

## Heritage Statement



## 35 Flask Walk, Hampstead

On Behalf of Dipek Patel

March 2017

Project Ref: 3065

<b>CONTENTS</b>	<b>Page</b>
<b>INTRODUCTION</b>	3
<b>RELEVANT HISTORICAL BACKGROUND</b>	4
<b>POLICY AND GUIDANCE</b>	9
<b>HERITAGE SIGNIFICANCE</b>	10
<b>PROPOSED WORKS AND EFFECTS</b>	10
<b>SUMMARY AND CONCLUSIONS</b>	12

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## INTRODUCTION

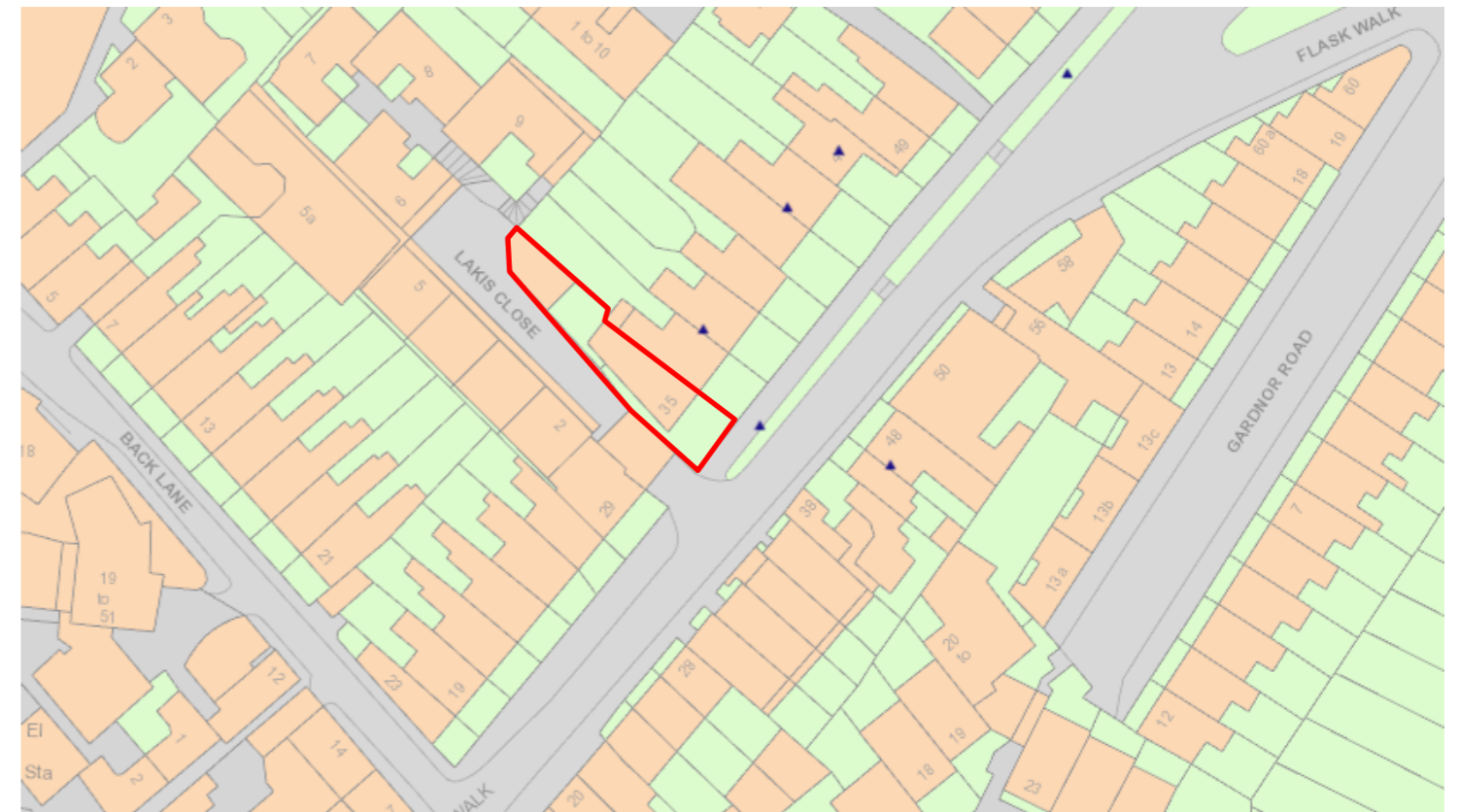
1. This report has been prepared by Heritage Collective to accompany an application for listed building consent and planning permission for works at 35 Flask Walk, a grade II listed building, close to Hampstead Station. It follows detailed pre-application advice from Camden Council, an investigation into the history of the building and a revision to the proposed pre-application scheme. It provides an impact assessment of the proposed works as required by paragraph 128 of the National Planning Policy Framework (NPPF).
2. Located on the north-west side of Flask Walk and accessed via a raised path the house is set back beyond a small front garden with railings mounted on a front brick wall. It is an end of terrace property with its front door on its side (south-west facing) elevation and as such differs in its internal layout to its neighbours to the north-east (**Figure 1**). Outside the application site is a set of listed railings lining the northern side of the grassed area on the north-west side of the road. These are not relevant to this proposal. Within the application site is a rear outbuilding, built as an Artist's Studio in the 1960s.
3. The list description for the terrace (35-41) reads;

