

# Donald Insall Associates

26 Belsize Grove

Historic Building Report  
for Alisa Pomeroy and Jonathan Magid

September 2015



Chartered Architects and Historic Building Consultants



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Ordnance Survey map with the site marked in red.  
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## 1.0 Historic Building Analysis & Advice

### 1.1 Introduction

Donald Insall Associates was commissioned in July 2015 to assist Alisa Pomeroy and Jonathan Magid with the preparation of proposals for 26 Belsize Grove.

The investigation has comprised historical research, using both archival and secondary material, and site inspections. An illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the historical and architectural significance of the building, which is set out below. This understanding has informed the development of proposals for change to the building, by architects McLaren Excell and Section 4 provides a justification of the scheme according to the relevant planning guidance.

The investigation and this report were undertaken by Kate Green and Vicky Webster.

### 1.2 The Buildings and their Current Legislative Status

26 Belsize Grove is a Grade II-Listed building which is located in the Belsize Conservation Area in the London Borough of Camden. The front walls are listed separately, also at Grade II. Both list descriptions are in Appendix II.

Alterations to listed buildings require listed building consent - development in conservation areas may also require planning permission.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas and state that new development should preserve or enhance the special architectural or historic interest of listed buildings or their setting and the character and appearance of conservation areas.

In order for a local authority to consider granting such consent, the proposed development must also be justified according to the policies on the historic environment set out in the National Planning Policy Framework.

The key message of the National Planning Policy Framework is the concept of 'sustainable development'. The National Planning Policy Framework requires that heritage assets (a term that, with regard to UK planning legislation, includes listed buildings, conservation areas, and unlisted buildings of local importance) should be conserved in a manner 'appropriate to their significance.' It also notes the desirability of 'sustaining and enhancing the significance' of heritage assets and of putting assets to viable uses 'consistent with their conservation.' The National Planning Policy Framework recognises the 'positive contribution

that the conservation of heritage assets can make towards economic vitality'. However, it also recognises that, in some cases, proposals can lead to a heritage asset losing significance. The National Planning Policy Framework thus requires that the 'public benefits' of a proposal – which include securing the optimum viable use of a designated heritage asset – should outweigh any 'less than substantial' harm caused to the significance of a designated heritage asset.

Copies of the relevant planning policy documents are included in Appendix I.

### **1.3 Assessment of Significance**

No.26 Belsize Grove was built between 1825 and 1826 as part of a Grecian-inspired terrace of seven houses known as Haverstock Terrace; this particular house was originally numbered No.7.

Its primary significance lies in its principal façade to Belsize Grove which has been little-altered. The handsome elevation neatly exhibits the Neo-Grecian style; it is stucco fronted with square-headed architraves to the window and doors with a moulded string course and a projecting cornice running along the face of the terrace group. A battlement parapet is set in front of the mansard roof and similarly runs the length of the terrace (aside from the central pediment) with cast iron balustrades set between the individual crenulations.

The windows at ground floor are late-19<sup>th</sup> century replacements which do not follow the original glazing pattern; additionally some upper floor windows have been replaced which follow the original glazing pattern, albeit with horns. The entrance bridge has been tiled in the 20<sup>th</sup> century, and the front area concreted; these alterations detract from the significance of the listed building. Although largely in its original arrangement, the rear elevation is typically plainer, of buff brick, and is of lesser significance. The lower ground floor openings have been altered and the tented canopy appears to be a later addition, of the 20<sup>th</sup> century. The timber supports are later additions, and are of no significance. The French doors at ground floor level are 20<sup>th</sup> century and some of the windows to the upper floors are later replacements, including those to the second floor dormers. The lower ground floor is at present a hotchpotch of openings, with patches of repair and render which detract from the appearance of this part of the building.

Internally the house has been altered to some extent which has impacted on its significance, particularly at first and second floors. The major intervention in the building is the lift which runs from basement level to the first floor and severely detracts from the significance of the building. The basement retains most of its original layout, proportions and some features such as the original cellar and stone shelving – these are all of some significance. Other features, such as the original chimneybreasts, are now obscured or lost. The ground floor also retains its original plan form and some original features such as the staircase, chimneypieces and joinery which amount to a relatively coherent interior at this level,

which are of high significance. The plan form first floor has been altered with the relocation of the staircase in the centre of floor, subdivision of the front room and landing to create bathrooms and built-in cupboards - the wall on the line of the original spine wall also appears to be a modern reconstruction – these all detract from the significance of the listed building. Where the original plan form and features do remain they are of some significance. The second floor is of low significance – it has been altered with the removal of the original staircase and the addition of a low quality WC/shower room and retains few features. Those that do remain, including chimneypieces, fragments of skirtings and doors, are of some interest.

The significance of the Belsize Conservation Area lies in the architectural character and uniformity of its early- and mid-Victorian terraces which give the area its historic and architectural interest and residential character. The terrace group on Belsize Grove makes a positive contribution to the conservation area and the Belsize Conservation Area Statement (date) makes specific reference to it:

*Belsize Grove slopes down gently from north-east to south-west towards Belsize Park Gardens providing a view along the street to villas on Belsize Park Gardens. On the east side the early 19th century terrace (Nos. 26-38) set back behind long front gardens is a notable and attractive group. Built in 1825 by George Crane they are listed Grade II.*

## **1.4 Summary of Proposals and Justification**

The proposals are described in the McLaren.Excell drawings and design and access statement which this report accompanies. The proposed scheme seeks to refurbish the existing house including internal and external alterations and the construction of a single storey rear extension. These works are outlined in more detail in section 4 below.

Whilst elements of the works proposed would have an impact of specific parts of the listed building, in accordance with sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, the special architectural and historic interest of the listed building overall would be preserved; indeed it would be enhanced by the reinstatement of the stair between first and second floors and the building's original circulation pattern and the reinstatement of a number of features suited to the original architectural character of the building. The alterations proposed to the front elevation would also enhance the appearance of the building and its contribution to the Belsize Conservation Area. Therefore the presumption against the grant of planning permission within the Act is not engaged.

Where minor harm may occur to parts of the listed building, this would result in very much 'less than substantial harm' to the significance of the building overall and, in accordance with paragraph 134 of the National Planning Policy Framework, would be offset by associated heritage benefits of the proposals as outlined below:



- removal of lift from lower ground to first floors and restoration of affected areas
- repair and restoration of historic features throughout the building and reinstatement of features where missing including reopening and reinstating fireplaces
- removal of 20<sup>th</sup> century stair between first and second floors and reinstatement in original position, restoring original circulation pattern and increasing proportions of first floor front room
- reinstatement of 6/6 sash windows in the front elevation at ground floor
- replacement of modern windows at first floor in side elevation with a single traditional sash
- replacement of modern front entrance door with panelled door and new tiling more suited to the character of the building.

## **1.5 Conclusion**

In accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the listed building and the character and appearance of the conservation area would be preserved by the scheme proposed. Where minor harm may occur to parts of the listed building, this would result in very much 'less than substantial harm' to its significance overall which would be offset by associated heritage benefits of the scheme, as outlined above. As such, the proposals strike an appropriate balance between potential harm and benefits and therefore meet the tests for sustainable development as outlined in the National Planning Policy Framework.

## 2.0 Historical Background

Belsize Grove was built as 'Haverstock Terrace' in 1825-26 with the houses being numbered 1-7. The street was renamed Belsize Grove in the late-19<sup>th</sup> century and the properties were subsequently renumbered.

### 2.1 Development of the Area

At the beginning of the 14<sup>th</sup> century, the land in the Belsize area was divided between two freehold owners; The Dean and Chapter of Westminster acquired the northern part of the area and Sir Roger le Brabazon left Belsize House and its surrounding land to Westminster Abbey. The southern tip of the area (the area to the south of Lancaster Grove and England's Lane) was given to Eton College by Henry VI in 1449. This land remained, for a long period, predominantly open and in agricultural use with a few scattered farms and houses. The land remained in ultimate ownership by the Chapter, but was held by successive Earls / Lords of Chesterfield until the beginning of the 19<sup>th</sup> century.

From 1698, the commercial exploitation of the mineral springs and wells in the area began and more visitors required lodgings. In 1710, a German observed that 'many drive out from London and some spend all summer there'. For a brief period Hampstead and a little later, Belsize, were the height of fashion, but as early as 1709 the nearness of London brought 'so many loose women in vamped-up old clothes to catch the City apprentices, that modest company are ashamed to appear'.<sup>1</sup> Although in 1735 'the meaner sort' were discouraged from settling there, the town continued to grow, attracting the middle class rather than the fashionable. In 1745, John Rocque made a plan of London and the surrounding areas. This shows Haverstock Hill leading north towards Hampstead and Belsize Lane and a footpath leading north from Belsize Lane, the remainder of which today links Belsize Place with Akenside Road (Plate 1).

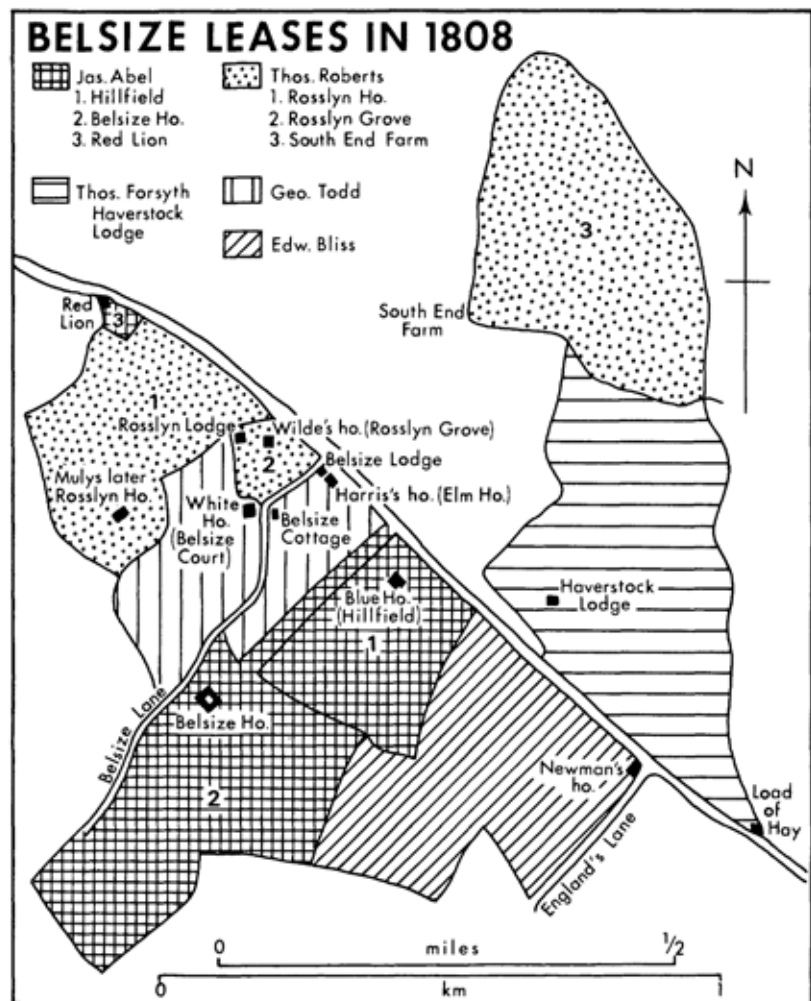
The petition for a new church in 1747 gave as its reason that the town was a place of great resort, especially in the summer. Hampstead in 1709 was a large village with many pleasant lodgings and by 1724 it had 'increased to that degree, that the town almost spreads the whole side of the hill'. There was some terraced housing, notably in Church Row, which was



