



Heritage Statement

3 Greville Place, London NW6 5JP

Boyer

Prepared by Boyer on behalf of India Jane Birley | September 2016

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1. INTRODUCTION

- 1.1 Greville Place is located within the London Borough of Camden, a borough of London of approximately 234,846 residents (2011 Census).
- 1.2 Camden features over 5,600 listed buildings, ranging from the 11th century St Pancras Old Church to more recent development built in the 1970s. It also contains 39 designated Conservation Areas, covering over 50% of the Borough.

Purpose of this Document

- 1.3 This Heritage Statement has been prepared in support of pre-application discussions, submitted on behalf of our client, relating to internal alterations to the Grade II Listed 3 Greville Place for its partial de-conversion from 3 flats to 2 flats (net loss of one dwelling). It is anticipated that this Statement will be refined and updated prior to the submission of full applications for planning permission and listed building consent, as the scheme is revised (if required) and as further records pertaining to the property are made available.
- 1.4 However, as per the requirements of the NPPF, this Heritage Statement is proportionate to the significance of the heritage assets affected by the proposed development. In this instance, the application site is a Grade II listed building (albeit one which has evidently had extensive work undertaken), and it is located within the St Johns Wood Conservation Area (albeit the proposed development proposes only very minor external alterations to the property).
- 1.5 This Heritage Statement will therefore provide a summary of the significance of the application site, and demonstrate that the proposed development will not adversely impact upon this significance.

Report Structure

- 1.6 This Statement is structured as follows:
 - Section 2 describes the context of the site, including summarising the planning history, and begins to address the significance of the site;
 - Section 3 summarises relevant planning policy;
 - Section 4 considers the impact of the proposed development on the significance of the property; and
 - Section 5 draws initial conclusions.

2. SITE CONTEXT

- 2.1 The NPPF introduces a requirement for applications to be accompanied by statements describing the significance of the heritage assets which are affected by proposed development. The listing description, written by Historic England in 1974, reads as follows:

“Detached house, now flats. c1819-25. George Pocock, builder, altered and with later additions. Stucco with plain sill bands. Slated hipped roof with tall slab chimney-stack. 2 storeys and basement. 3 windows plus 2 window extension to right and further gabled extension with round-arched studio window. Projecting stucco portico with round-arched entrance. Architraved sashes to ground floor, 1st floor casements and sashes, those above portico with Gothick glazing, those flanking in shallow segmental-arched recesses. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached low stucco wall with cast-iron railings and stone capped gate piers.”

- 2.2 The terrace of which 3 Greville Place forms part (now known as No's 1 – 5 Greville Place) is believed to have been constructed originally as a single dwellinghouse. The building was subsequently converted into a number of smaller dwelling houses, with No.3 becoming one of these. No.3 was then again sub-divided into a number of smaller flats (up to 7 flats).
- 2.3 The building presently contains 3 flats. There is 1 flat on the lower ground floor, 1 flat on the ground floor and 1 flat at first and second floor levels. The proposal seeks to convert the 2 flats arranged across the ground, first and second floor levels to a single residence.
- 2.4 As detailed within the listing description, the property is a 19th century three storey dwellinghouse, converted into flats. It is unknown when the property was converted, but it is apparent that it was once converted into 7 flats – two flats each on the lower ground, ground and first floor, and a flat on the second floor.
- 2.5 Access into the lower ground floor flat is via a separate entrance to the main building, which is accessed via the round-arched entrance detailed within the listing description. The main hallway is subdivided, providing access to the ground floor apartments, and to the staircase to the floors above.



Access to the upper floors is provided to the left, with access to the ground floor flat provided to the right

- 2.6 The planning history, summarised in the table below, confirms that the ground floor apartment was converted into a single flat in 2005. It is also apparent that the first floor flat has also been converted into a single flat, though there are no records of when this took place. It is clear, therefore, that the internal layout of the property has been much altered as part of these conversions into, and from, apartments, albeit that the internal arrangement of the property retains some significant features including original fireplaces and plan forms.

Address	Ref	Date	Description
3I Greville Place	8400558 (No plans available)	23/05/84	Enlargement of an existing dormer to the rear as shown on drawing Nos.8424/01 & 02
3A Greville Place	8770387	12/12/88	Construction of a mezzanine floor as shown on drawings No.8621-01 02 03 and 04.
3B Greville Place	9070886	1991	Alterations to the rear elevation by the installation of patio door and small bathroom window and interior alterations including insertion of a mezzanine floor and enlargement of the basement area as shown on drawing nos. 001/E 002P 003Pa 004P.

