platt's Lane.

Next to No. 14 Kidderpore Avenue, built in 1901 by the artist George Swinstead, was St. Luke's church, designed by Basil Champneys in 1898. At the southern end of the road was No. 4, built in 1900 in a highly decorated Tudor style.

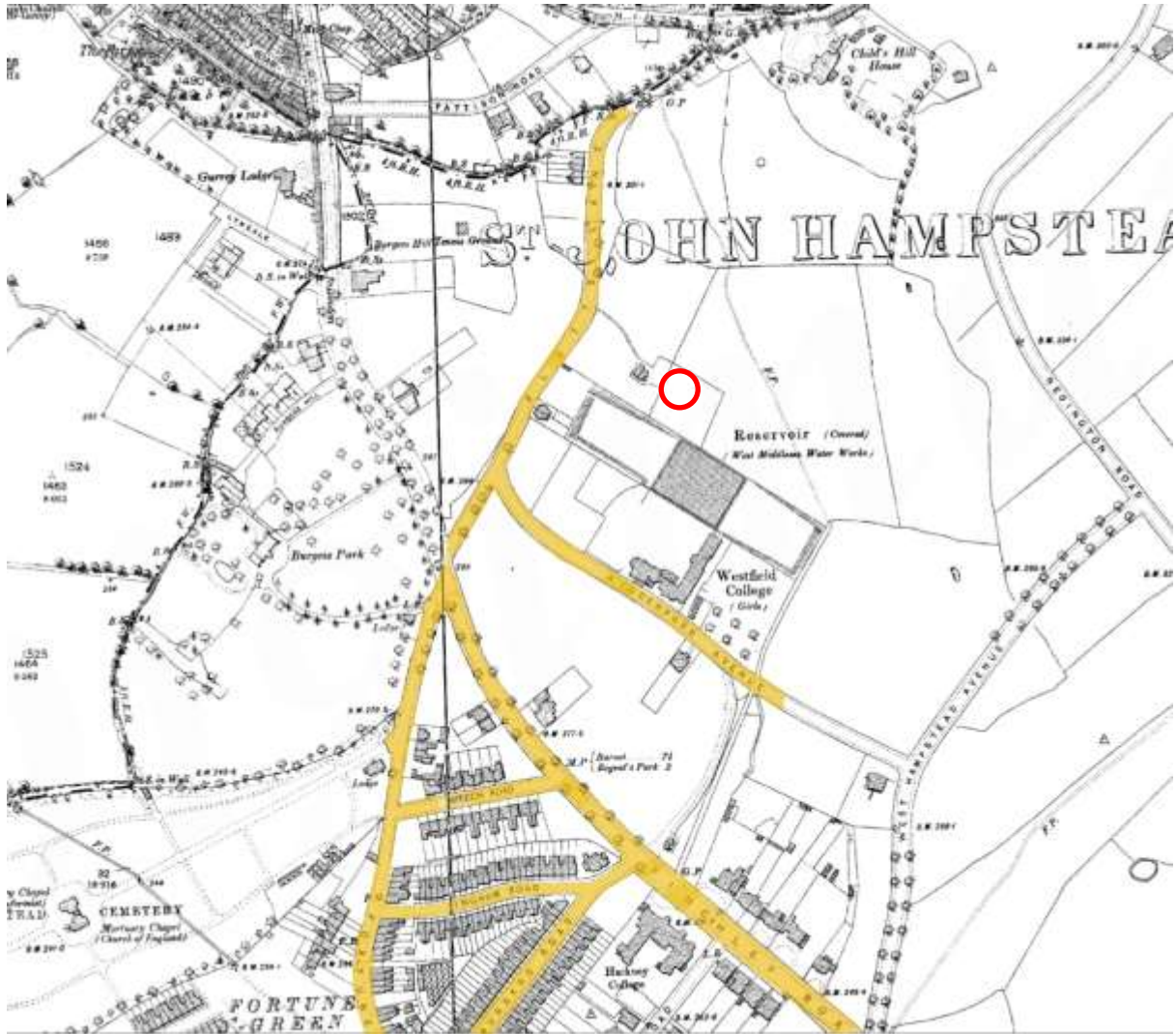


Figure 8 - 1890 OS Map – shows further development, with new branching of Finchley road to the west (Weech Road, Ingham Road) with terraced houses. Also, new Kidderpore Avenue stretches below Kidderpore Hall, by this time acquired by Westfield College. Site north of Kidderpore Hall estate, is acquired by West Midlands Waterworks.

3.1 14 Ferncroft Avenue



Ferncroft, Hollycroft, and Rosecroft avenues were laid out between 1897 and 1913. They were mostly semi-detached houses, designed by architect C.H.B. Quennell, and built by builder George W Hart. He later built about sixteen large houses at Hampstead Garden Suburb, both before and after the WWI.

Quennell's early work in Hampstead, exhibited “Georgian” architectural style.



In his book "Everyday Things in England", Quenell wrote:

"It is perhaps the smaller houses which show the Georgian architects at their best - the pleasant old-fashioned places that still add distinction to the streets of almost any English country town. The doctor generally lives in one and the lawyer in another. The walls are faced with red bricks that have weathered to a delightful mellowness; the sash windows are of good proportions, disposed in a regular way. There is a good robust cornice, which provides a brim to the roof; and in the roof are dormers. The doorways are always interesting and there may be some fine iron railings and gates. Internally the basement kitchen is generally avoided, and the rooms are planned for comfort rather than display. Walls are pleasantly panelled and the staircases good. They are eminently houses to live in."