1. John Rocque's Map of Hampstead, 1745. Camden Local Studies Archive

probably speculative, but most building was of one or two houses, 'good substantial carpenters' jobs'. There were between 500 and 600 families in the parish c.1730 and about 500 houses and cottages by 1762. By 1774 the heath was described as adorned with many gentlemen's houses, and during the late- 18<sup>th</sup> and early- 19<sup>th</sup> centuries villas were built on several freehold and copyhold estates, including Bartrams, Belsize, and West End, and on the demesne at Frognal. Despite this, the area remained relatively open, with villas arranged in the landscape.

The fifth Earl of Chesterfield sold the headlease of the manor of Belsize in 1807, leaving forty-five acres to be held directly by the Chapter. Of the nine estates created in Belsize in 1808 the only lessee to exploit the land early as a building venture was Edward Bliss. Bliss was a manufacturer of gun flints who amassed a great fortune during the Napoleonic Wars.<sup>2</sup> In 1808, he took a lease on a thirty eight-acre piece of land which lay between the southern boundary of the Chapter's estate on England's Lane and the Abel-Woodd estate of Hillfield. The plan drawn up in the *Survey of London* shows the Belsize leases in 1808 (Plate 2). At this date it comprised a hay farm with two large meadows and a small farmstead on the corner of England's Lane and Haverstock Hill. Bliss began the development of his Belsize leasehold in c.1815, when he offered the Haverstock Hill frontage to individuals for development as mansions, lodges, villas and terraces. The first to be erected on the estate were those fronting Haverstock Hill, in 1820 and 1821 – they were plain suburban villas arranged in singles



2. Map of Belsize leases in 1808. Survey of London

and pairs. At this time, the fields (of around twenty four acres) to the rear remained back-land. As the estate developed, it was identified that a way through from the high road would be required for access to other areas of the estate; thus an access road was formed which was to become Belsize Grove. This access road also served as a drive to Gilling Lodge (built by George Grane<sup>3</sup> in 1826), an imposing house, built on the north side of the road. In 1825 and 1826, Grane also built a small stucco terrace in the Grecian style on the south side of the road. They were initially known as Nos.1-7 Haverstock Villas and later Terrace, which eventually was renamed Belsize Grove in the late-19<sup>th</sup> century, and the houses were renumbered accordingly (Nos.26-38).<sup>4</sup> Later in the 1820s, larger houses were built with stables and coach-houses, and large gardens, one of them was Devonshire House probably built by Basil Woodd in 1826. The land had been all but parcelled out by 1826, with only one or two villas being erected in the 1840s. By the end of the 1820s, further houses had been built between England's Lane and the present Howitt Road – Gifford Lodge, The Grange, Chestnut House, Hillfield House, Haverstock Grange, Oak Lodge, Bedford Lodge and Bellaport House. Bliss had made the land available, both to individuals and to speculators, like George Grane, who built Bedford, Oak, and Gilling lodges in addition to Haverstock Terrace. All in all there were 38 houses on fourteen acres of land. Three acres were encircled by development, and were therefore let as market garden ground to a nurseryman. The majority of the properties were built with accompanying stables and were occupied by 'persons of quality'. Well-known residents of Haverstock Terrace included Frederick Waters Watts (artist) who lived at 1 Haverstock Terrace in 1838.<sup>5</sup> Wyld's map of 1848 shows the development of the area by this date (Plate 3).

In 1864 the 24 acres of undeveloped back-land on the Bliss estate was transferred to Daniel Tidey on a 99-year building agreement. Tidey extended the exclusive Belsize House area by developing roads southward into Bliss's estate and by 1866 he had drawn up a plan for the two estates. He began building in England's Lane in 1865 and by 1870 had pushed St. Margaret's Road (later Belsize Park Gardens) south. He was building in Stanley Gardens (now Primrose Gardens) in 1871, and by 1882 the majority of available land had been developed. In 1890 the Church Commissioners bought out the leasehold interest on the 14 acres of Bliss's estate next to Haverstock Hill. The few houses at the back of the Haverstock frontage were demolished and Antrim Road was constructed, mainly on nursery land; flats and a library were built there from 1896. The development of the area can be seen in Plates 4 and 5. In the 1880s and early 1890s people classified as living 'in comfort' occupied the entire Belsize estate west of Haverstock Hill. In the Bliss estate the majority of residents were the 'fairly comfortable, such as coachmen, gardeners, tradesmen, and craftsmen'.<sup>6</sup> Charles Booth's study reveals this (Plate 6).

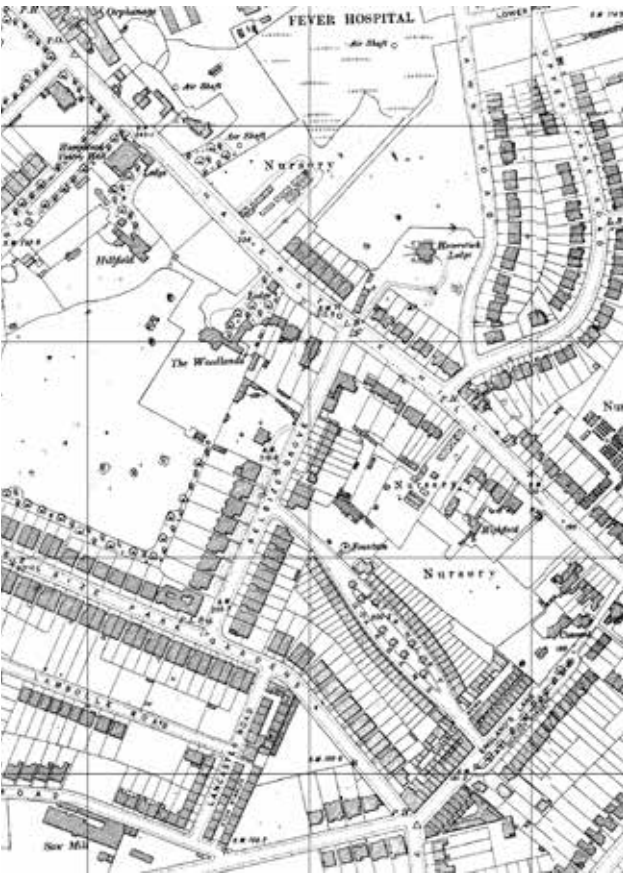
Belsize Grove Underground Station was opened in June 1907, having been promoted by the Charing Cross, Euston & Hampstead Railway (Plate 7). The station building was designed by Leslie Green, and is typical of London Underground in-house architecture of the Pre-War years – faced with ox-blood faience with round-arched windows. Gilling Lodge (1861) on Belsize Grove, which had been built by George Crane,



3. James Wyld's map of 1848. Camden Local Studies Archive



4. Ordnance Survey Map of 1871-79. Promap



5. Ordnance Survey Map of 1896. Promap



7. Ordnance Survey Map of 1915-16. Promap

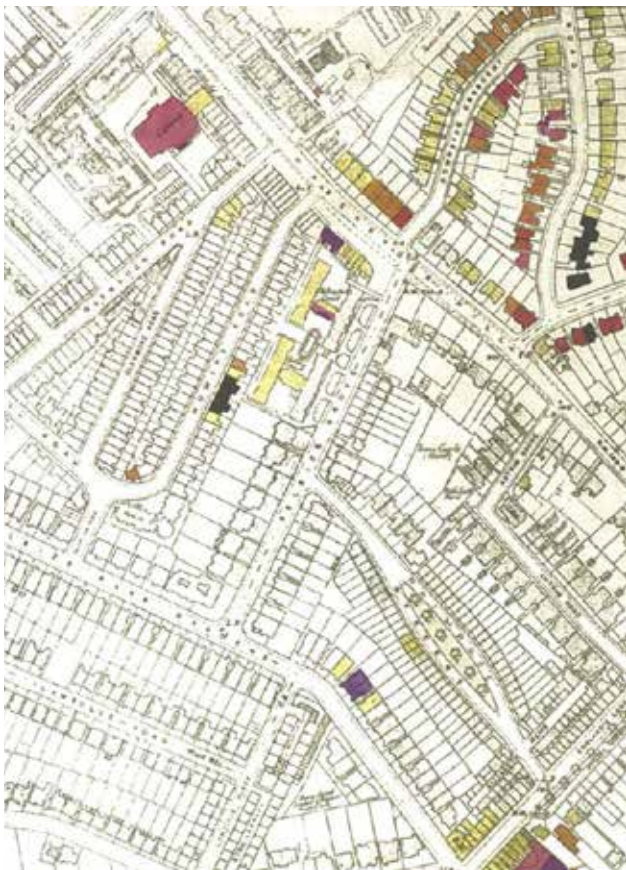
6. Booth's Map of Descriptive Poverty, 1898-99. Camden Local Studies Archive



was demolished in the 1930s to make way for flats. Gilling Court was built between 1932 and 1933 to designs by Toms & Partners of Park Street, Mayfair and the developers were Bell Properties Trust Limited. Holmefield Court was development a few years before, immediately adjacent to Gilling Court. Both are set back from the road and screened by mature trees (these developments can be seen in Plate 9).

During the Second World War, a large underground air-raid shelter was built near the tube station. The area on Haverstock Hill north of Belsize Park underground station up to Hampstead Town Hall and including part of a primary school near the Royal Free Hospital was heavily bombed (Plate 8). When the area was rebuilt, the opportunity was taken to widen the pavement and build further back from the road. In 1946 the hospital purchased the Hampstead Nursing Home at 40 Belsize Grove. Between

8. London County Council Bomb Damage Map. LMA [left]  
9. Ordnance Survey Map of 1954-55. Promap [right]



1948 and 1977 it was known as the Garrett Anderson Maternity Home. The building was subsequently demolished and replaced by residential accommodation.

