

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

CDP/SI/ALB/1249/AP

13th December 2016

Heritage Statement to support Listed Building Application
Capo di Monte, Windmill Hill, NW3 6RJ

This Heritage Statement has been prepared by Charlton Brown on behalf of John and Karen Green in relation to the Listed Building Application to amend items in the existing Listed Building Consent to cover reducing number of rooflights on the garage and the removal of a proposed entrance door, the raising of a basement skylight to ensure thorough waterproofing, the movement of a modern partition wall by 200mm to suit structural design and the relocation of a proposed doorway to the position of a historic doorway.

The Heritage Statement uses extracts from the original Heritage Statement that was prepared by Turley Heritage that was submitted for the original Listed Building Consent. The extracts are relevant to the limited amount of works proposed.

The Property

Capo di Monte was included on the statutory list of buildings of special architectural or historic interest at grade II on 11th August 1950. The List Entry is set out below for ease of reference and in *Appendix 1*:

"2 house, now single detached house. Late C18, much altered. Stucco with weatherboard extensions at rear. 2 storeys and basement. Long, low irregular 6-window front with 3-window canted bay through ground and 1st floor at right. 3 entrances. Main, north doorway with C20 bracketed hood. South doorway with C20 portico. Slightly recessed sashes with exposed boxing. Cornice and parapet. INTERIOR: not inspected. HISTORICAL NOTE: an "S" over the door recalls that the actress Sarah Siddons stayed here 1804-5.

To the south of the Site there are also a small number of grade II statutorily listed buildings:

- Nos. 1 -4 (consecutive) Upper Terrace; and
- Upper Terrace House.
- However, the nature of the emerging proposals is such that they are unlikely to have a material effect on the significance of these listed buildings, including any contribution made by setting to this significance. Accordingly, it is not necessary to consider their heritage significance as part of this report.

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Partners: Jo Maudsley BA DipArch RIBA Christopher D Pask MA DipArch (Cantab) RIBA
Partnership Secretary: Sue Hipperson LCC(Dis)

Conservation Area

The Site is located within the Hampstead Conservation Area, which was first designated on 29th January 1968 and has been extended a significant number of times, most recently in 2001 when some parts were transferred to the Fitzjohns/Netherhall Conservation Area. A map of the current extent of the conservation area is provided at *Appendix 2*. The Site is located in the Fenton House Area of Sub-Area Four: Church Row/Hampstead Grove of the conservation area, as defined by the adopted Conservation Area Statement (2001).

The Proposals

The proposals can be divided into the following items. For each item on the list an explanation is provided, with reference to that item in the original Heritage Statement if applicable, explaining the effect of that item on the significance of heritage assets of the listed building.

- Proposal to no longer implement the green roof

- This item relates to the garage roof, rear extension roof and existing flat roof on Heath side.
- With the benefit of two seasons of the Client owning the property it has become apparent that these green roofs are impractical due to the significant number of mature deciduous trees sitting adjacent to the property on Judge's Walk and on Hampstead Heath generally. These trees shed a large volume of leaves and, whilst the clearance of these will form part of the maintenance of the building, the presence of a green roof will serve to trap the leaves and in so doing hamper the viability of the green roofs. We propose to remove the drainage layer and sedum matting from the proposed roof build up to leave a simple lead coloured single-ply membrane.
- The Applicant is disappointed with this conclusion and there does not seem to be a practical way of implementing the green roofs. Therefore we have respectfully requested that the green roofs be removed as a non-material amendment. Furthermore it has been agreed with the Council that this item constitutes a non-material amendment and is of no particular heritage interest.

- Minor change of position of the kitchen roof light and reduction in size.

- This item is related to the item above and it has been agreed with the Council that this item constitutes a non-material amendment in the context of the original consent and is of no particular heritage interest.

- Garage roof lights reduced in number from 4 to 1 and removal of additional entrance door and internal corridor.