*Terrace of 4 cottages. Early C19. Yellow stock brick; No.41 mostly refaced. Continuous stone 1st floor sill band. 2 storeys. 1 window each. Round-arched doorways with impost bands, patterned radial fanlights and panelled doors; entrance to No.35 on return. Gauged red brick flat arches to slightly recessed sashes with exposed boxing; 1st floors have tripartite sashes. Each front terminates in a truncated gable with a blind lunette outlined in red brick. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings, on brick walls, and gates.*

4. In conjunction with this statement the Design and Access Statement prepared by TG Studio Architects and the full drawn submission should be read to provide details of the all the proposed works both externally and internally.
5. In accordance with national policy and the content of the Planning (Listed Building and Conservation Areas) Act 1990 the proposed works have been designed to preserve the special interest of the building and its setting and to protect the character and appearance of the conservation area.
6. An application for internal and external works was granted consent in 2015 for this property and has informed the proposed work in this application. This involved the following works;

*'Internal and external works associated with extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and internal alterations including replacement of the existing rear door to window all in association with the main single family dwelling.'*

*'Extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and minor alterations to main single family dwellinghouse.'*



**Figure 1:** Site Location Map showing application red line.



**Plate 1:** Front elevation of the application site building and terrace

## RELEVANT HISTORICAL BACKGROUND

### The Hampstead Area

7. In the 18th century, Hampstead was a small town built on a hill, surrounded by heath and farmlands. By the end of the 18th century, it had, (according to J. J Park, the first historian of Hampstead), 691 inhabited and 47 uninhabited houses, with a population of 4,343. Only 199 of that number were engaged in agriculture.
8. Flask Walk developed in the early years of the 18th century. It began as a 'narrow lane, leading from the High Street under an archway, over which extended part of a High Street building. It reached down to the Lower Flask and then opened out into a tree-lined avenue, ending in a small green.'
9. The name of the road originates from Hampstead's chalybeate spring, which was discovered at the end of the 18th century. People would visit with their flasks (or buy one from the original Lower Flask Tavern), and have them filled with the water from the spring.
10. A note in the card catalogue at Camden Archives states that Flask Walk was originally named Lime Tree Cottages and Rock Terrace, however no further reference to either of these names was found.

### Pevsner's description of Flask Walk

*'Flask Walk leads E from the High Street, especially picturesque: early c19 cottages with only a few intrusions. Early in the c18 the Upper Flask Inn at the top of Heath Street was the meeting place of the Kit-Kat Club (whose members' portraits are in the National Portrait Gallery). The name of the inn comes from the bottles in which the waters of the Hampstead Wells were sold.'*

### 35 Flask Walk

11. Secondary sources suggest that no. 35 (and the wider terrace, including nos. 37-41) were built in the early 19th century as workers' cottages. It was described in 1957 however as being of an earlier date:
 

*'Certain details, such as a fanlight, can be dated to about 1780. Drastic alterations are now being carried out to the Flask Walk terraces, and it is fortunate that the Hampstead Local History Society has been able to survey the houses in the area'*
12. Inspection of the fabric suggests that the building started as a two room plan with a central staircase and was extended in the later 19th century to provide a third room on each floor to the rear. This is indicated by the fact that a corridor was inserted in the original back room of the house to provide access at first floor to the new rear room), indicated by the surviving dado detail within the original rear room (now the middle room).
13. The earliest plans for the property date to 1914 and only show the drainage along the rear of the terrace which demonstrates that the footprint of No.35 was different to its neighbours. It also shows a small structure abutting the plot boundary to the west of the house (**Figure 2**).
14. Two plans dated c.1960 show the layout of the property at ground and first floor level with the kitchen to the rear and two bedrooms and a bathroom above, the bathroom having been created out of the middle room (**Figure 3**). Just three years prior to this the ground floor plan as sketched by the Hampstead Local History Society shows the ground floor with a kitchen and scullery and no dining room (**Figure 4**).
15. Artist Stella Grosvenor lived and worked at no. 35, and permission was thus granted on the 27th June 1968 for the erection of a studio at the rear of the property. The accompanying plans dated 1969 demonstrated the changes proposed to the building and its plot (**Figure 5/6/7**). This was the last period of major works to the building.