## **2.2 26 Belsize Grove**

No.26 Belsize Grove was built as part of a Grecian-inspired terrace of seven houses known as Haverstock Terrace; this house was originally numbered No.7. The land on which the houses were developed was owned by Edward Bliss, and Haverstock Terrace was built by speculator George Grane between 1825 and 1826. The houses were built on land which sloped away to the east, which allowed for a sub-basement to be directly accessed from the gardens. They were built as two storey houses set over sub-basements with attics.

The leases of properties on Haverstock Terrace suggest that George Grane held on to a number of the leases and sub-let the properties. The leases of Nos.4, 5, 6 and 7 Haverstock Terrace were passed from William Grane (relative of George Grane) to Henry Bliss (cousin of Edward Bliss) in 1854. On 25<sup>th</sup> November 1874, the leases of Nos.4, 5, 6 and 7 Haverstock Terrace (and the garden at the rear thereof) were assigned to Simeon Stone Esq. An abstract of title was drawn up in 1899 for Simeon Stone Esq regarding the leasehold premises 4, 5, 6 and 7 Haverstock Terrace, suggesting a sale of the premises. A further abstract of title to the leasehold premises 26, 28, 30 and 32 Belsize Grove, was drawn up in 1915.

### **2.2.1 Alterations since Completion**

Very few records of this building have been found, except for a set of drainage plans dating from 1925 and 1934, held at the Camden Local Studies and Archives Centre. These plans reveal that by 1925 an extension to the south had been constructed, and was linked to No.26 at ground floor level. The freehold owner of the property was The Ecclesiastical Commission. The architect of the works in 1925 was P.J. Story of 19 Northampton Square, Clerkenwell and the builders were Thurman & White Ltd.<sup>7</sup> The basement plan reveals that there was an extension on the south side of the house; at this level the extension contained two garages with access from Belsize Grove, and a tool shed facing the garden (Plate 10a). There were three large sloping buttresses abutting the wall of the main house. Within the main house, the layout was as follows: coal store beneath the entrance bridge, a WC behind the staircase, staircase with a half-turn and corridor running front-to-back, a kitchen at the front, a maid's room to the rear and off this a bathroom, cellar and larder. The ground floor plan reveals a plan much as it is today, with front and rear rooms and an entrance hall with separate lobby (with access directly to the basement stair). At this date however, there was an opening in the stair wall through to the adjacent extension. In this extension were three main rooms, one was partitioned and contained a WC (Plate 10b). On the first floor, there were two main rooms, and two smaller rooms – one to the front and one to the rear. The smaller rear room contained a bathroom and the one to the front was accessed off the front room. The plan also

reveals that the main staircase continued up to a second floor (Plate 10c). A rear elevation accompanied the drainage application. It shows the main house and the two-storey extension (now No.26a Belsize Grove). The rear wall of the main house appears to have much the same configuration as today, except for the tented canopy – which does not appear in this drawing (Plate 10d).

In 1934, a drainage application was submitted by Kentish & Son Ltd (builder) on behalf of Mrs Ewer, of 19 Acacia Road, NW8. The accompanying plan is of the basement, which appears much the same as the 1925 plan (Plate 11).

The London County Council Bomb Damage Map reveals that a number of properties in the immediate area were damaged during the Blitz, particularly some of the late-19<sup>th</sup> century houses on Howitt Road, commercial premises on Haverstock Hill, and the apartment blocks Homefield and Gilling Court (Plate 8). The *Bomb Sight* website records bomb locations during the Blitz, and places four such incidents on Belsize Grove. It is likely therefore that the house sustained some blast damage. A photograph taken in the 1950s shows the terrace in a rather run-down state, with failing render and peeling paint (Plate 12).

The building was listed, along with the rest of the terrace, in May 1974. The front walls lining the front gardens were listed separately. A photograph taken nine years later, in 1985, shows a very different terrace from the one in the 1950s photograph. The entire terrace had been renovated by this date (Plate 13).

Without a complete planning history, it is difficult to delve precisely into the changes made to the property. However, a visual inspection and analysis of historic plans have assisted in picking apart these changes. The basement appears to be largely unaltered, except for the insertion of a shower room, and lowering of the floor to allow a lift to be inserted. The ground floor again, is largely unaltered, except for the lift inserted into the front lobby. The first floor has been rather altered – with the removal of the stair to the second floor, and its replacement in the centre of the floor. This, and the further subdivision of this floor, is likely to have been undertaken in the mid-20<sup>th</sup> century. The lift seems much more modern, and probably dates from the early-2000s. The second floor likewise appears to have been altered in the mid-20<sup>th</sup> century. A drawing, presumed to be from the mid- to late-20<sup>th</sup> century by R.W. Finch shows the rear façades of the terrace (Plate 14). This reveals that No.26 was the only property with a tented canopy at this time, and that this canopy was supported from below by stilts. It also reveals two window openings side-by-side directly beneath the balcony. This arrangement is shared with Nos.30, 34 and 36, suggesting that this was probably the original fenestration pattern at lower ground floor.

### **2.2.3 Occupants**

c.1826 - George Grane (owner)

1872 – Henry Osborn, Gent<sup>8</sup>



1874 – Simeon Stone (owner)  
1874 – George Alexander Teulon (7 Haverstock Terrace)<sup>9</sup>  
1900 – Simeon Stone  
1909 – Dora de Selincourt  
1920 – Frances Brackenbury  
1925 – Peter and Olive Story  
1930 – Peter and Olive Story  
1935 – George and Daisy Atkins; Dennis, William and Monica Ewer  
1939 – William and Monica Ewer; Harold and Doris Whitaker  
1947-9 – William and Monica Ewer; Harold and Doris Whitaker  
1950-52 – William and Monica Ewer; Kathleen and Margaret Driscoll  
1958-60 – William and Monica Ewer  
1961-3 – William and Monica Ewer

## 2.3 Sources

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GLC Photographs Collection

Maps Collection

Plans (Building Act Case Files)

### Camden Local Archives

Drainage Plans

Ratebooks

Census Records

### Camden Planning Archives

Building Case File

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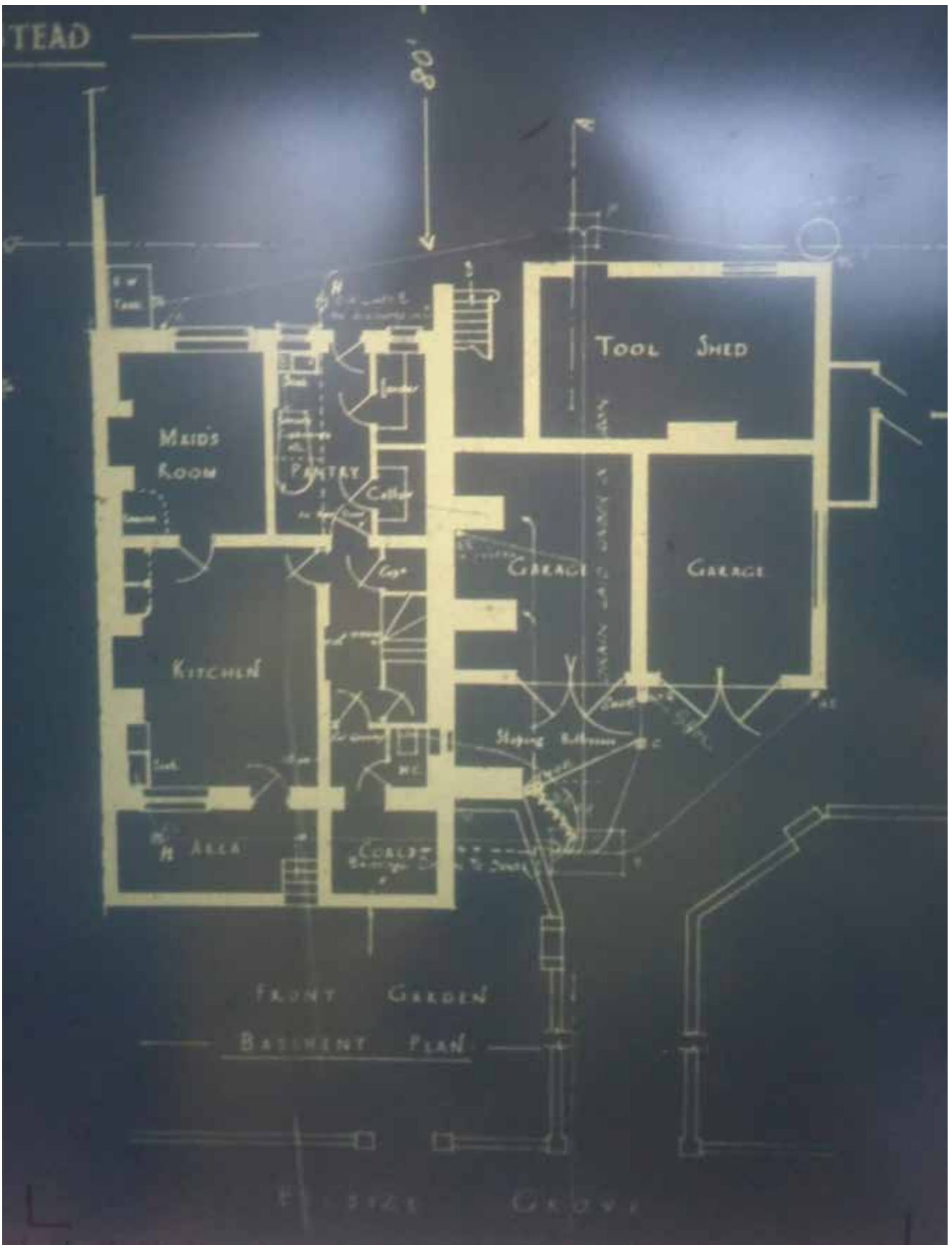
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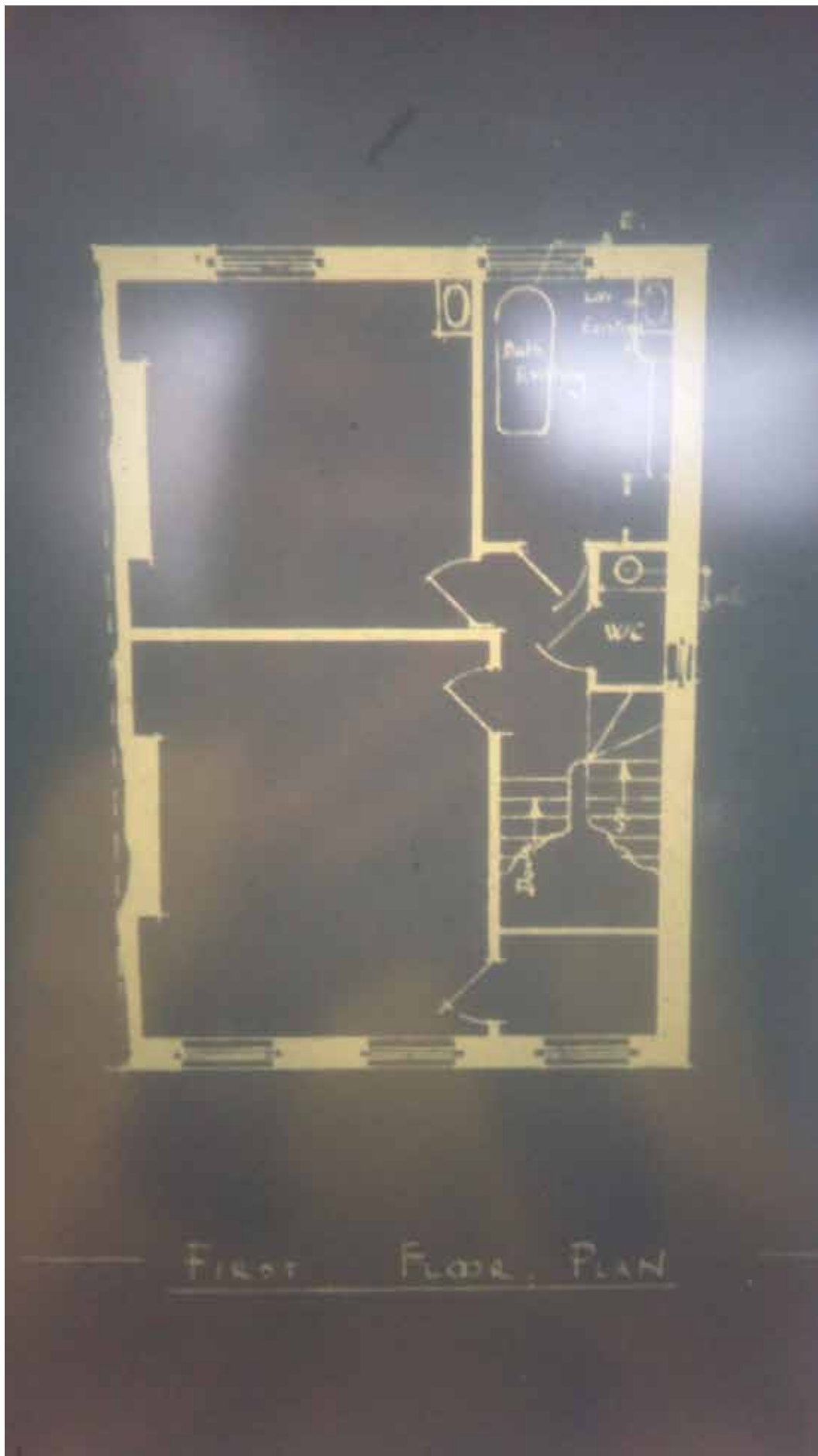
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[Accessed July 2015]