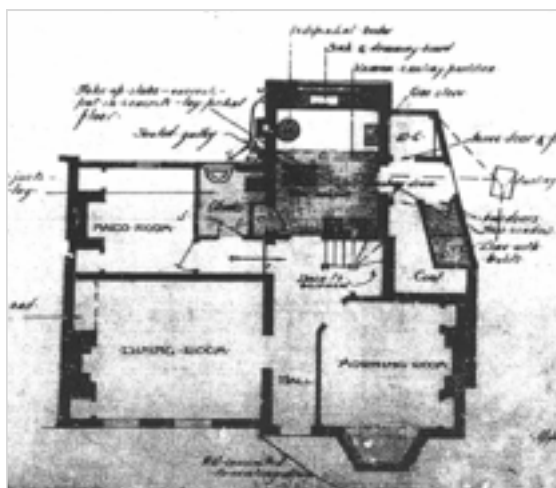
- Heritage Significance Plans which have been prepared by Turley in relation to the original and consented Listed Building application (2014/7133/L) have been included in this statement. They show that this 20th century garage area, seemingly originally built in the 1920s, and remodelled/extended before 1946, has low heritage significance. Furthermore, this area is described as '*a later addition and utilitarian... not of particular historic or aesthetic value.*' We are proposing that the number of skylights are reduced from four to one therefore lowering any impact the consented skylights would have had on the existing building. The internal corridor is proposed to be omitted and the originally proposed entrance door to the garage removed. This will mean an identical existing and proposed elevations with the existing garage doors being replaced like for like, again lowering any impact the original consented proposals would have had on the listed building despite this area being of low heritage value.

- Consented skylight (roof light 3) has been raised by three courses of brickwork to ensure that it is thoroughly waterproofed.

- This item is located at the rear of the property, adjacent to the consented new extension. The consented skylight was proposed to be screened by planting and this intention remains. For this reasons stated above we do not consider that it will have a negative impact on the listed building.

- Partition wall to the proposed ground floor WC has been moved by 200mm to suit the structural design and to enlarge the corridor

- The existing partition wall is 20th century and is not original. This space consisted of a maids room (with fireplace) and a cloakroom. In 1929 this space was converted to the housemaids' pantry and WC. This plan shows a door in the rear elevation and a new link formed through the party wall to the adjoining property. The current layout of this space preserves the memory of the corridor in this location, itself an apparently 1920s intervention, however, the layout and finishes are largely modern in date and appearance.



1923 Ground Floor Plan



1929 Ground Floor Plan

- **First floor doorway to the Dressing Room from Bedroom 1 has been relocated to the position of a historic doorway.**

- During opening up and repair works to the structural timbers in the property, a historic opening with a lintel was discovered within the timber stud walls between the proposed Bedroom 1 and Dressing Room. This is shown in a photograph included within the planning application. Although there is no evidence of the opening in the historic plans it seems sensible to create the opening in this area rather than interfere with the original fabric of the building by creating a central opening as originally proposed. The opening is of the permitted size but relocated to align with the historic fabric.

The items included in this application are largely driven by practical issues, such as structural and detailed design issues, or seek to amend proposals which the client initially wished to carry out but have unfortunately been found to be impractical. Some of the items on the list will allow the client in many ways to better reveal the significance of the heritage assets which have been uncovered during the process, and some of the other items will reduce any impact the originally consented proposals would have had on the listed building by way of being reduced. The proposals will preserve the special interest of the listed building, and will preserve the character and appearance of the Conservation Area.

Yours sincerely,

SIWAN IFAN
CHARLTON BROWN ARCHITECTS

APPENDIX 1
 Capo di Monte List Entry

APPENDIX 2
 Map of Hampstead Conservation Area

APPENDIX 3
 Heritage Significance Plans for Ground, First and Second Floors

Appendix 1: List Entry

List Entry Summary

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

Name: CAPO DI MONTE

List Entry Number: 1379199

Location

CAPO DI MONTE, WINDMILL HILL

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Aug-1950

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

Legacy System Information

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

Legacy System: LBS

UID: 478566

Asset Groupings

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

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2686SW WINDMILL HILL

798-1/16/1726 (West side)