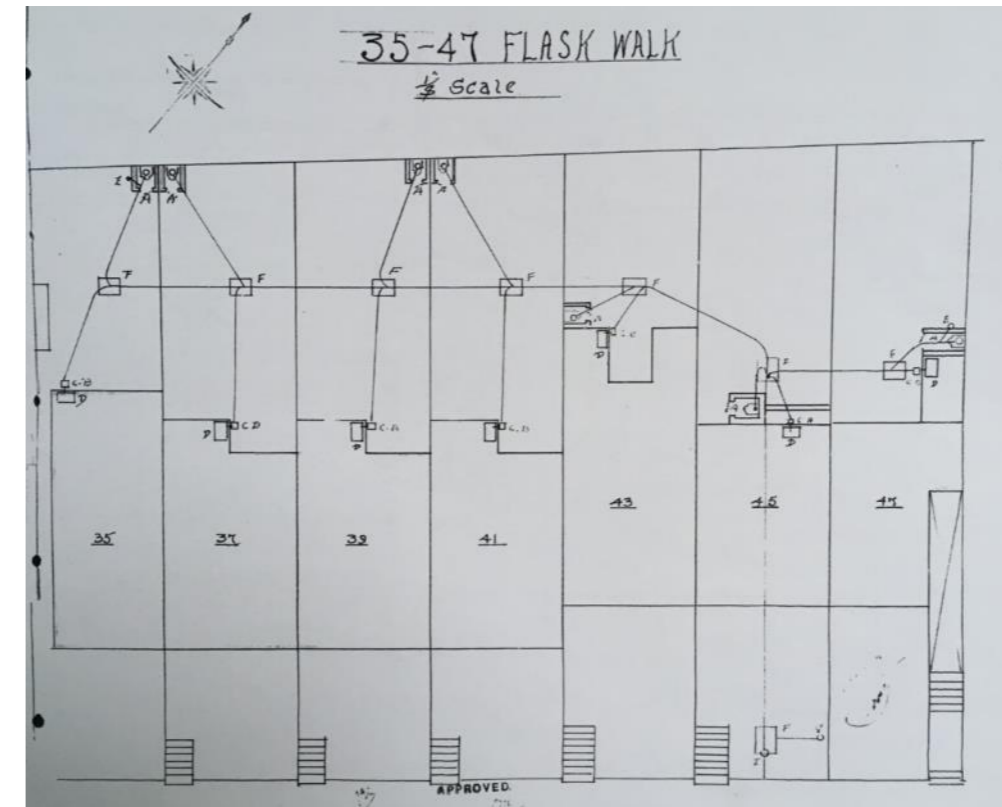


Figure 2: 1914 Drainage Plan of Flask Walk Terrace

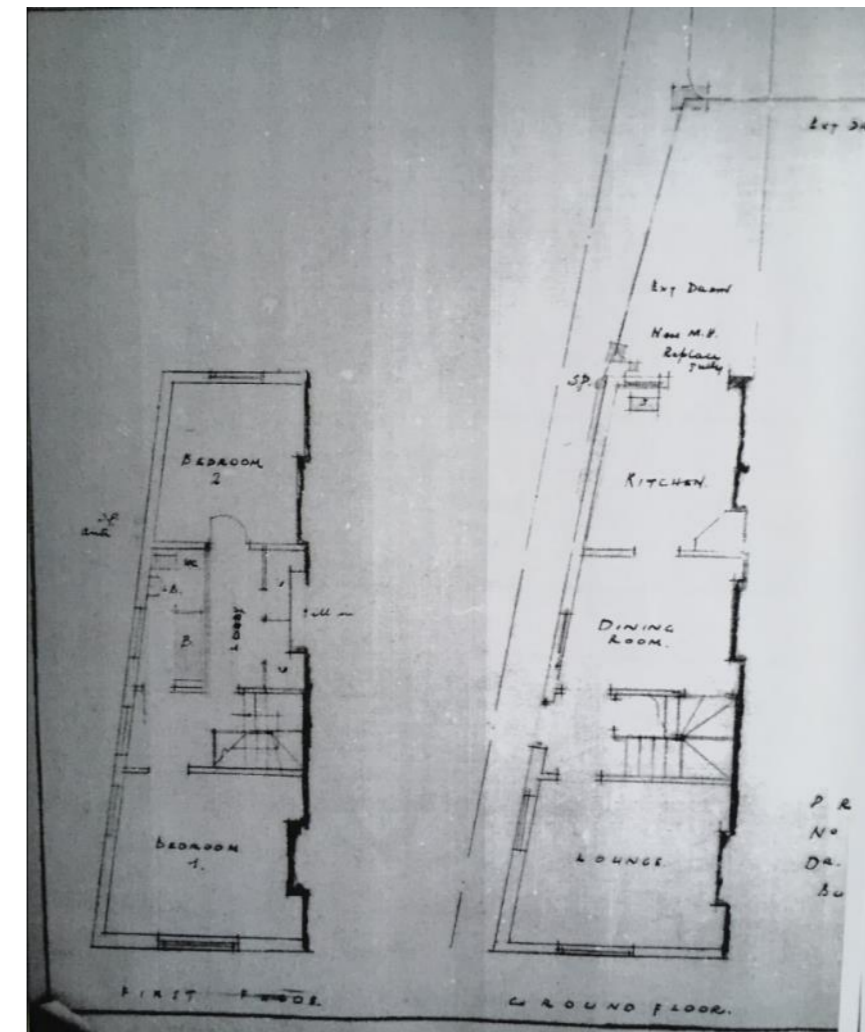


Figure 3: 1960 Floor Plans showing internal layout



**Figure 4:** 1957 Photographs of the exterior of No.35 with simple ground floor plan. The photographs show the railing along the front garden wall and a timber fence along the boundary with No.37, both of which have been changed since and by the 1980s.