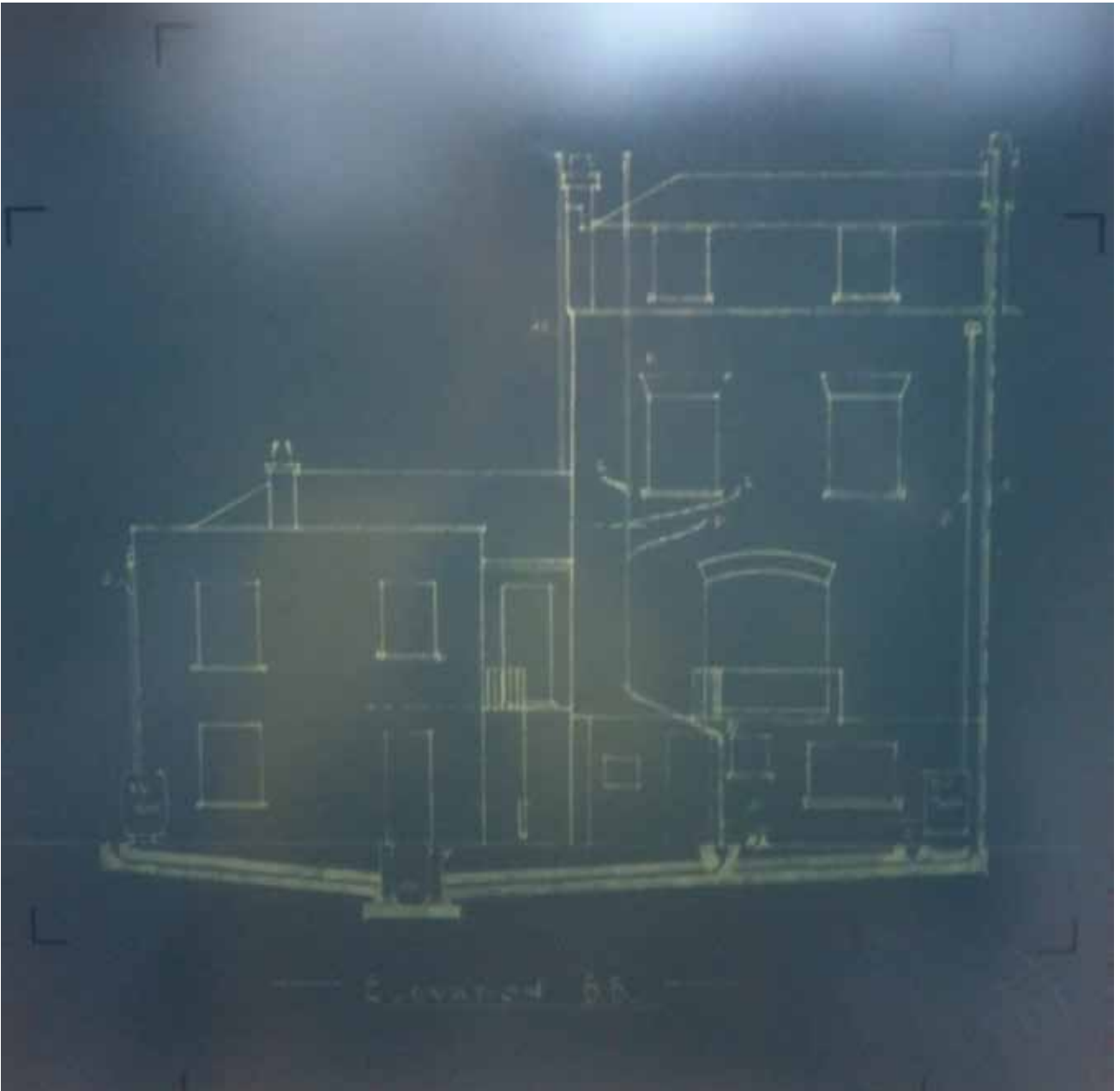
10a. 1925 Basement Plan. Camden Local Studies Archive