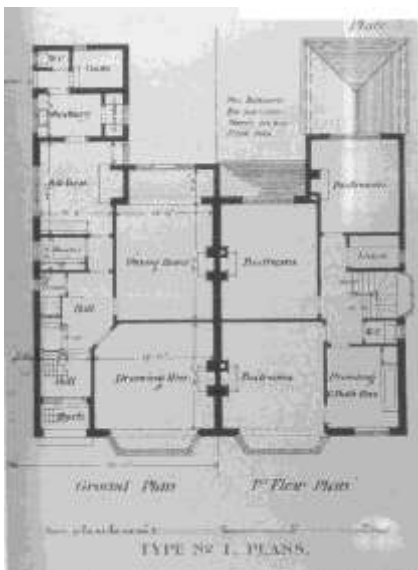
Figure 9 – Architect Charles Quenell in 1910



Quenell's early Hampstead houses made quite an impact. They were featured in and extensively illustrated in two separate editions of *The British Architect* in 1898, just after they had commenced building.

In his "*Book of Houses*", Quenell offered a series of fifteen types, taken from his own works, as a guide to best practice. The book provided a rationale for the detailing, plan, form and landscaping of medium-sized houses of the garden suburb type. His belief in high quality craftsmanship was already leading him, and many others, in the direction of a reduction of ornament: *"Cheap ornamentation should be avoided; - cast or moulded bricks, pilasters and carving unless it is first-rate, and the money so saved spent in better workmanship or simpler detail"*

Figure 10 - Drawing of 20 Rosecroft Avenue, Hampstead, 1898, exhibited at the Royal Academy in 1899 (Architectural Review July 1899)



Figures 11 and 12 - Plan shows Quenell's main components of two or three reception rooms, ground-floor kitchen here with the addition of a scullery, a generous hall and five or so bedrooms. The pantry is recommended as a means of creating a barrier between the hall and the kitchen to prevent cooking smells permeating the house;

Most of the houses in Ferncroft Avenue are semi-detached villas with front and rear gardens, situated within tree-lined streets.

Number 14 Ferncroft Avenue, is semi-detached listed grade II building, a pair with No 12. It has two storeys and attick, and is built in red brick, with tiled hipped and gabled roofs and dormer windows. More detailed description of its exterior is given in chapter 2.2.1 (Listed Buildings).