**Plate 2:** 1980 photograph of the listed terrace with a higher front boundary wall and different railings to the front and side of No.35

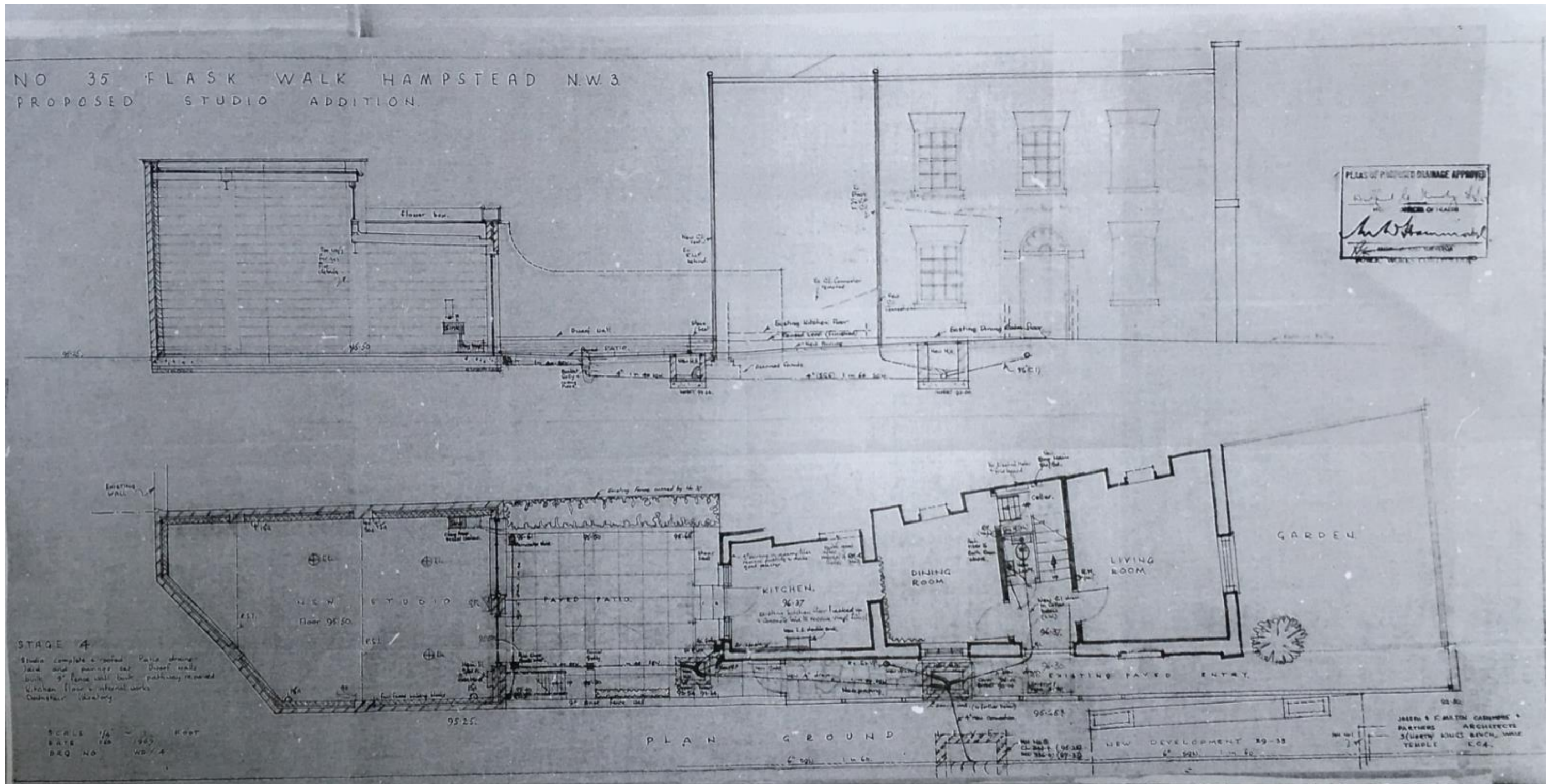


Figure 5 1969 Proposed Plans showing new Artist's studio and internal modifications