11/08/50 Capo-di-Monte

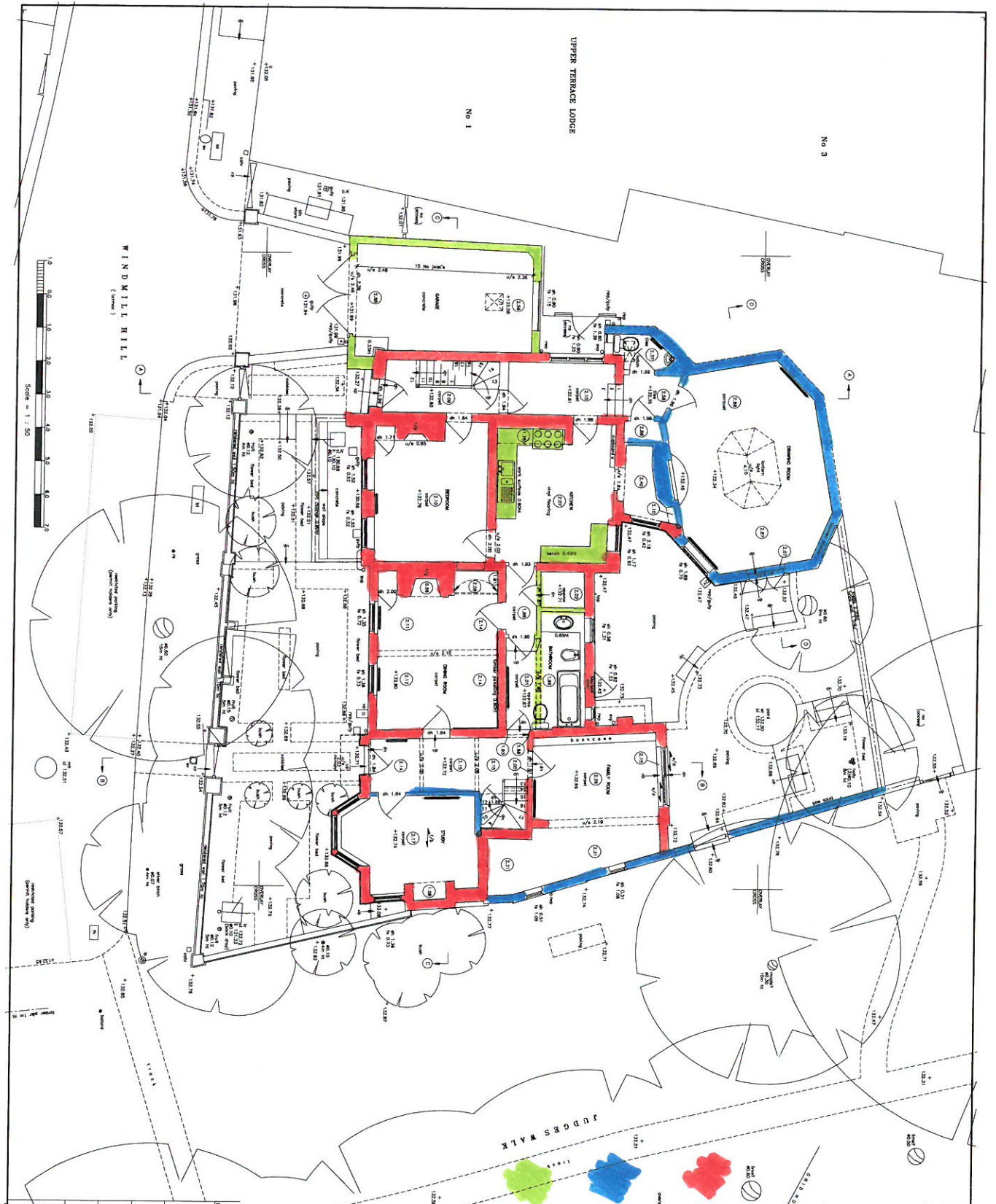
II

2 house, now single detached house. Late C18, much altered. Stucco with weatherboard extensions at rear. 2 storeys and basement. Long, low irregular 6-window front with 3-window canted bay through ground and 1st floor at right. 3 entrances. Main, north doorway with C20 bracketed hood. South doorway with C20 portico. Slightly recessed sashes with exposed boxing. Cornice and parapet. INTERIOR: not inspected. HISTORICAL NOTE: an "S" over the door recalls that the actress Sarah Siddons stayed here 1804-5.