3.2 Occupiers

Census records for the property show that in 1911 Meyer Edenberg lived there with his wife Fanny, and sister in law Emily Betts and nephew Richmond Hart. From 1921 Henri Voorzenger, his wife Marjorie, and daughters Cynthia and Pamela are listed in Census, and electoral rolls.

1946 records show five occupants (Mary Buchanan, Harry Crossley, Helen Fox, Henrietta Wicks and Jeane Watson). In 1950, Claude and Margaret Calmon lived there.

4. BUILDING DEVELOPMENT

Map from 1910 shows earliest footprint of the building, with separate outbuilding at the back, which has been demolished since.



Figure 13 – 1910 OS Map shows early footprint of No 14 Ferncroft Avenue



Figure 12 - 1930 Map – Footprint of the main building stays same, the outbuilding at the back is lost.



Figure 14 – 1960 OS Map shows no changes to the footprint.

4.1 1960 alteration

Planning records show that 14 Ferncroft Avenue, originally built for a single family, has been converted into 3 self-contained flats in 1960's.

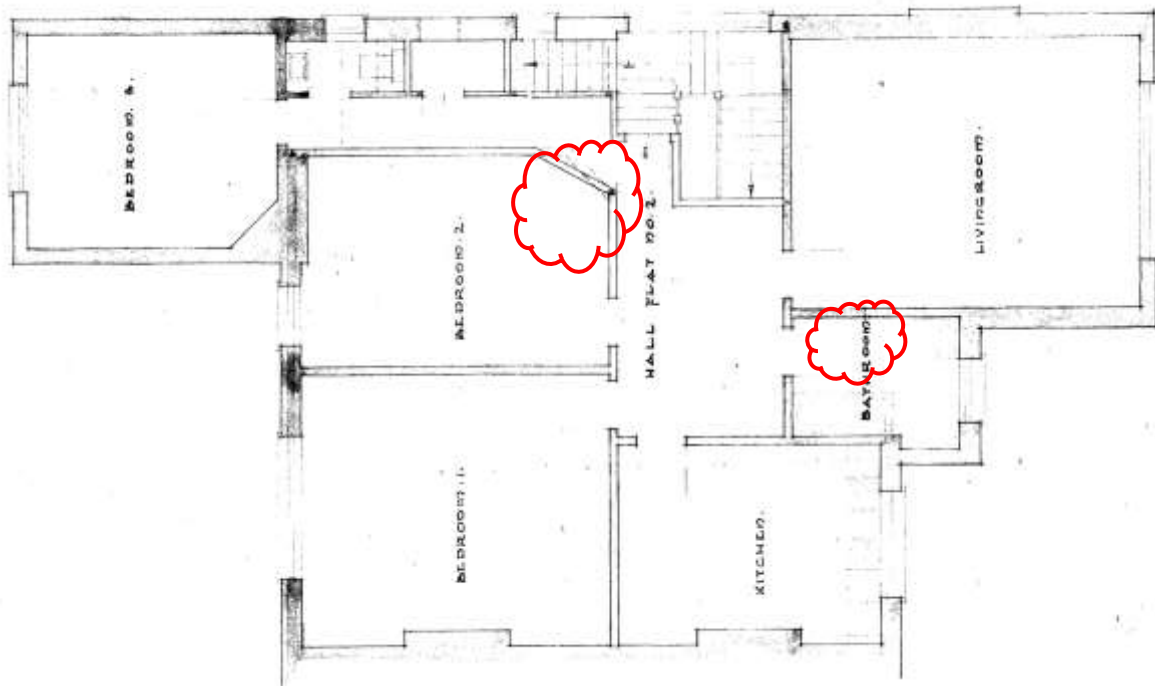


Figure 16 – First Floor Flat, after alterations;