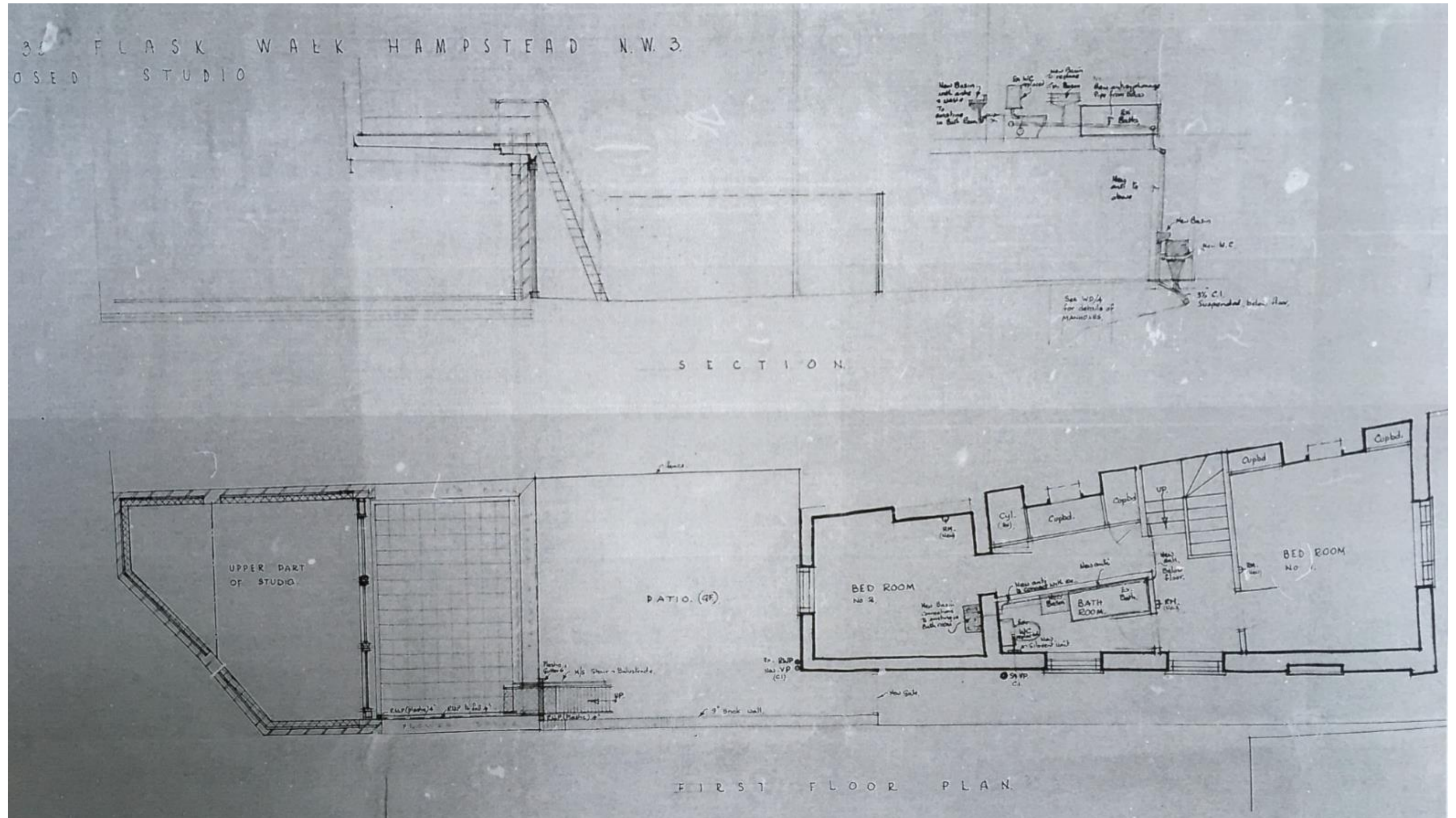


Figure 6: 1969 Plans showing first floor plans and roof of Artist's Studio

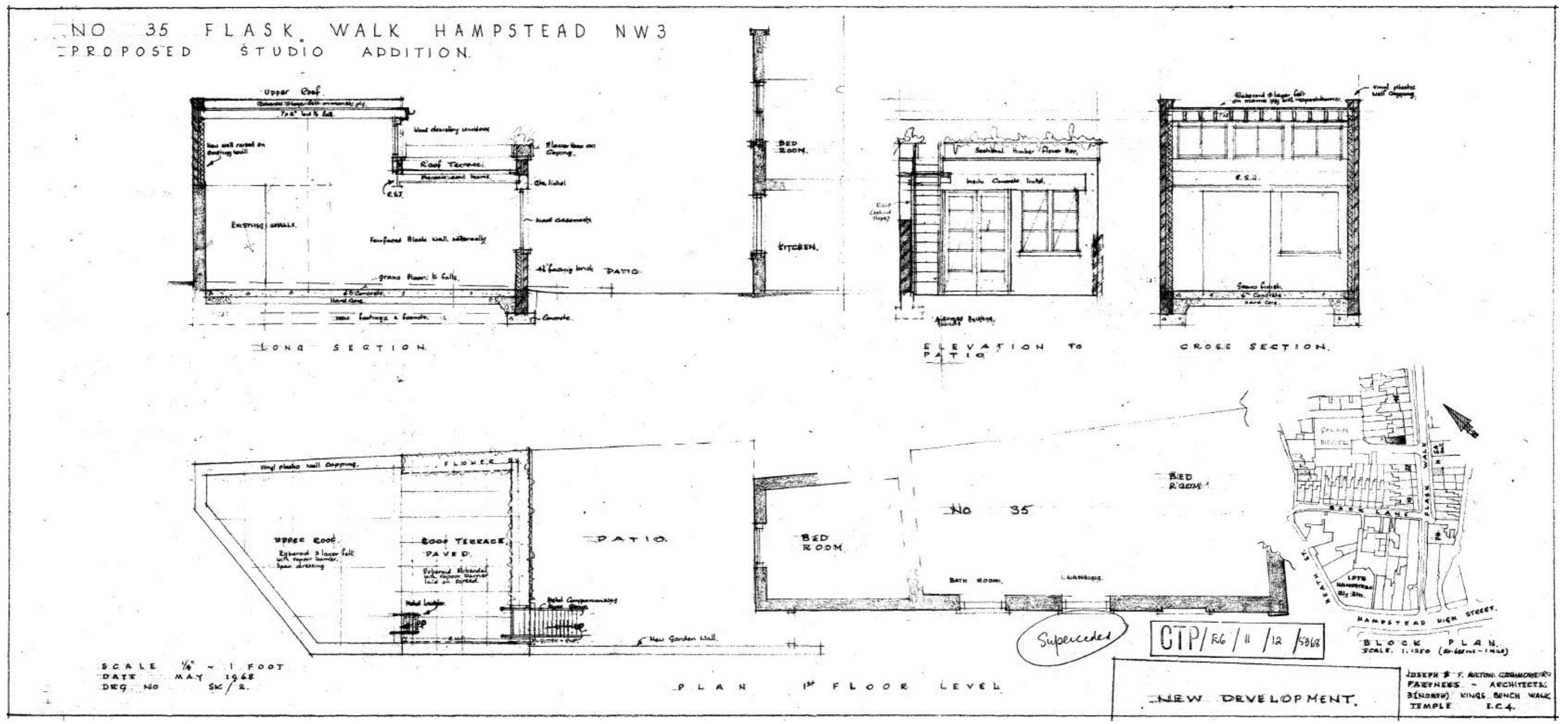


Figure 7: 1969 Plans showing artist studio elevations



## POLICY AND GUIDANCE

### Legislation

16. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act places a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings. Section 72 of the Act places a similar duty on the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The 1990 Act is to be given considerable importance and weight in the planning process. The presumptions in the 1990 Act will plainly become less strong the smaller the effect or the lower the significance of the asset.

### National Planning Policy Framework 2012

17. The NPPF constitutes the Government's national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plan unless material considerations indicate otherwise.
18. Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment. Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests. This report fulfils that requirement.
19. Paragraph 129 requires LPAs to identify and take into account "*the particular significance of any heritage asset*". This should be taken into account when considering the impact of proposed changes to a heritage asset, including by development affecting its setting.
20. Paragraph 131 requires local planning authorities to have regard to the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
21. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
22. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:  
*"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
23. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change.
24. Paragraphs 131 to 134 describe two levels of potential harm that can be caused to the significance of designated heritage assets, namely substantial harm and less than substantial harm. These effects are to be weighed in the planning balance according to the guidance set out within paragraphs 131 to 134, bearing in mind the statutory provisions above.
25. Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset and sets out a series of tests to be met in order for substantial harm to a designated heritage asset to be considered acceptable.
26. The Planning Practice Guidance (PPG) describes the threshold for substantial harm as a "high test" which may not arise in many cases; the total or partial destruction of heritage assets are given as examples.

27. Paragraph 134 of the NPPF deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The PPG describes public benefits as "anything that delivers economic, social or environmental progress".
28. Harm is defined by Historic England as a change which erodes the significance of a heritage asset. It is not simply change in itself.

### The London Plan (2016)

29. The London Plan is the overall strategic plan for London and it forms part of the development plan for Greater London.
30. London Plan Policy 7.8 seeks to ensure that heritage assets are valued, conserved, restored and reused. All development affecting the significance of heritage assets should be sympathetic in terms of scale, form, materials and architectural detailing.

### Local Plan

31. The London Borough of Camden Local Plan is made up of the Core Strategy, Development Policies and Supplementary Planning Guidance. Core Strategy Policy CS14 'Promoting high quality places and conserving our heritage' is of relevance to this site. As is Development Policy 25, Conserving Camden's Heritage.

#### Conservation areas

*In order to maintain the character of Camden's conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- 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.*