Appendix 2: Map of Hampstead Conservation Area



Appendix 3: Heritage Significance Plans



NOTES

THIS DRAWING HAS BEEN PREPARED WITH SOUND ASSUMPTIONS. ALL LEVELS ARE IN METERS OR FEET UNLESS OTHERWISE STATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL TREE HEIGHTS AND SPACING ARE APPROXIMATE. WE HAVE TRIED TO SHOW THE TREE HEIGHTS, HOWEVER IF THERE ARE ANY CHANGES TO THE TREE HEIGHTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

■ = High Heritage Significance
■ = Moderate Heritage Significance
■ = Low Heritage Significance

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CAROL DI MONTE,
 WINDMILL HILL,
 NTH3 6BU
 © ON CENTRE SURVEYS LTD 2014
 DRAWN BY: MR D.J. GREEN
 CHECKED BY: MR D.J. GREEN
 DATE: FEBRUARY 2014
 SHEET: 1/20
 DRAWING NUMBER: 220904/2

On Centre Surveys Ltd.
 LAND & BUILDING SURVEYORS
 1 DANIELS COURT, WINDMILL HILL,
 NTH3 6BU
 TEL: 01956 484284
 A member of The Survey Association



Notes

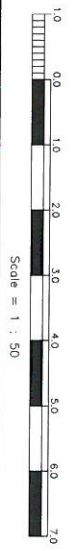
THIS SURVEY HAS BEEN PREPARED WITH A REASONABLE ACCURACY FOR A PLOT AT A SCALE OF 1/50. ALL LEVELS ARE IN METRES RELATED TO ORDNANCE SURVEY VALUES.

- sh sill to head height
- fl floor to sill height
- up floorboard direction
- con concrete
- swp soil and vent pipe
- rw rain water pipe

Handwritten notes:

- = High Heritage Significance
- = Moderate Heritage Significance
- = Low Heritage Significance

WINDMILL HILL

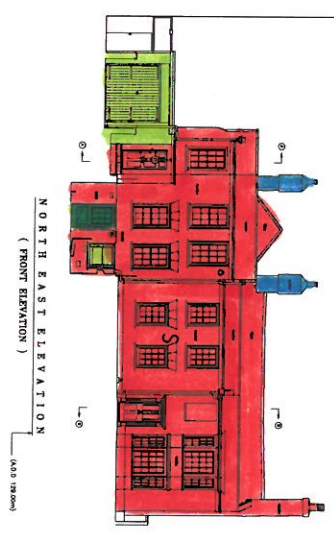


<p>DL/M/M © ON CENTRE SURVEYS LTD 2014</p> <p>job CAPO DI MONTE, WINDMILL HILL, NW3 6RJ</p>		ACAD
client	<p>CHARLTON BROWN ARCHITECTS on behalf of Mr D.J.GREEN</p>	
title	FIRST FLOOR PLAN	dwg no. 220564/J
scale	1/50	date FEBRUARY 2014