4.2 2013 Alterations

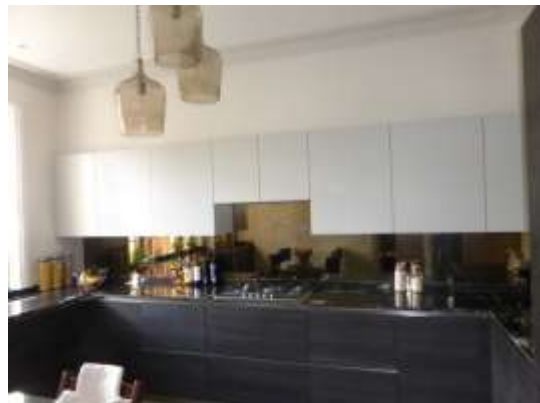


Figure 17 – Alterations are marked with clouds

5. PHOTOGRAPHIC SURVEY



001 _ Entrance Lobby with view into Living Room



002 – View of the kitchen. Chimney breast removed



003 – Kitchen window



004 – Living Room



005 Bedroom 1 – removed partition wall



006- Bathroom of Bedroom 1 – removed chimneybreast



007 - Bedroom 2



008 – Ceiling – Bedroom 2



009 – Front Study Room



010 – Lobby in front of the Bedroom 2

6. SIGNIFICANCE ASSESSMENT

6.1 Introduction

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Areas should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states 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 also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'*.

Significance is defined by English Heritage as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of 14 Ferncroft Avenue. Significance is determined on the basis of statutory designation and professional judgment.

Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS *'Principles of Selection for Listing Buildings'* (March 2010) and in the English Heritage *'Conservation Principles Policies and Guidance'* (2008).

The first document states that the special interest of a building is determined based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest.

English Heritage suggests that the aspects that reflect worth are the following values that people associate to a place: aesthetic value, communal value, evidential value and historical value.

NPPF suggests that the significance of a place can be assessed by identifying its *"aesthetic, evidential, historic and communal values"*, corroborating the four values identified by English Heritage.

- Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

Finally, the hierarchy developed to present the level of significance has been chosen to suit the particular site. A method of descending levels of value is applied (following guidelines established by James Semple Kerr¹ - and adopted by English Heritage and others).

The grading system used in order to establish and record the significance of the building's elements is defined as follows:

1) High Significance

¹ *Author of Conservation Plan, Australia ICOMOS*

Parts or elements of special interest, that are fundamental to the design concept of the building and/or parts that play a major role in its 'historical time line';

2) Considerable Significance

Parts or elements of special interest that are specific to the vocabulary of the building and/or parts that play a considerable role in its 'historical time line';

3) Moderate Significance

Elements of moderate special architectural or historic interest, that contribute to the vocabulary of the building as a whole and its historical time line;

4) Low Significance

Parts or elements that have low special interest, which still contribute to the vocabulary of the building as a whole

5) No Significance/Detrimental

Parts or elements that do not have special interest, and/or do detract from the building.

6.2 14 Ferncroft Avenue

Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

Evidence shows that No. 14 Ferncroft Avenue went through alterations in the past, in particular in 1960, when house was subdivided into three flats. The Flat No 2 has been upgraded in 2013. In the process, plan-form of the some rooms within the flat has changed, due to the removal of the wall in Bedroom 2. Plan-form of the principal rooms to the front of the building has been preserved. Also, some elements of the original fabric have been removed, in particular chimneybreast in the rear bathroom and chimneybreast in the kitchen.

Features belonging to the original fabric, such as original window openings to the front, as well as those to the rear, and internal doors openings were mostly preserved. Some new openings were created and existing one blocked-off. Also new wall has been erected, forming a new WC adjacent to the rear bedroom. Cornices in the living room have been preserved, as well as skirting. New cornices have been installed, presumably where they were missing. The elevations of the main house remain mainly unaltered.

It is considered that despite alterations, the evidential value still remains, and has **moderate significance**.