32. In addition Camden has emerging policy within the Draft Local Plan 2015 which is currently the subject of public examination. Policy D2 of the Local Plan is an updated version of DP25.

## HERITAGE SIGNIFICANCE

### 35 Flask Walk (listed grade II)

33. This end of terrace house has group value as a late 18th century or early 19th century workers cottage. It has illustrative historic interest as evidenced by its external envelope, siting, group value and location on Flask Walk, an area where people would come to fill their flask with the healing waters of the spring at Hampstead. The later extension to the rear adds to the historic interest of the building as a Victorian phase of development reflecting the need to expand the house. The building plays a role within the historic street scene as a modest property.
34. Architectural interest is derived largely from its brick and tile form with a simple Georgian fenestration of sash windows and an irregular shaped front gable, adding interest to the roofline of the terrace. Its internal floor plan, although altered from its original state, is of interest, as are the surviving features within the building, which range from original walls, lathe and plaster ceilings in some areas and skirting and dado details as well as some original door joinery. The staircase is original and typically simple for this form of building as is some of the panelling on the staircase. The installation of a stair lift has necessitated the removal of some panelling in this area and the insertion of a bathroom at first floor level has changed the original floorplan and altered the fabric of the room. Other alterations to the ground and first floor have eroded some areas of interest but the house is largely legible as an original two room plan with a later third room added. The rear elevation is of less architectural interest due to the later fenestration at ground floor.
35. The former artists studio in the garden is of no specific heritage interest and is in a poor state of repair having not weather well since its construction.
36. There is no specific archaeological or artistic interest associated with this listed building. The building contributes to the character and appearance of the conservation area and the setting of the other listed buildings in the terrace.

### Hampstead Conservation Area

37. The Hampstead Conservation Area was designated in 1968 and extended on a number of occasions, most recently in 2001. The conservation area appraisal document published by LB Camden in 2001 provides information on the special interest of the area. The area occupied by Well Walk and Flask Walk indicated the former location of the spa, which reached its peak in the early late 1600s but declined in the early 18th century save for a brief resurgence in popularity in the 1730s. Flask Walk is part of sub-area 2 and provides interest due to its association with the spa history of Hampstead. It is described within the appraisal on page 22 as;

*Nos.35-47 (listed) are early 19th century workers cottages set back behind small but luxuriant front gardens.*

38. Adjacent to the application site building is described as;

*Next to it the modern and boldly modelled No.29 and Lakis Close behind fit comfortably into the streetscape.*

39. This conservation area is of specific historical interest due to its early origins, street layout and rich collection of historic buildings. Its location and topography add greatly to its character as well as its location in relation to Hampstead Heath. Architectural interest is derived from the collection of listed and unlisted buildings in the area which indicate many different periods of development and status of building. The area has archaeological interest and artistic interest.