10b. 1925 Ground Floor Plan. Camden Local Studies Archive

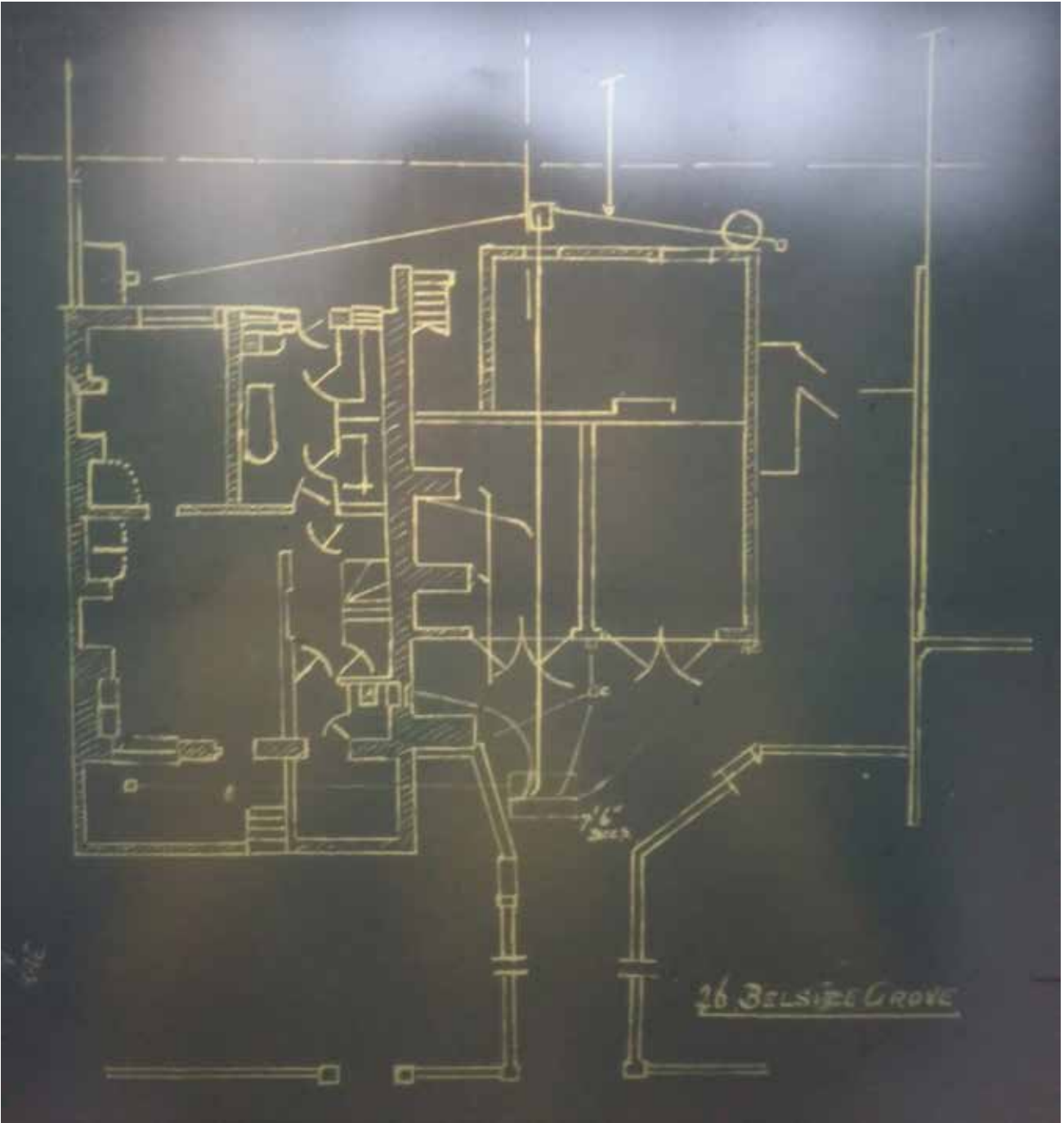


10c. 1925 First Floor Plan. Camden Local Studies Archive



10d. 1925 Rear Elevation. Camden Local Studies Archive





11. 1934 Basement Plan. Camden Local Studies Archive

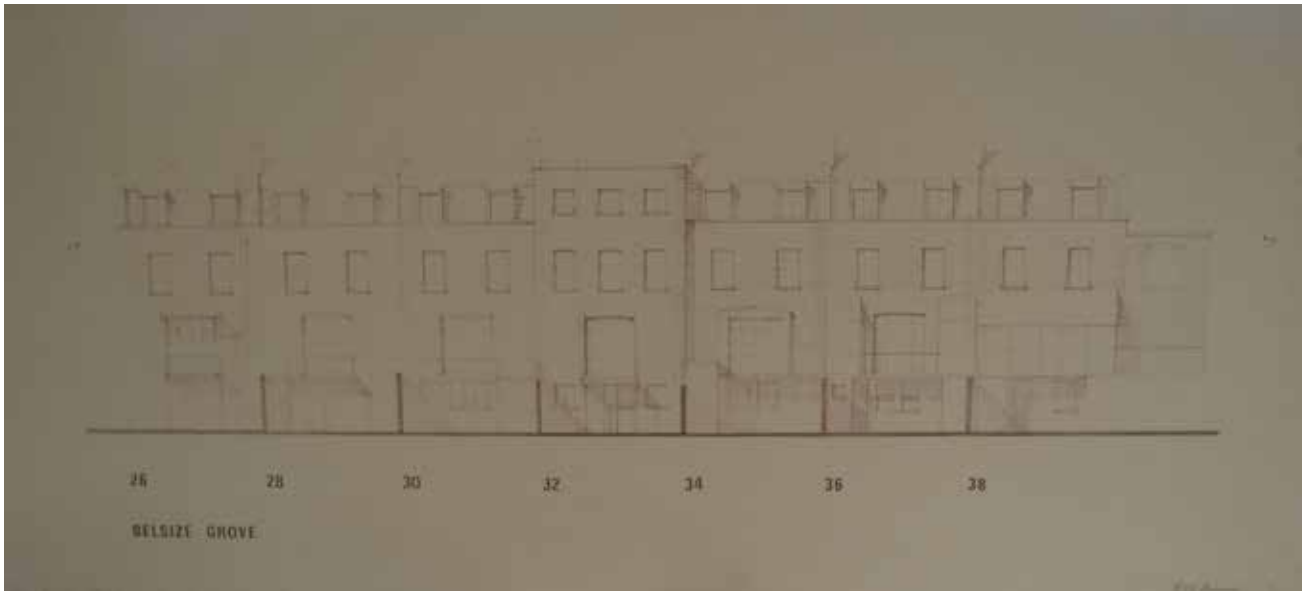


12. Photograph from 1951. Collage – LMA



13. Photograph from 1985. Collage – LMA





14. *Drawing of Rear Facades of 26-38  
Belsize Grove by R.W. Finch. Owner's  
private collection*

## 3.0 Site Survey Descriptions



15. Front Elevation. DIA



16. Rear Elevation. DIA

## 3.1 Setting

The Belsize area largely comprises mid-19<sup>th</sup> century Italianate villas, although there are of course deviations. The late-19<sup>th</sup> century saw the development of mansion blocks such as Manor Mansions on Belsize Grove (1884), which was one of the first purpose-built flats in London. Its striking red brick and stucco banding and detailing provide a marked contrast to the surrounding stucco villas. The commercial properties developed along Haverstock Hill in the late-19<sup>th</sup> century, such as 147-169 and 171-183 and 185-189 Haverstock Hill, are of a similar style, featuring red brick and stucco banding and corner turrets. Being a primary route, Haverstock Hill has been subject to more change than secondary streets in the area and includes a multitude of architectural styles, whilst building heights are generally kept to four or five storeys to complement the 19<sup>th</sup> century buildings.

Leafy Belsize Grove slopes from north-east to south-west towards Belsize Park Gardens framing a view of the villas on Belsize Park Gardens. On the east side, the early-19<sup>th</sup> century terrace (Nos. 26-38), set back behind long front gardens, is a notable and attractive group. Built in 1825-26 by George Grane, they are listed Grade II. The stucco villas to the south of this group mark the beginning of the villa development in the area approaching from Haverstock Hill. Most properties are set behind stuccoed walls and front gardens. Straffan Lodge is something of an anomaly; a late 1960's flat block of dark brick with undercroft garaging. The street also contains early-20<sup>th</sup> century mansion blocks; Gilling Court and Holmfield Court, which were built in the 1930s on Belsize Grove (replacing Gilling Lodge). Both have plain red brick elevations with rendered ground floors and metal framed windows and Holmfield Court has simple geometric render panels. Both blocks reflect the building line of the adjacent villas and are similar in terms of scale.<sup>10</sup>

## 3.2 The Buildings Externally

### 3.2.1 Front Elevation

No.26 Belsize Grove was built as part of a Grecian-inspired terrace of seven houses, built 1825-26.

The house is two storeys, with an attic and semi-basement. It is divided into three bays and is faced in stucco. The steps down to the front area contain a mixture of stone and concrete repairs and are lined with a simple iron railing. The front area itself has a concrete surface. At lower ground floor there is a 4/8 timber sash (original) and a part-glazed panelled door (20<sup>th</sup> century). There is an entrance bridge at ground floor level with decorative cast iron railings with quatrefoil and interlaced stanchions. The floor covering here is modern red tile. There is a square-headed architraved entrance door with overlight and part-glazed panelled door. There is a moulded string course between ground and first. It has architraved sashes (2/2 at ground and 6/6 at first floor), which at first floor have pilaster strips rising from the first floor band and rise to support a simplified entablature with projecting cornice. At parapet

height is a battlemented blocking course with cast-iron balustrades in front of dormers. The roof is a slate mansard with two dormers containing modern timber casements. The windows to the central bay appear to be squiffy, signifying subsidence or other structural fault. Cast iron structural tie bars/pattress plates to the first and second floors (Plate 15).

The garden is set behind a stuccoed bottle-balustraded front wall; the southern section is solid stucco. There are pier gateposts with low pyramidal caps. There is a modern wrought iron gate.

### **3.2.2 Side Elevation**

This elevation is plain and is rendered. There is an expressed chimney stack. Rainwater goods zigzag across the elevation. There are two small windows at half level (20<sup>th</sup> century). Attached is a two-storey extension – which is now No.26a Belsize Grove.

### **3.2.3 Rear Elevation**

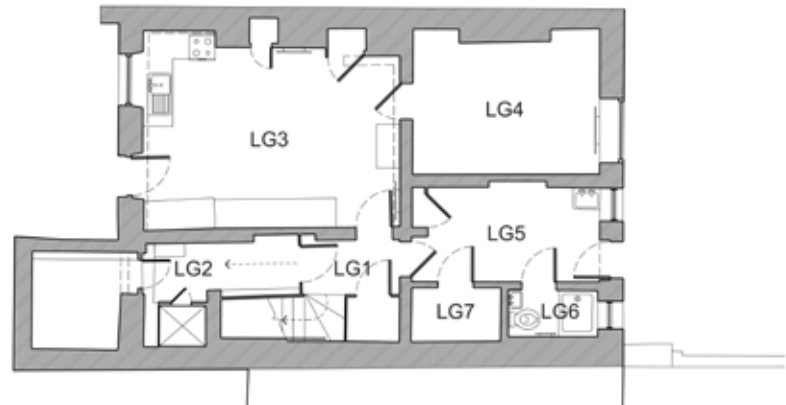
The rear elevation rises three storeys plus an attic. It is faced in stock brick and is two windows wide. The brick has been repointed and there are some repairs, particularly at lower ground floor level. The lower ground floor contains a muddle of openings, repairs and patches of painted render. There is a small fixed opening with metal bars fixed externally. There is a narrow doorway into the house, with an early-20<sup>th</sup> century part-glazed door. Adjacent is a timber casement with glazing bars and metal bars fixed externally; the sill is squint and oversized for the opening. There is a further opening containing a pair of timber casements (non-original). At ground floor level is a wide opening containing French doors with flanking sidelights, and overlights. This is surmounted by an arched brick lintel, The French doors open out onto a cantilevered balcony, with original decorative cast iron railings – with quatrefoils and interlaced stanchions. There is also a tented canopy with leaded roof, supported on timber columns (non-original). Beneath the balcony, there are timber struts (providing support). At first floor there are 6/6 two timber sashes surmounted by vousoired brick lintels. At second floor, set within the mansard are two dormers. There are two iron ties which correlate with those on the front elevation. Cast iron rainwater goods (Plate 16).

### **3.2.3 Roof**

The roof is a double-pitched (M-shaped) slate mansard with two dormers to the front and rear elevations. The covering is slate (non-original).

### 3.3 The Buildings Internally

#### Lower Ground Floor



#### LG1

Hallway and stair. The staircase is of timber construction and has moulded timber skirtings and panelled walls. There is a pantry / store room adjacent to the staircase; it has panelled side and a four-panelled door with vents.

#### LG2

There is a timber partition between **LG1** and **LG2**. This area has been lowered to accommodate a lift and ramps down towards the front of the property (Plate 17). The floor is covered in modern tiles. Under the staircase is a section of screeded floor. There are modern built-in shelves here. The staircase is supported on modern timbers with metal straps. There is an original timber plank door through to the coal store vault; which was not inspected.

#### LG3

Kitchen. Modern lino tile floor covering. Original plain skirtings. There is an early-20<sup>th</sup> century built-in shelving and storage unit. Other kitchen fittings are modern. There is a part-glazed panelled door (modern) onto the front area. Adjacent is a 4/8 timber sash, which appears to be original; set within a canted opening with panelled linings. The chimneybreast is obscured by the built-in cupboards, boiler housing and dumb-waiter. There is a small cupboard set into what would be the fireplace opening, with timber shelving and glazed tiling to the wall. There is a gas fire. There is a cornice/beading which runs at ceiling height. Original architraves through to LG4 and LG1 (doors have been removed). See Plate 18.