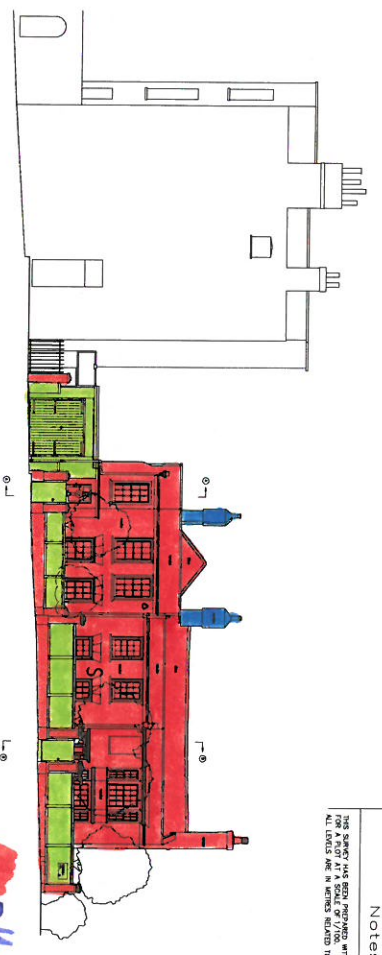
ON CENTRE SURVEYS LTD.
 LAND & BUILDING SURVEYORS
 GEODETIC ENGINEERS
 2 DANIELS COURT, BARNBONE ROAD, WARRICK CV4 5JZ
 TEL: 01926 454294
 E-MAIL: info@centre.co.uk
 A member of The Survey Association

NOTES

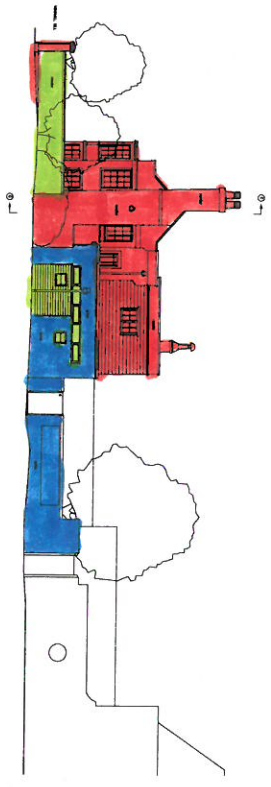
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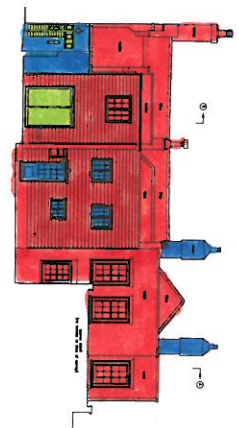
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(FRONT ELEVATION)
(A43 19/00)



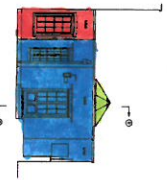
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(WINDMILL HILL)
(A43 19/00)



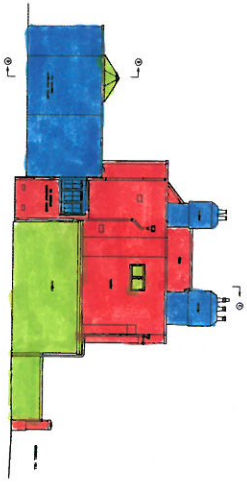
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(SIDE ELEVATION)
(A43 19/00)



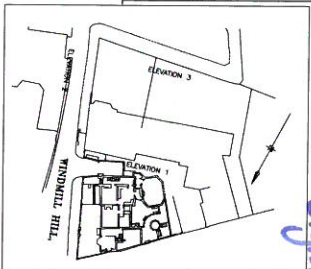
SOUTH WEST ELEVATION
(REAR ELEVATION)
(A43 19/00)



NORTH WEST ELEVATION
(REAR ELEVATION)
(A43 19/00)



SOUTH EAST ELEVATION
(SIDE ELEVATION)
(A43 19/00)



ELEVATION LOCATION PLAN--

Green = Low Heritage Significance
Blue = High Heritage Significance

DATE	BY	DR	ON CENTRE SERVICES LTD 2014	SCALE
			CHARD DI MONTE, LONDON NR3 8JZ	
DATE	BY	DR	CHARLTON BROWN ARCHITECTS MR D.J. BROWN	
DATE	BY	DR	22/09/14	
DATE	BY	DR	21/10	
ON CENTRE SERVICES LTD, 1 BOND STREET, LONDON W1 2LU TEL: 020 7463 4424				