3B Greville Place	9005425	1991	Alterations to the rear elevation by the installation of a patio door and a small bathroom window and alterations including insertion of mezzanine floor and enlargement of the basement as shown on drawing nos. 001/E 002P 003P 004P.
3 Greville Place	9470077	29/09/94	Works of strengthening and repair to existing building as shown on drawing numbers 4962/1 C 4962/2 C 4962/3 C 4962/4 B 4962/5 B 4962/6 C 4962/8 B and 4962/10 A revised by letter dated 21 June 1994.
Flat F 3 Greville Place	9470295 (No plans available)	20/01/95	Minor internal alterations at lower ground floor level. as shown on drawing number 4962/1C.
3b Greville Place	9570039 (No plans available)	16/08/95	Alteration to rear elevation including the erection of projecting balcony at upper ground floor level with spiral staircase down to the patio at garden level, as shown on drawing numbers 345/01 and /02, and amended by 345/02e (2xA4 sheets), and as revised by letters dated 20th April 1995 and 19th May 1995.
3 Greville Place	LW990274 2	18/04/00	Removal of some defective timber beams and replacement with new steel beams cased in plasterboard and other structural repairs, As shown on drawing numbers; 1090/BC 1, 2, 3; T1, T2, PW10; 4964/4B, 4962/5B, 10A, 11; location plan and structural appraisal.
3G Greville Place	LWX01039 70	2001	Lowering of window cill and replacement of a window with a door at rear lower ground floor level and internal works to the existing flat at lower ground floor level, as shown on drawing numbers; 238.09 Rev 1, 238.10 Rev 3, 238.11, 238.12, 238.14 and 2 x photographs of rear extension
3a Greville Place	PWX01039 39	18/12/200 1	External alterations comprising alterations to two existing windows on the southwest elevation, the insertion of 2 new windows on the northwest elevation and alteration of an existing window on the northeast elevation. As shown on drawing no. 193/01 Rev B, /02 Rev B, SK01, 02 and 03.
3 Greville Place	2005/0462/ L	21/06/05	Retention of internal and proposed external alterations and proposed replacement of existing bay extension with new glazed bay on rear elevation, in connection with conversion of ground floor studio flat and 1-bedroom flat into one enlarged 1-bedroom flat.
3 Greville Place	2005/0461/ P	21/06/05	Continued use of the conversion of ground floor studio flat and 1-bedroom flat into one enlarged 1-bedroom flat, and

			proposed alterations to rear elevation to replace existing bay extension with new glazed bay.
3A Greville Place	2015/0346/ L	02/03/16	Internal alterations to form usable space within the roof and the installation of a round window on the rear gable elevation of the existing studio
3A Greville Place	2015/0102/ P	02/03/16	Installation of round window on rear elevation of existing studio.

- 2.7 Boyer has also investigated the Historic Environmental Record Search on the property and the surrounding area, which has not identified any significant records on either the house or in the immediate area which would be impacted by the proposals.
- 2.8 The property lies with the St Johns Wood Conservation Area, which covers an area of approximately 3.83ha.
- 2.9 The Conservation Area Appraisal produced by The London Borough of Camden subdivides the Conservation Area into two parts – St John’s Wood East and St John’s Wood West.
- 2.10 St John’s Wood West is located along Boundary Road and Greville Place between Abbey Road in the east and Maida Vale Road in the west. It is approximately 425 metres to the east of Kilburn Park Underground Station. It follows the Westminster/Camden borough boundary along Boundary Road and Greville Place.
- 2.11 The wider development of St Johns Wood begin in the early part of the 19th Century, such as the large institutions of the Clergy Orphan School (1812), St John’s Wood Chapel (1813) and the Lord’s Cricket Ground (1814), with the construction of main roads in the 1820s the catalyst for further development within the area, including Greville Place.
- 2.12 The Conservation Area appraisal confirms that the south western end of Greville Place, which features the application site, is the oldest part of the Conservation Area, development within the 1820s. It acknowledges that the property has undergone modern subdivisions and alterations, and were built as a pair with No. 1 Greville Place.
- 2.13 With regards the application site, the Appraisal describes the site at paragraphs 6.26 – 6.27 as follows:

“The south-western end of Greville Place is the oldest section of the Conservation Area developed in the early 1820s, due to its proximity to Maida Vale Road. The detached stucco villas at Nos 1, 3 and 5 are grade II listed, despite having undergone modern subdivisions and alterations. Nos 1 and 3 were built in circa 1823, by the same developer (circa 1823), George Pocock, and share several characteristics such as hipped slate roofs, slab chimney stacks, banded stucco decoration and porticos, though the detailing is in different styles representing both the fashions for classical and gothic styles. The properties also share common boundary features with low stuccoed walls, cast-iron work, and tall gate piers with stone caps.

No 5 shares similar features: stucco banding, slab chimneys and hipped slate roofs, as well as further stucco decoration in the form of square architraves at ground-floor level and arched architraves at first-floor level. Early infill development in the 19th century linked Nos 3 and 5, but the form and detail are sympathetic to the original group. The Studio adjacent to No 3 is notable for its white stucco gable end and its enormous round-arched first-floor window.”

3. RELEVANT PLANNING POLICY

3.1 The relevant planning policies relating to heritage assets are summarised below.

National Planning Policy Framework (NPPF)

- 3.2 A Core Planning Principle, provided at paragraph 17 of the NPPF, provides that planning should, *“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.”*
- 3.3 Paragraph 128 and 129 requires applicants to describe the significance of heritage assets and their setting, stating that, *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*
- 3.4 Paragraph 131 of the NPPF confirms that in determining planning applications, Local Authorities must take into account, *“the desirability of new development making a positive contribution to local character and distinctiveness”*.
- 3.5 Paragraph 132 states that, *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*
- 3.6 Paragraph 133 goes on to provide that, *“where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, 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 ”*

- 3.7 Paragraph 134 concludes that, *“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.”*
- 3.8 Paragraph 137 relates to the setting of heritage assets, stating that, *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”*

The London Plan

- 3.9 The London Plan is the spatial development strategy for London and was first published by the Greater London Authority in February 2004. The latest version of The London Plan (FALP) was published in March 2015.
- 3.10 Policy 7.8 provides that, *“development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”*

Camden Development Policies

- 3.11 The most relevant local policy to this pre-application enquiry is Policy DP25 of the Camden Development Policies 2010. Criterion (f) of this policy states confirms that the Council will, *“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.”*

4. ASSESSMENT OF IMPACT

- 4.1 As detailed within section 1 of this statement, permission is sought for the de-conversion of the property from 3 apartments to 2 apartments, which will involve internal alterations to the listed building.
- 4.2 Criterion (f) of Policy DP25 of the Camden Development Policies 2010 confirms that the Council will, “*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.*”
- 4.3 The previous section of this Statement has summarised available records for the property, and it is considered that the significance of the properties is derived from its external features, and principally its hipped slate roofs, slab chimney stacks, banded stucco decoration and porticos, low stuccoed walls, cast-iron work, and tall gate piers with stone caps – features it shares with 1 Greville Place.
- 4.4 This section of this Heritage Statement will therefore provide a justification for the proposal, and demonstrate that the proposed development will not harm the significance of the heritage asset, or the setting of the listed buildings opposite the site.

The Proposed Development

- 4.5 Working with the architect, alterations to the property have sought to be kept to the minimum, with alterations being restricted to the essential elements required to de-convert the ground, first and second floor levels from two separate dwellings back to a single dwelling, and to therefore have the minimum possible impact upon the significance of the listed building.
- 4.6 As such, no external alterations or alterations to the lower ground floor are proposed, with those internal alterations being summarised as follows:

External Works

- Replacement staircase provided to rear of dwelling.

Ground Floor

- The removal of the partition walls subdividing the ground floor from the staircase;
- New partition walls to allow for a new library/office;
- Removal of existing kitchen appliances and joinery; and
- Blocking up of an existing opening into the rear room.

First Floor

- Removal of a non-original fireplace;
- Removal of walls and bathroom fittings;
- Reorganisation of bedroom 2 to include new bathroom and partition walls; and

- Restoring of the link between bedroom 1 and bathroom.
- 4.7 The proposed development will restore the upper levels of the property back to a single dwelling, with the works required under this application limited to those works considered to be essential (i.e. removal of subdivision and partition walls).