Historical Value

"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para. 39).

“The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.” (Conservation Principles Para 44).”

The house is an example of Neo-Georgian architectural style, designed by an English architect C.H.B. Quenell. The treatments of fenestration, building composition, use of materials, are all recognisable elements of houses designed by Quenell in this area. External features of the building have survived unharmed over time and internally, despite alterations, there is an apparent plan-form. The association of the house with well-known architect Quenell, combined with the survival of his work demonstrates high historical value. The extent of original spatial relationship and proportionality of the space remain, as well as a substantial amount of historic fabric, which confirms a **considerable historical significance** of the property.

Aesthetic Value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place” (Conservation Principles Para. 46).

“Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.” (Conservation Principles Para 47)

“Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.” (Conservation Principles Para 48).

The exterior, with well detailed and proportioned elevations, still retains **considerably high level of aesthetic value**. Internally, plan form of the principal rooms was retained, despite alterations done in order to modernise the building for the present owner.

Communal Value

“Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects” (Conservation Principles, Para 54).

The communal value of 14 Ferncroft Avenue lies in its typical style within the street and its integrity with the development of the “The Crofts” area. The association to its former residents, as well as being a part of the of semi-detached pairs of suburban houses intended for the middle classes in the late 19th century, gives this house **a considerable communal value**.

Summary of the Significance

No 14 Ferncroft Avenue has been listed for its architectural value and being a work of the recognised architect. It is an example of Quennell’s pre-war architecture and his specific style and approach to development of comfortable houses.

The significance of the interior is in what has been preserved of the plan-form. There is little evidence of any remaining details, apart from some cornices. Low significance has been attributed to altered areas of the house, which was result of 1960's subdivision of the house and some alterations from 2013.

7. PRE-APPLICATION CONSULTATIONS

7.1 Consultations

Pre-application consultations were held with Conservation Officer, Alfie Stroud, of Camden Planning and Conservation Department, following the submission of an information package for the review, containing drawings, photographic evidence, and the historic background statement.

Following consultation with Camden Planning Authorities, and receipt of the Pre-Application advice (2015/6070/PRE) a retrospective application has been prepared.

7.2 Pre-Application advice considerations and observations

Following observations were made regarding the current state of the property and alterations that were undertaken:

- *"It was evident from visiting the flat and in looking at previous plans that it had undergone at least one phase of alteration from its original 1901-02 layout [...]"*
- *"Major interventions have been concentrated around the staircase and adjacent bedroom and corridor, and smaller changes and openings also made at that time or later[...]"*
- *"The new works, which constitute the proposed scheme [...] have involved alterations which are generally reversible or modest, but which in some cases do harm the special interest of the listed building, or which may have done so [...]"*

7.3 Considerations regarding benefits of the alterations:

- *"The window units have been retained and appear to be in good condition.*
- *A chimney breast has been added to the living room, replacing one presumed lost, and this is welcome.*
- *In the same room, a non-original doorway has been infilled, restoring some more of the room's integrity.*
- *The cornicing and skirting in the living room have also been retained, alongside timber panelling."*

7.4 Comments on lost historic fabric:

- *"[...] cornicing, skirting and the picture rail [...] now in place are [...] broadly appropriate to the age and status of the house.*
- *[...] historic panelled doors [...] replaced with modern but broadly appropriate doors;*
- *There is evidence that some fitted joinery has been lost as part of the work. While some of this was clearly not original, some may have been historic; however it is difficult to assess this possibility based only on the picture evidence available.*
- *It is assumed that overall, these losses are likely to be acceptable."*
- *In the en-suite to the master bedroom, a corner fireplace has been lost which is regrettable.*
- *[...] blocking of the small window in the flank wall through the addition of built-in furniture is an unacceptable unnecessary alteration.*
- *The removal of the chimneybreast in the kitchen is regrettable and an unacceptable sacrifice to fitted kitchen units.*