#### LG4

Chimneybreast, the opening has been blocked and a gas fire inserted. There are built in shelves in one of the adjacent niches. Original plain skirtings. Paired casement windows; timber with glazing bars (non-original). Modern timber sill.



17. Lower Ground. DIA



18. Lower Ground. DIA

## **LG5**

There is no cornice and only a small portion of plain skirting in this room. There is a full height built-in cupboard in the north west wall, with panelled door. There is a window in the south east wall; it is a timber casement with glazing bars. There is a small sink and tiled area. The floor is covered in modern tiles. Original architrave through to **LG1** (door has been removed).

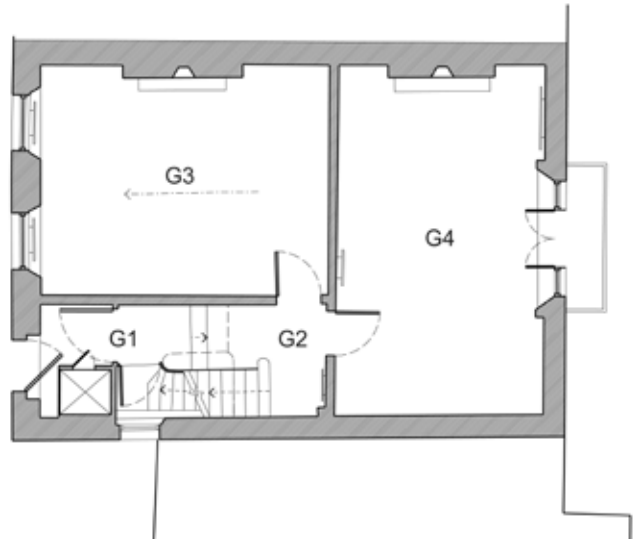
## **LG6**

Shower room. Early-20<sup>th</sup> century part-glazed door and architrave. Modern floor covering and all modern fittings and finishes. Small fixed pane window.

## **LG7**

Larder / Store. Early-20<sup>th</sup> century four-panelled door and architrave. Original stone shelving. York stone floor.

## Ground Floor



19. Ground Floor Hall. DIA



20. Staircase at Ground Floor. DIA

### G1

The entrance door is part-glazed panelled, with obscured glass with glazing bars; set within a panelled reveal and architrave. The lobby has been heavily altered with the insertion of a lift. There is a modern lino tile floor covering. There is no cornice. Original moulded skirtings. Partition through to hallway with part-glazed panelled door (with plain glass), and above a basket-arched overhead light containing obscured glass (Plate 19). There is a borrowed light at high level which looks onto the main stair between ground and first floor; it contains obscure glass and vertical glazing bars, set within an architrave.

### G2

Hallway and stair compartment. There is a simple moulded cornice. The architraves and doors through to G3 and G4 are original. The staircase is enclosed, and has panelled linings. Original moulded skirtings. There is a service run which has been boxed in in the south east corner. There is a door to the basement staircase, which is part-glazed with obscured glass and glazing bars; set behind this, is a further part-glazed door which is now blocked from the entrance lobby by the lift. Illuminating the basement stair is a 4/4 timber sash (non-original).

### Staircase

The staircase is original; it is a narrow open well stair. Simple timber stick balusters and a hardwood handrail that terminates in a scroll and cluster of balusters. The tread ends are decorated with guilloche motifs (Plate 20). The original timber skirting lines the staircase; this has been altered at the base of the stair where an opening through to No.26a has been made good.

### G3

Front reception room. Original six-panelled door set within original



architrave. Original skirting. Dumb-waiter with panelled casing in the north east wall. Two large 4/4 timber sashes with original architrave and split shutters (one set painted shut). Panelled beneath, radiators covering. Chimneybreast with timber chimneypiece; lintel carried on curved / fluted consoles. The fireplace itself is blocked, and a gas fire has been inserted. Adjacent is a low built-in hardwood cabinet with panelled doors and beading (is thought to be contemporary with the house's construction). There is a modern plain cornice (Plates 21 to 23).



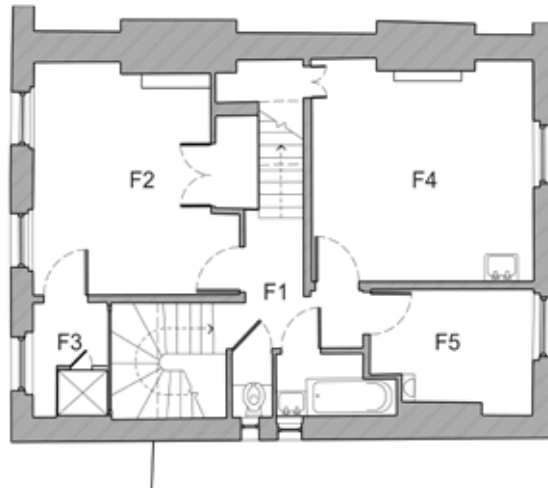
**G4**

Rear reception room. Original six-panelled door set within original architrave. Large opening containing French doors with horizontal glazing bars. There are flanking sidelights, and overlights containing floral motifs and ventilation. The opening is framed by an architrave and split panelled shutters (painted shut). The doors open out onto a balcony with decorative cast iron railings with quatrefoils and interlaced stanchions. There is a chimneybreast with timber chimneybreast featuring rose motifs/bosses. The fireback and hearth are tiled (modern) and grate is non-original. Adjacent is a service bell. The room is lined with high skirtings; large for the house and may have been altered. The ceiling has its original cornice; with egg and dart, floral frieze with square bosses at the corners and inset from that rose bosses. The ceiling has been damaged by water penetration at the south west corner. There is a picture rail (Plates 24 and 25).



- 21. Front Room, Ground Floor. DIA
- 22. Front Room, Ground Floor. DIA
- 23. Front Room, Ground Floor. DIA
- 24. Rear Room, Ground Floor. DIA
- 25. Rear Room, Ground Floor. DIA

## First Floor



26. Front Room, First Floor. DIA

### F1

Landing and stairs. The original stair remains between ground and first floor. The landing has been significantly altered – in the location of the original staircase up to second floor – there is a bathroom and separate WC (which are mid-20<sup>th</sup> century). The staircase up to second floor is 20<sup>th</sup> century, and of no interest. The ceilings in the hallway have no cornice and only parts of the original skirting remain.

### F2

Bedroom facing Belsize Grove. The door is four-panelled (late-Victorian), set within a modern architrave. There are two modern 6/6 timber sash, set within original architraves, with panelling beneath. There is a chimneybreast, which is partially obscured by large built-in cupboards. There is a Regency-style chimneypiece, the opening is blocked and there is a 20<sup>th</sup> century gas fire. There is a small built in cupboard adjacent to the window. There is no cornice, there are moulded skirtings. There is an opening through to F3, the door is four-panelled (late-Victorian), set within original architrave (Plate 26).



27. First Floor. DIA

### F3

This small room has been significantly altered through the insertion of a lift. The window is 6/6 timber sash. It has been heavily altered – its glazing bars have been replaced; set within original architraves, with panelling beneath. There is a simple moulded skirting (original) and a simple cornice (original). The south east wall is panelled; it backs onto the stair compartment (Plate 27).

### F4

Bedroom. There is a simple moulded skirting (original) and original wide plaster cornice with moulding, and below – a picture rail. The door is four-panelled (late-Victorian), set within an original architrave. There





28. Rear Room, First Floor. DIA

is a Regency-style chimneypiece, the opening is blocked and there is a 20<sup>th</sup> century gas fire. There are built-in cupboards adjacent to the chimneybreast – which crowds the chimneybreast. There is an original 6/6 timber sash set within its original architrave. There is a cupboard in the north west wall which provides access beneath the modern stair up to second floor. Here the original floorboards are visible, as are sections of skirting. The wall between F4 and F1 is a stud partition (Plate 28).

#### **F5**

Box room. The door is four-panelled (late-Victorian), set within a modern architrave. There is a simple moulded skirting (original) and original wide plaster cornice with moulding. The skirting and wall on the north east side shows signs of repair (a bath once stood here). The chimneybreast has been blocked and vented and a gas fire inserted. There is a sink in the north west corner of the room, and adjacent built-in cupboards. There is a modern 6/6 timber sash set within its original architrave.

#### **F6**

Bathroom. Door is four-panelled (historic) set within a modern architrave. Small casement window in the south west wall (20<sup>th</sup> century). Mid-20<sup>th</sup> century fittings and tiling.

#### **F7**

WC. Door is four-panelled (historic) set within a modern architrave. Small casement window in the south west wall (20<sup>th</sup> century). Mid-20<sup>th</sup> century fittings.

## Second Floor



This floor is set within a mansard. The staircase leading from first to second floor is modern, and in a non-original location.



29. Second Floor. DIA

### S1

Landing/corridor and stair. The staircase is 20<sup>th</sup> century, and is located in a non-original position (the flight up to this level formerly led from the main staircase). The arched niche in the north east wall shows the location of the chimneybreasts. There is cornice in this area, and skirtings are intermittent and plain. Off the hallway to the south is a small shower room which is formed from modern partitions and has a modern door (S6). Plate 29.

### S2

Bedroom. The door is modern set within a modern architrave. Adjacent to the door opening, there is a panelled section, which appears to be a reused door set into the wall. The room has no cornice, but there are plain timber skirtings, which appear to be historic. There is one window facing onto Belsize Grove containing modern timber casements, with glazing bars. Beneath the window there are built-in cupboards (non-original).

### S3

Bedroom. The door is four-paneled (historic) and is set within a modern architrave. A section of the south west wall is panelled horizontally with wide boards (non-original). The room has no cornice, but there are plain timber skirtings, which appear to be historic. There is a chimneybreast with a Regency-style timber surround (historic). The opening is blocked and vented. There are two windows facing onto Belsize Grove. There are modern timber casements, with glazing bars. Beneath the windows, there is the same modern horizontal panelling as on the south west wall.

### S4

Bedroom. The door is four-paneled (historic) and is set within a modern

architrave. There is an historic 6/6 timber sash window in the south east wall. The room has no cornice, but there are plain timber skirtings, which appear to be historic. The lower portion of the south west wall is panelled horizontally with wide boards (non-original) up to dado height. There is an access hatch to the roof void; where the structure can be seen; it appears to be a 20<sup>th</sup> century structure. There is a chimneybreast with a simple timber surround (original). The opening is boarded over and there is a mid-20<sup>th</sup> century gas fire. Adjacent is a built-in cupboard. There is a door through to **S5**, this is four-paneled (historic) and is set within a modern architrave.