## PROPOSED WORKS AND EFFECTS

### Proposed Works and Pre-Application Feedback

40. Prior to the involvement of Heritage Collective the applicant sought pre-application advice from LB Camden in connection with a number of proposed works to the house for the prospective new owner. The proposed works were partly based on the works already granted consent in 2014 which involved alteration of the fabric of the building and the insertion of a new walkway between the house and the garden studio.
41. Following pre-application feedback and advice from Heritage Collective the proposed works have been reduced in scope and refined to ensure they are policy compliant and in keeping with the special interest of the building.

### Interior Works to Main House

#### Flooring - Ground Floor

42. It is proposed to replace flooring surfaces throughout the property. In order to verify the floor build up intrusive investigation was undertaken and a survey of the historic and modern floorboards carried out, as set out in the Design and Access Statement.
43. The Existing Dining Room and Kitchen both have concrete floors and as such their replacement would not harm significance. The skirting boards would be retained or replaced like for like. These are not likely to be original given the floor is now solid.
44. The Sitting Room and Hallway have ply covering floorboards. The floorboards will be retained within the building but used to provide replacements for board at first floor, thus allowing the upper level floors to be presented as complete examples of historic boards. At ground floor the new floor coverings will be timber with the existing skirting retained. Where evidence of dry rot in the joists exists the floorboard will be lifted, numbered and replaced. Changes to the floors would not harm significance.

#### Flooring - First Floor

45. The Front bedroom has historic floorboards overlaid with hardboard, as do the landing and the middle room. It is proposed to retain all the historic boards and insert reused boards from the ground floor. Those that have been subject to damp will be replaced. In these rooms the skirting is able to accommodate these works. Changes to the floors would not harm significance.
46. To the rear, the later Victorian addition it is proposed to remove the floorboard in order to allow a stable base for a new tiled or stone floor for the proposed bathroom. A tiled floor requires a stable base and thus needs to have a plywood underlay to ensure the tiles do not crack over time and the build up in the room would be high and would likely require a step up (albeit a small one) into the rear room, impacting the door and skirting etc. It is proposed to enable a level threshold between the dressing room and the new bathroom. This will entail some removal of historic floorboards, but of a later date than those being retained. It will have a very small effect on significance.

#### Hallway Panelling

47. There is a mixture of original and later panelling around the original staircase between ground and first floor as evidenced by the tongue and groove panelling on the east and north walls and the plain modern panelling on the southern wall. It is proposed to remove the modern panels and replace it with like for like panelling to match the original panelling. This would be a heritage benefit.

*Ceilings - Ground Floor*

48. The Sitting Room has a plasterboard ceiling directly attached to a lathe and plaster ceiling above and will be retained as is. The Dining Room has a plasterboard ceiling and the Kitchen has a lathe and plaster ceiling. The later ceiling in the Kitchen is in need of significant repair due to extensive cracking and the installation of modern light fittings. In all likelihood once work commences the ceiling would need to come down in its entirety. This room is a later Victorian addition and has been compromised by later fenestration, kitchen lighting and fittings such that it has less interest than the original rooms of the property.
49. Thus it is proposed to replace the plasterboard ceiling in the Dining Room and replace the damaged kitchen ceiling. Although this will affect historic fabric it is considered justified given the condition of the ceiling.
50. It is proposed to insert downlights into the kitchen in order to provide more adequate light into this rear space which is to stay as a kitchen. Given it is a later extension the insertion of new lighting into a new ceiling is not considered materially harmful. Other rooms will have a central pendent light fitting with side lights.

*Ceilings - First Floor*

51. The Front Bedroom has a plasterboard, attached to a lathe and plaster ceiling and the other rooms have plasterboard ceilings. It is proposed to replace the plasterboard ceilings only which will cause no harm to special interest. The previous proposal to open up the ceilings at first floor is no longer proposed.

*Openings/Layout - Ground Floor*

52. It is proposed to implement the opening in the west wall of the Kitchen to the dimensions already given consent in 2014 (2014/6564/L). It is no longer proposed to widen this opening further or widen the opening into the Kitchen from the Dining Room.

*Openings/Layout - First Floor*

53. It is proposed to remove the modern partition that forms the bathroom east wall and convert the central first floor room into a dressing area, leading to a bathroom. The existing door opening will be used and fitted with a new timber door to match the front bedroom door and the later door, which was inserted when the bathroom was installed, will be blocked up using timber studs and plasterboard. Replacing the modern cupboard doors will not affect special interest nor will the removal of the bathroom fixtures.
54. The only historic floor plans of the first floor layout date from 1960 when it is likely that the partition running through the original rear room of the building was either renewed or inserted to create a bathroom and the cupboards replaced. It is evident from the remnants of the dado rail on the original walls that the entrance to this rear room would have originally been opposite the front bedroom entrance. It would then have been changed to create access to the rear room from the landing, creating a lobby. These alterations have degraded the wall such that the insertion of a new door off the landing would not cause harm. First floor plans of other properties in the terrace are not relevant because No.35 was designed differently as the end of terrace property and always had a different floor plan to the others. These works will restore the floor plan to closer to its original floor plan.
55. The proposed floor plan is considered to be more sensitive to the floor plan than the consented 2014 scheme, which involved the insertion of a partition across the hallway to form an access between the existing bathroom and the front bedroom.