- *The insertion of the family shower room into the volume of the second bedroom on this floor, to occupy an alcove beside the chimneybreast, damages the proportions and volumes of two original spaces: not only the bedroom itself, but the surviving plan form of the hallway, by setting the new bedroom door within the volume of the original room.*
- *The addition of new panelling around the lost doorway has completely disguised this alteration to the plan form*
- *The addition of a uniform new timber panelled finish throughout the hallway flat inappropriately disrupts the historic layout of the floor and its role in the originally undivided house*
- *Similarly, the addition of downlights throughout the flat suggests the extensive reconstruction of the ceilings, which might have seen original and interesting lath and plaster replaced with inappropriate modern materials. The extent of alteration to the ceilings is greater than would have been deemed acceptable, but it is noted that the traditional central light fittings have been retained. “*

7.5 Consideration of the possible remedial measures and strategy

- *“ The harm to the special interest of the listed building involved in the scheme has been relatively limited, with the most dramatic changes to fabric concentrated in areas that were already much altered and so of limited historic or architectural interest.”*
- *Other alterations proposed among the works fall into two categories: those which aim at the creation of sufficient services and spaces for a high-quality two bedroom flat and can be justified as reasonable adaptations; and those which are mainly a matter of preference. The latter are those which, where they harm fabric of historic or architectural interest, are likely to have no reasonable justification and are most to be regretted.*
- *The retention or restitution of lost features of historic interest will be welcomed, however the reinstatement of non-original but previously-existing arrangements is not generally likely to be what is needed at this stage to ensure that the special interest of the building is preserved.*
- *Where original elements of plan form are lost, the application will be able to ensure that its proposals are acceptable by ensuring that they either restore the lost volumes, or adopt decorative finishes which allow the original form of the floor to be read.*
- *Clearly, any historic fabric which has been replaced or otherwise removed is not likely to be salvageable, and some of its interest lay in its age. It would only be worth replacing if the new materials are inappropriate to the building.*
- *[...] the retrospective Listed Building Consent application might helpfully identify lost features of historic interest which could be reinstated without having a major impact on the use of the flat.*
- *Elsewhere, it could clearly identify alterations to the plan form and fabric of this floor of the listed building which it wishes to justify, and show how they are either non-original or how mitigating proposals could retain the legibility or character of the original.”*

8. PROPOSALS

8.1 Works already done, proposed to be retained

- Front Living Room: leave door opening blocked off; retain cornices and skirting; retain new chimney breast
- Small Study to the front: retain new fitted furniture and new floor finish
- Rear Bedroom / Master Bathroom: wall removed to enlarge room. Existing fireplace removed; Suspended ceiling in the part of the room; new fit-in wardrobes; new floor finishes;
- Master bathroom: new fittings throughout; new floor finishes; corner chimneybreast removed; New downlighters in the new ceiling;
- WC: created by subdividing rear bedroom; new partition walls; new built-in furniture in front of the existing chimneybreast;

8.2 Remedial works

- Removal of the timber panelling/mouldings in the entrance hallway
- New simple picture rail, cornice and skirting appropriate to the house style to be installed
- Re-instatement of the door to the rear corridor from the entrance hall

9. IMPACT ASSESSMENT

9.1 Criteria

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the Grade II* terraced house, established criteria have been employed.

- "negligible" –impacts considered to cause no material change;
- "minor" - impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of a low to medium magnitudes for short periods of time.
- “moderate” - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- “substantial” - impacts considered to cause a fundamental change in the appreciation of the resource.

The impact of proposals can also be neutral, beneficial or adverse.