#### **S5**

Bedroom. The door is four-paneled (historic) and is set within an historic architrave. 6/6 timber sash window in the south east wall; the upper section is historic and the lower is a modern replica, set within a timber reveal. The ceiling has timber members – painted to match the ceiling (non-structural). The room has no cornice, but there are plain timber skirtings, which appear to be historic. There is a chimneybreast with a simple timber surround. The opening is boarded over and there is a mid-20<sup>th</sup> century gas fire. There are timber shelves set within the niche. There is a door through to **S4**, this is four-paneled (historic) and is set within a modern architrave.

#### **S6**

Shower room. Located off the hallway, it is formed from modern partitions and all fittings are modern. The door is also modern.

## 4.0 Commentary on the Proposals

### 4.1 Description of the Proposals and their Impact on the Heritage Assets

The proposals are described in the McLaren.Excell drawings and design and access statement which this report accompanies. The proposed scheme seeks to refurbish the existing house including internal and external alterations and the construction of a single storey rear extension. These works are outlined in more detail below.

#### Internal Alterations

A key element of the works proposed is the removal of the lift which runs from lower ground to first floors and forms a significant intervention which detracts from the significance of the listed building. As part of these works the affected areas would be restored to their original state. Throughout the building it is also proposed to repair and restore historic features where they remain and reinstate features suited to the character of the building where missing.

At lower ground floor it is proposed to create an opening between the front and rear rooms, to remove the wall between the two rear rooms to create a modern family kitchen area and to lower the floor by 300mm – levelling off with the existing ramped floor leading to the lift. This part of the building was originally a secondary service space which is no longer used for this purpose and the cramped, dark spaces do not lend themselves to modern family living. The works proposed are fairly typical of alterations to buildings of this type, adapting to ensure their continued use as single family dwellings, as reflected in consents granted at nos. 30 and 34 (please refer to design and access statement for further details). Furthermore, the development of the design has sought to ensure that the impact on the overall significance of the listed building is limited through the retention of nibs and a downstand to maintain the definition of the cellular plan form and the incorporation of the original stone cellar shelves into the adapted rear half of the floor. It is also proposed to remove the timber store at the base of the stair, to extend the stair to meet the new floor level and create a WC alongside with the 'boot room' and vault to the rear accessed through an opening in the front room – these works would have a minimal impact on the significance of the listed building overall. The currently concealed chimneybreast in the front room would be exposed and the fireplace reopened – enhancing the character of the front room.

At ground floor level it is proposed to make an opening with doors between the front and rear rooms – whilst this would see the removal of original fabric, the original plan form and room proportions would remain readily discernable and the joinery would be detailed to match elsewhere in the building. In the front room it is also proposed to replace the modern coving with cornice to match the original and to reopen and reinstate the fireplace.

It is proposed to remove the 20<sup>th</sup> century stair between the first and second floors and reinstate it in its original location. These works would

allow the original proportions of the landing to be restored and decorative features reinstated. The removal of the stair from between the front and rear room would also allow the modern partition in the front room to be repositioned – increasing the depth and volume of the room and revealing the full chimney breast. A cornice would also be reinstated in this room. The existing spine wall to the rear room, although in the original position, is almost entirely modern fabric – likely to have been reconstructed when the stair was inserted. It is proposed to create an opening within this wall to accommodate a dressing area. This part of the proposals has been the subject of careful consideration to create the space desired without impacting on original fabric or features and maintaining the definition of the room's original plan form and proportions by retaining a downstand with cornice and nibs. The fireplace in the rear room would also be reopened and reinstated. At second floor level the relocation of the stair would allow for the modern partitions rooms to be reconfigured to create two bedrooms with a central bathroom. As part of these works corncicing would be reinstated and the fireplaces reopened and reinstated. Overall the works associated with the removal of the stair would have a positive impact on the listed building – including the reinstatement of its original circulation pattern.

### **External Alterations**

The 2/2 sash windows at ground floor in the front façade would be replaced with 6/6 sashes and the modern entrance door would be replaced with a panelled timber door - suited to the period of the property and the terrace group. The modern red tiles to the entrance crossover would be replaced with traditional tiles and the two small 20<sup>th</sup> century windows at first floor in the side elevation would also be replaced with a single 6/6 sash window.

To the rear of the building it is proposed to remove the timber struts supporting the balcony and timber columns which support the tented canopy, all non-original, and construct a single storey rear extension. The extension would connect into the lower ground floor via an opening formed in the rear wall. Whilst this would see the loss of original fabric and obscure the lower ground floor, this part of the façade contains a muddle of openings, repairs and patches of painted render and does not contribute positively to the overall appearance of the rear elevation - as such the impact on the significance of the listed building is limited. The proposed extension itself is an elegant, contemporary design utilising glazing and bronzed steel cladding, of a modest size and scale. It would form a subservient addition which would not compete with the listed building or intrude unduly into its garden setting. The proposals follow the pattern for recent extensions at nos.30 and 34 (which also similarly saw the removal of a section of the rear façade and internal walls at lower ground floor), and as such would not cause harm to uniformity of the listed terrace group as a whole or the character and appearance of the conservation area.

It is also proposed to install solar panels on the inside roofslope. The panels would be fitted on top of the existing roof finish and, completely concealed from view, would not cause harm to the appearance of the

building.

## 4.2 Justification of the Proposals

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and their setting and conservation areas and to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and preserving or enhancing the character or appearance of a conservation area (see Appendix 1 below). As a minimum, therefore, the impact of development on these heritage assets should be neutral to not engage the presumption within the Act against the grant of planning permission.

Whilst elements of the works proposed would have an impact of specific parts of the listed building, the special architectural and historic interest of the listed building overall would be preserved; indeed it would be enhanced by the reinstatement of the stair between first and second floors and the building's original circulation pattern and the reinstatement of a number of features suited to the original architectural character of the building. The alterations proposed to the front elevation would also enhance the appearance of the building and its contribution to the Belsize Conservation Area. Therefore the presumption against the grant of planning permission within the Act is not engaged.

The NPPF has crystallised previous policy approaches to the historic environment and has given strong emphases to the need to 'weigh up' the pros and cons of a proposal to alter the historic environment. In particular, policy now states that benefits, and in particular 'public benefits', arising from proposals should be part of the weighing up process. The extent of 'public benefits' required to balance any potential 'harm' to a heritage asset is dependent on whether the 'harm' is 'substantial' or 'less than substantial' (paragraphs 133 and 134). While, as outlined in paragraph 4.1 above, the proposed scheme would cause some harm to parts of the listed building, this would cause very much 'less than substantial harm' to the significance of the listed building overall.

Public benefits which follow from development could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its*

### *long term conservation*

The proposals offer the following heritage benefits which are proportionate to the very much 'less than substantial' harm caused:

- removal of lift from lower ground to first floors and restoration of affected areas
- repair and restoration of historic features throughout the building and reinstatement of features where missing including reopening and reinstating fireplaces
- removal of 20<sup>th</sup> century stair between first and second floors and reinstatement in original position, restoring original circulation pattern and increasing proportions of first floor front room
- reinstatement of 6/6 sash windows in the front elevation at ground floor
- replacement of modern windows at first floor in side elevation with a single traditional sash
- replacement of modern front entrance door with panelled door and new tiling more suited to the character of the building.

### **4.3 Conclusion**

In accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the listed building and the character and appearance of the conservation area would be preserved by the scheme proposed. Where minor harm may occur to parts of the listed building, this would result in very much 'less than substantial harm' to its significance overall which would be offset by associated heritage benefits of the scheme, as outlined in section 4.2 above. As such, the proposals strike an appropriate balance between potential harm and benefits and therefore meet the tests for sustainable development as outlined in the National Planning Policy Framework.

## Appendix I

### Planning Policy and Guidance

#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*in considering whether to grant 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.*

Similarly, section 72(1) of the above Act states that:

*... with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.*

#### **National Planning Policy Framework**

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2012). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

The NPPF has the following relevant policies for proposals such as this:

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

The NPPF sets out twelve **core planning principles** that should underpin decision making (paragraph 17). Amongst those are that planning should:

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk*



*and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*

- *conserve heritage assets 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;*

With regard to the **significance** of a heritage asset, the framework contains the following policies:

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. 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.*

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 131 of the NPPF identifies the following criteria in relation to this:

- *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.*

With regard to potential '**harm**' to the significance designated heritage asset, in paragraph 132 the framework states the following:

*...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.*

Where a proposed development will lead to '**substantial harm**' to or **total loss of significance** of a designated heritage asset paragraph 133 of the NPPF states that:

*...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that 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 itself 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 the benefit of bringing the site back into use.*

With regard to '**less than substantial harm**' to the significance of a designated heritage asset, of the NPPF states the following;

*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.*

In terms of **non-designated heritage assets**, the NPPF states:

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

In relation to the consideration of applications for development affecting the **setting of a designated heritage asset**, paragraph 137 of the document states the following:

*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.*

With regards to the loss of a building (or other element) which makes a positive contribution to a **Conservation Area**, paragraph 138 states this should be treated:

*...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.*

### **National Planning Practice Guidance**

The planning practice guidance was published on the 6<sup>th</sup> March 2014 to support the National Planning Policy Framework and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment. The relevant guidance is as follows:

#### ***Paragraph 3: What is meant by the conservation and enhancement of the historic environment?***

*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.*

*Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.*

*In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.*

*Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.*

*Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its*

*contribution to the understanding of our past, and make that publicly available.*

**Paragraph 7 states:**

*There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

**Paragraph 8: What is “significance”?**

*“Significance” in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework.*

*In legislation and designation criteria, the terms ‘special architectural or historic interest’ of a listed building and the ‘national importance’ of a scheduled monument are used to describe all or part of the identified heritage asset’s significance. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset.*

**Paragraph 9: Why is ‘significance’ important in decision-taking?**

*Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*

**Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?**

*The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.*

*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

*Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other*

*land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

**Paragraph 15: What is a viable use for a heritage asset and how is it taken into account in planning decisions?**

*The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.*

*By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.*

*In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.*

*It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.*

*If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.*

*The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.*

*Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in paragraphs 132 – 134 of the National*

**Paragraph 20: What is meant by the term public benefits?**

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

*Public benefits may include heritage benefits, such as:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset*

**Historic England: Historic Environment Good Practice Advice in Planning (March 2015)**

The purpose of the Good Practice Advice note is to provide information on good practice to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the relate guidance given in the National Planning Practice Guide (NPPG).