Impact upon Conservation Area

- 4.8 The only external change proposed to the scheme involves the replacement of a non-original staircase to the rear of the dwelling with a new metal painted staircase (full details to be provided when full applications are submitted in due course). This staircase cannot be seen from any view within the Conservation Area, other than from within the garden of the dwelling, and it is therefore considered that this has no impact upon the significance of the St Johns Wood Conservation Area.

Impact on Listed Building

Significance

- 4.9 A copy of the listing description is provided at paragraph 2.1. This identifies a number of features of interest, which includes:
- Slated hipped roof with tall slab chimney-stack;
 - Projecting stucco portico with round-arched entrance
 - Architraved sashes to ground floor, 1st floor casements and sashes, those above portico with Gothick glazing, those flanking in shallow segmental-arched recesses
- 4.10 The listing description also identifies a number of subsidiary features, including the low stucco wall with cast-iron railings and stone capped gate piers.
- 4.11 The listing also confirms that the interior was not inspected, which is not uncommon for Grade II properties.
- 4.12 In addition, in its description of the property within the Conservation Area Appraisal, the Local Authority identifies that the property was built as a pair with 1 Greville Place, and therefore shares a number of common features with this property, in addition to being among the oldest properties within the Conservation Area.
- 4.13 It is clear – and acknowledged within the Conservation Area Appraisal – that the property has been substantially altered since it was first built, in order to convert it into flats. This has involved the installation of partition walls – particularly to subdivide the ground floor apartments and staircase, and kitchen and bathroom equipment.
- 4.14 It is considered however, that many of the walls and room sizes are likely to be original, and as such the work involved has sought to be kept to the minimum required.

Impact upon Significance

- 4.15 The proposals to de-convert and refurbish the property have been carefully designed so as to have the minimum possible impact, commensurate with achieving the aims of the applicant to restore the upper levels of the property back to a single dwelling.
- 4.16 The Scheme Architect is aware of the importance of the listed building and has sought to minimise potential harm to its significance (albeit in the context that there is little of significance remaining).

Ground Floor Alterations

- 4.17 Ground floor alterations are limited primarily to the removal of the partition walls separating the ground floor from the stair case, as well as new walls to create a new library/office.
- 4.18 It is considered that, whilst we have been unable to locate any 'original' or historic floor plans to date, that these works would restore this part of the dwelling to close to an original layout by linking the ground floor with the upper floors, and restoring an open hallway.

First Floor Alterations

- 4.19 Work on the first floor involves the removal of modern kitchen and bathroom equipment, in order to restore this floor to separate bedrooms and en-suites. This work will involve a new opening to be formed between bedroom 1 and the room adjacent, though it is considered that this is a former opening – see photograph below.



Photograph of proposed new opening within bathroom on 1st floor

- 4.20 The existing kitchen on this floor will be converted into a bedroom – as per its likely former use, with a new partition wall installed in order to create a new kitchen. This bathroom will fit into existing water and mains connections.
- 4.21 It is considered that these works can be undertaken in a manner which would respect and preserve the significance of the listed building.

Second Floor Alterations

- 4.22 Work on this floor is limited to the removal of an existing bath tub and replacement shower tray, which will not impact upon the significance of the listed building.

5. SUMMARY

- 5.1 Planning permission and Listed building consent is sought to undertake alterations to the Grade II listed 3 Greville Place, principally to allow the applicant to restore the upper levels of the property back into a single dwelling.
- 5.2 The property dates from the early part of the 19th century and is acknowledged within the Conservation Area Appraisal that it is one of the oldest buildings within the Conservation Area. It was listed primarily for its architectural importance, with the list description making no reference to the internal layout of the property. Notwithstanding this, it is clear that the property has been much altered as part of its conversion into apartments, though it is also acknowledged that many of the walls, and much of the general layout of the property, is likely to be original.
- 5.3 This heritage assessment, which has been prepared to aid pre-application discussions, has provided an analysis of the impact of the proposals upon the significance of the listed building. It is considered that that the works will not harm the significance of the listed building.
- 5.4 It is therefore considered that the proposal internal alterations will not harm the special character and appearance of the listed building, and complies with the requirements of national, regional and local planning policy.