9.2 Impact Assessment

Summary of Impact of the proposals on the significance of the Grade II listed 14 Ferncroft Avenue, First Floor Flat		
Generally: New floor finishes throughout;		
Area	Alterations	Impact
Front Living Room	Existing door opening to the side room blocked off; retained all cornices and skirting; new chimneybreast;	Minor / Beneficial
Studio Room	Blocked off door to the living room; new built-in furniture;	Minor
Kitchen	New kitchen elements; Upper section of the chimney breast removed to facilitate	Moderate

	installation of kitchen units;	
Entrance Lobby	Re-instate door to the rear corridor; remove timber mouldings and installation of appropriate picture rail; new floor finish throughout	Beneficial
Rear Bedroom	Removal of the side wall; lowered ceiling to the side of the room; removal of the fireplace	Moderate
Master Bathroom	Chimney breast removed; considered to be later addition. Retain new fittings throughout; Replace sliding door to the bathroom with new traditional door with new frame ;new floor finish	Minor/ Beneficial
Small Bedroom	New partition wall to form new WC; Built-in furniture in front of existing chimney breast;	Moderate

9.3 Overall Impact

Proposed alterations to the property comprises of retention of the works already done and some remedial works. Majority of the original walls have been retained. Partial removal of the existing chimney breast from the kitchen and loss of the corner chimney breast from the small bathroom at the back are considered to have had moderate impact. It is considered that although alterations have had impact upon the special interest of the building, overall, it is of a minor/moderate degree, with benefits such as further upgrade of the property to meet 21st century standard, appropriate of the status of The Crofts area.

10. THE STATUTORY FRAMEWORK

10.1 Preserved UDP Policies

This section considers relevant objectives and policies contained in the Core Strategy that was adopted on 8 November 2010 and replaces most of the policies in the UDP².

In this regard, it is acknowledged that the Borough of Camden has set down a number of objectives and policies as part of the Core Strategy of the LDF, and preserved UDP policies, amongst which relevant to this application following are included.

B 6 Listed Buildings - To preserve or enhance the character of listed buildings as buildings of special architectural or historic interest, the Council will only grant listed building consent for:

- a) The total or substantial demolition of a listed building where exceptional circumstances are shown that outweighs the case for retention; and for
- b) Alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

The Council will only grant planning permission for the change of use of a listed building where it considers this would not cause harm to its special architectural or historic interest. The Council will not grant planning permission for development that it considers would cause harm to the setting of a listed building.

Response: Chapter 3 of this report assesses the significance of No 14 Ferncroft Avenue, listed building, situated within the Redington-Frogna Conservation Area, and the value that it holds for

² The **Unitary Development Plan (UDP)** was the previous Development Plan for the borough. It provided the statutory planning framework for the local planning authority setting out the objectives, policies and proposals for the use of land and buildings in the Royal Borough of Kensington and Chelsea between 2002 and 2010. Under the Planning and Compulsory Purchase Act 2004 some of the policies contained within the Council's UDP were saved in September 2007. The others were shown as expired.

future generations. The assessment provides evidence that works to No 14 Ferncroft Avenue sustains the character of this listed buildings, as buildings of special architectural or historic interest.

The proposed development does not cause harm to the setting of a listed buildings within the Redington-Frogna Conservation Area

10.2 Core Strategy Policies

CS 14 – Promoting high quality places and conserving our heritage³ - *The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:*

- a) Requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*

Response: The development respects the local context, character and appearance of the houses and the conservation area in general. The works are of the highest quality of design and workmanship and are beneficial to the longevity of the existing building.

10.3 Local Development Framework

DP 24 – Securing high quality design - *The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design.*⁴

Response: See above

DP 25 – Conserving Camden’s heritage

- Conservation areas - *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;*
- Listed buildings - *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.*

Response: Alterations are sympathetic to the scale, mass, height and aesthetic attributes of the listed building and the Conservation Area. The level of intervention on the fabric of the building itself is moderate. Those character-defining elements of the fabric are retaining the style of the building and its setting.

³

⁴ *The Council will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

11. NPPF CONSIDERATIONS

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and outlines how these should be applied. The relevant local plan policies contained within the Camden Core Policy Strategy, Unitary Development Plan and SPD guidance have also been considered in the chapter above.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF's 12 core principles.