**Note 2 'Managing Significance in Decision-Taking'**

This note provides information on:

*assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.*

It states that:

*The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.*

In their general advice on decision-taking, this note advises that:

*Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.*

Paragraph 6 highlights the NPPF and NPPG's promotion of early engagement and pre-application discussion, and the early consideration of significance of the heritage asset in order to ensure that any issues can be properly identified and addressed. Furthermore, the note advises that:

*As part of this process, these discussions and subsequent applications usually benefit from a structured*

*approach to the assembly and analysis of relevant information. The stages below indicate the order in which this process can be approached – it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate.*

- 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 NPPF;*
- 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.*

### **The Assessment of Significance as part of the Application Process**

Paragraph 7 emphasises the need to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process, in order to form a successful development, and in order for the local planning authority to make decisions in line with legal objectives and the objectives of the development plan and the policy requirements of the NPPF.<sup>11</sup>

*8. Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.*

*9. Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.*

*10. Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives.*

*11. To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.*

### **Conservation Principles and Assessment**

*Conservation Principles (2008)* explores, on a more philosophical level, the reason why society places a value on heritage assets beyond their mere utility. It identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. These values can help shape the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.<sup>12</sup>

### **Curtilage Structures**

*15 Some buildings and structures are deemed designated as listed buildings by being fixed to the principal building or by being ancillary within its curtilage and pre-dating 1 July 1948. Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated*

*heritage asset (i.e. the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance. Listed buildings designated very recently (after 25 June 2013) are likely to define curtilage definitively; where this is (or is not) the case will be noted in the list description.*

## **Cumulative Impact**

*28 The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape.*

## **Listed Building Consent Regime**

*29. Change to heritage assets is inevitable but it is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be needed if it is to go ahead. In the case of listed buildings, the need for owners to receive listed building consent in advance of works which affect special interest is a simple mechanism but it is not always clear which kinds of works would require consent. In certain circumstances there are alternative means of granting listed building consent under the Enterprise & Regulatory Reform Act 2013.*

## **Opportunities to Enhance Assets, their Settings and Local Distinctiveness**

*52. Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.*

## **Design and Local Distinctiveness**

*53. Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*

- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

### **Note 3 'The Setting of Heritage Assets'**

This note provides guidance on the setting of heritage assets, which is separate to issues of curtilage, character or context.

#### **The Extent of Setting**

*4. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.*

*The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. Extensive heritage assets can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. I.e. A conservation area will include the settings of listed buildings and have its own setting.*

#### **Views and Setting**

*5. The contribution to the setting of a heritage asset can be expressed through a wide variety of views.*

*6. Views which contribute more to understanding the significance of the heritage asset include:*

- *those where relationships between the asset and other historic assets or places or natural features are particularly relevant;*
- *those with historical associations, including viewing points and the topography of battlefields;*
- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and*
- *those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.*

*Even if recent unsympathetic development has affected the setting or views of a heritage asset, consideration will still be given to whether developments would further detract or enhance the significance of the asset.*

#### **Setting and the Significance of Heritage Assets**

*9. Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset, which may vary from asset to asset.... Therefore, implications of development affecting the setting of heritage assets should be considered on a case-by-case basis.*

#### **Setting and urban design**

*The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement*



*of setting is intimately linked to townscape and urban design considerations, and often relate to townscape attributes such as lighting, trees, and verges, or the treatments of boundaries or street surfaces.*

### **Setting and economic and social viability**

*Sustainable development under the NPPF can have important positive impacts on heritage and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development.*

### **A staged approach to proportionate decision-taking**

*10. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.*

## **Local Policy**

### **London Borough of Camden Policies**

Camden's Local Development Framework was adopted in 2010.

### **London Borough of Camden Development Policies (2010)**

#### ***DP24 – 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 and 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.*

#### ***DP25 – 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;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- 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.*

### **Listed Buildings**

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

### **Archaeology**

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

### **Other heritage assets**

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

### **DP26 – Managing the impact of development on occupiers and neighbours**

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

### **DP27 – Basements and lightwells**

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area; and we will consider whether schemes:
- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area;

and

*h) protect important archaeological remains. The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.*

*In determining applications for lightwells, the Council will consider whether:*

*i) the architectural character of the building is protected;*

*j) the character and appearance of the surrounding area is harmed; and*

*k) the development results in the loss of more than 50% of the front garden or amenity area.*

## **London Borough of Camden Core Strategy (2010)**

### **CS14 - Promoting high quality places and conserving our heritage**

*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;*

*c) promoting high quality landscaping and works to streets and public spaces;*

*d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.*

The Belsize Park Conservation Area was designated in 1973. In 1984 the boundary of the conservation area was extended to include Belsize Grove. In 1985, there was an extension to include Eton Avenue/ Fellows Road/ Lancaster Gardens to protect: 'distinctive groups of large detached houses and some terraces'. In 1988, the boundaries were altered to include part of Belsize Avenue, Glenloch, Glenilla, Glenmore and Howitt Roads and also Primrose Gardens. Further extensions sought to include Antrim Grove, Antrim Road, Adamson Road, Crossfield Road, Elizabeth Mews, Lancaster Grove, Primrose Gardens and Elizabeth Mews. In 1994, part of Winchester Road (22-32 and 21-35) and part of Fellows Road (112-148 and 129-139) were incorporated.

Hampstead Town Hall on Haverstock Hill was also incorporated on the recommendation of the Belsize Conservation Area Advisory Committee following the building's inclusion in the statutory list of buildings of special architectural and historic interest. Its value as a local landmark was noted. In 2002, the triangular open space at the west end of Adamson Road; the southern side of Elizabeth Mews and the north side of England's Lane; Gilling Court and Holmefield Court on Belsize Grove, Hillfield Court and Tudor Close on Belsize Avenue; the shopping parades on Haverstock Hill (nos 147-169, 171-183, 185-189 & 191-211), Godolphin House, Fellows Road and 3-11 Merton Rise were all included.

The Conservation Area Statement specifically mentions the on terrace Belsize Grove:

Belsize Grove slopes down gently from north-east to south-west towards Belsize Park Gardens providing a view along the street to villas on Belsize Park Gardens. On the east side the early 19<sup>th</sup> century terrace (Nos. 26-38) set back behind long front gardens is a notable and attractive group. Built in 1825 by George Crane they are listed Grade II.<sup>13</sup>

## **The London Plan Policies (Further Alterations to the London Plan (FALP) 2015)**

On 10 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*

##### *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.*

### **Policy 7.9**

#### *Heritage-led regeneration*

##### *Strategic*

- A *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

##### *Planning decisions*

- B *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

## Appendix II

### Statutory List Descriptions

#### **Nos.26-38 (Even) Belsize Grove 798-1/51/84 (East side) and attached railings**

Date Listed: 14/05/74

Grade: II

Symmetrical terrace of 7 houses. 1825-6. Built by George Crane [Grane]. Stucco. Slate mansard roofs with dormers except central house, No.32, having attic storey and pediment. 2 storeys, attics and semi-basements. 3 windows each. Square-headed architraved doorways with overlights and part-glazed panelled doors. Architraved sashes, 1st floor with pilaster strips rising from 1st floor band and supporting simplified entablature with projecting cornice; No.32 with lugged architraves. Battlemented blocking course with cast-iron balustrades in front of dormers. No.32 with a fibreglass head of Hope replacing the original in the pediment. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Listing NGR: TQ2740384880

#### **Walls and gate piers to Nos.26-38 Belsize Grove**

14/05/74

GV II

Front garden walls and gate piers. c.1825-6. Built by George Crane. Stucco walls, Nos.26, 28 & 32 (qv) with balustrades. Gate piers, mostly with pyramidal caps.

## Appendix III

### List of Plates and Endnotes

#### List of Plates

1. John Rocque's Map of Hampstead, 1745. Camden Local Studies Archive
2. Map of Belsize leases in 1808. *Survey of London*
3. James Wyld's map of 1848. Camden Local Studies Archive
4. Ordnance Survey Map of 1871-79. Promap
5. Ordnance Survey Map of 1896. Promap
6. Booth's *Map of Descriptive Poverty*, 1898-99. Camden Local Studies Archive
7. Ordnance Survey Map of 1915-16. Promap
8. London County Council Bomb Damage Map. LMA
9. Ordnance Survey Map of 1954-55. Promap
10.
  - a. 1925 Basement Plan. Camden Local Studies Archive
  - b. 1925 Ground Floor Plan. Camden Local Studies Archive
  - c. 1925 First Floor Plan. Camden Local Studies Archive
  - d. 1925 Rear Elevation. Camden Local Studies Archive
  - e. 1925 Section. Camden Local Studies Archive
11. 1934 Basement Plan. Camden Local Studies Archive
12. Photograph from 1951. Collage – LMA
13. Photograph from 1985. Collage – LMA
14. Drawing of Rear Facades of 26-38 Belsize Grove by R.W. Finch. Owner's private collection
15. Front Elevation. DIA
16. Rear Elevation. DIA
17. Lower Ground. DIA
18. Lower Ground. DIA
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20. Staircase at Ground Floor. DIA
21. Front Room, Ground Floor. DIA
22. Front Room, Ground Floor. DIA
23. Front Room, Ground Floor. DIA
24. Rear Room, Ground Floor. DIA
25. Rear Room, Ground Floor. DIA
26. Front Room, First Floor. DIA
27. First Floor. DIA
28. Rear Room, First Floor. DIA
29. Second Floor. DIA

## Endnotes

- 1 Baker et al (1989) pp51-60
- 2 [http://www.mmtrust.org.uk/mausolea/view/151/Bliss\\_Mausoleum](http://www.mmtrust.org.uk/mausolea/view/151/Bliss_Mausoleum)
- 3 Sometimes spelt Crane
- 4 Thompson, F. M. L. (1974) p985 Exhibition of the Royal Academy, 1838
- 6 Baker et al (1989) pp51-60 and London Borough of Camden (2003)
- 7 Their full title was the Ecclesiastical and Church Estates Commissioners for England. The commissioners were authorized to determine the distribution of revenues of the Church of England.
- 8 <https://www.thegazette.co.uk/London/issue/23899/page/4101>
- 9 *The Commissioners of Patents' Journal*, (1874)
- 10 London Borough of Camden (2003)
- 11 Historic England. *Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking* (2015) p3
- 12 Historic England. *Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking* (2015) p5
- 13 London Borough of Camden (2003) p13