The designated heritage asset affected by the proposals is Flat 2, No 14 Ferncroft Avenue, listed Grade II.

NPPF Para 132

“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. 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.”*

The applicant has appointed conservation consultants with a proven track record in delivering a range of high quality conservation projects to prepare this report, which provides the information that will enable the planning authority to assess the likely impact of the development on the special historic and architectural interest of the heritage assets.

In order to identify the heritage values and character of the building, an analysis was undertaken to include its origins, how and why it has changed over time, the form and state of its constituent elements and materials, and how the place is connected through to past people, events and aspects of life. The analysis is brought together in the Historical Background (Paragraph 2) and in the Assessment of Significance (Paragraph 3), in order to appraise alterations.

The Impact Assessment (Paragraph 6) shows how the works affected the character of the listed building to a minor/moderate degree.

The alterations upgraded and facilitated continued use of the property, whilst meeting contemporary residential requirements. They enhanced accommodation standards, and by doing so it preserved the high status of a residential character of this area.

NPPF Para 134:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

Response: Property has been upgraded and in the process of those works some of the historic fabric has been lost – mainly partial loss of the chimney breast in the kitchen, and small corner chimney at the rear of the property within the closet wing. Also, portion of the wall was removed in the rear bedroom.

It is considered that these losses have caused “less than substantial harm” as propounded in this clause and that the impact has been moderate.

Pre-application advice states:

“ The harm to the special interest of the listed building involved in the scheme has been relatively limited, with the most dramatic changes to fabric concentrated in areas that were already much altered and so of limited historic or architectural interest.”

Although historic fabric was lost during 2013 works, most of the layout has been preserved.

Following pre-application advice, it has been proposed to remove new panelling around the lost doorway that has disguised the plan form alteration as well as uniform new timber panelled finish throughout the hallway. Re-instatement of the lost doorway would return layout of the entrance hall to its previous state.

The pre-application advice also mentions loss of the side window, however, the window was not blocked, but only covered up internally with the fitted wardrobe and is fully visible on the side elevation, externally.

The impact of the works is outweighed by the public benefits of the investment for the improvements to the house were desirable to maintain the sustainable, committed, long-term stewardship of the property. They bring the benefit of ensuring the continued appropriate use and maintenance of the premises. The "special historic interest" of the building is preserved while allowing it to meet the functional requirements of a contemporary and private home.

NPPF Para 137:

“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.”

Response: Although alterations to the property have caused moderate loss of the historic fabric, mitigating factors would be overall enhancement of the heritage asset and its significance.

12. CONCLUSION

The existing residential use of 14 Ferncroft Avenue is a characteristic of the Conservation Area. It is considered fundamental to preserve high and fashionable status of this prominent area, by promoting better quality residential accommodation and modern facilities.

This can only be maintained if investment in the repair, upkeep, and enhancement of properties such as this, is carried out. The alterations were designed to cause “less than substantial harm” to the heritage asset. In fact, the alteration works of No 14 Ferncroft Avenue are inclusive of minor/moderate internal alterations, to enable provision to be made for the rationalization and utilization of the listed building to suit 21st century standards, while conforming to the status of the area.

This is achieved with moderate loss of the original fabric. NPPF recognizes that such change and adaptation must occur if historic buildings are to survive at all.

This proposal identified lost elements of the historic fabric and proposes to re-instate those that can be executed well, without further damage to the property as a remedial measure.

English Heritage "Conservation Principles" and the NPPF define conservation as "managing change". The listed building is not a static place. It has been subject to change and in order to remain a sustainable, welcome and pleasing place, it will continue to change.

It is considered that the impact of the proposed works is moderate and would assist in the long-term preservation of the heritage asset.

The works are considered to sustain and enhance the special historic and architectural interest of the subject heritage asset by preserving those elements of significance that have been identified as contributing to that special interest.