*Fireplaces /Panelling/Architraves*

56. It is proposed to remove the existing ground floor and first floor chimney breast within the later rear rooms. This will not necessitate the removal of the stack above the first floor and there will be no effect on the external appearance of the building. At ground floor the chimney breast is to be removed to allow the kitchen cupboards to be fitted, given that an entire wall will be lost for the opening into the new extension (as per the 2014 scheme). This will involve the insertion of a structural beam at first floor level. While this will involve loss of historic fabric this low level of less than substantial harm needs to be weighed against the benefits bought about through restoration of the property as a whole.
57. New fire grates are proposed in both original ground floor rooms (see DAS). The grates are to be metal and inserted into openings created by panelling in a simple, vernacular style from the late Georgian period reflecting the correct period and status of the building. It is proposed to panel the ground floor front and middle rooms and the first floor bedroom in a timber panel that takes account of the existing door frames and draws on late Georgian styling. The joinery at first floor level in the front bedroom indicates that this room may have been panelled this way in the past and the panelling within the staircase and ground floor hall indicate the use of timber panelling in the property. The panelling will enhance the appearance of the principle rooms while keeping them simple and low key, in keeping with the cottage status of the building. This will be a heritage benefit and will provide for a traditional and characterful interior which is currently lacking.
58. At first floor the fireplace in the front bedroom will be opened up and the mantel retained.
59. Throughout the property there is a mixture of architraves, some more ornate than others and that have been deliberately added to. It is proposed to retain the original architraves and remove the additional beading to those more ornate ones to ensure a simple vernacular aesthetic throughout the property.

**External Alterations:***Roof Repairs*

60. Repair of the roof will be undertaken to a high standard, replacing slipped tiles and making good with like for like materials. There will be no alteration to the roof.

*Windows*

61. It is proposed to refurbish the original timber sash windows on the front elevation and side elevation. There are two double glazed windows on the side elevation at first floor level (landing and bathroom) which are to be removed and replaced with single glazed timber sashes, restoring the character of the building and correcting unauthorised works undertaken by a previous owner.
62. The rear first floor window, which is a later replacement will be renewed on a like for like basis and the rear ground floor arrangement of door and side windows will be replaced as per the approved window arrangement from 2014.
63. Secondary glazing is to be installed at ground and first floor to provide thermal and acoustic improvements to the building and is entirely removable.
64. The existing blind window will be retained.

*Front door*

65. The modern plywood front door is to be replaced with a solid wood six panel door to match the others on the terrace with the existing ironmongery reused as it appears to be original. This will greatly enhance the external appearance of the property and return a lost feature.

*Front garden / railings*

66. It is proposed to replace the existing railings that form the front boundary to the plot, which are not original. A photograph from 1957 shows that the garden was enclosed by a timber balustrade atop the brick wall, dating the railings to the 1960s at the earliest. The concrete base of the railings also clearly indicates that they are relatively modern, as well as the crude ball caps. The replacement of the railings and the installation of two brick piers would improve the appearance of the property and allow the railings installed to be more in keeping with the street frontage and age of the building. They would reflect a traditional appearance and enhance the conservation area and setting of the listed building.

**External Alterations (Rear/Artist Studio):***Enclosed walkway / courtyard*

67. The proposed works to the rear echo very closely those that were granted consent in 2014. The fenestration pattern of the glazed inward facing elevation is to have more horizontal division than the consented scheme, in a steel framed and glazed appearance. There will be no harm to heritage significance as a result of the new walkway, which is discrete and will only involve a small level of additional height along the west boundary.

*Partial demolition and replacement of studio*

68. It is proposed to provide a new sloping roof form to provide a glazed area above the main ground floor element of this former studio. The proposal will not deviate in its height from the consented scheme but will make the most of getting light into the centre of the building by having the upper part of the building sloped backwards toward the point of the consented scheme. Thus there will be no squaring off of the roof form and the roof will not be highly visible from the ground floor of the listed building.
69. A new fenestration pattern is proposed for the outbuilding to bring light into it and provide a simple, elegant glazed and brick elevation. The existing window will be extended downwards to provide a full height glazed and metal framed window to match the side corridor.
70. In considering the effect of these minor changes in contrast to the scheme already granted consent the change in fenestration is considered to improve not only on the existing situation but also the consented one providing a single opening of a clearly modern insertion. When this outbuilding was built it was very much of its time and the proposed work aim to allow this scheme to read as part of a 21st century refresh of the property. The glazing will improve the amount of light coming into the courtyard by providing a reflective surface and make the outbuilding appear more lightweight than at present. There will be a clear differentiation between old and new and an ability to view the listed building from the new living room.

**SUMMARY AND CONCLUSIONS**

71. As requested at the pre-application stage the applicant has sought specialist advice on the proposed alterations. This has resulted in changes to the proposed works to ensure there is minimum disruption to the historic fabric and layout of the listed building and minimum change to the setting of the listed building, taking into account the proposed works that were granted consent in 2014.
72. The only area where fabric is proposed to be removed is at ground and first floor in the later rear rooms of the property to enable the kitchen to be fitted in. This will entail the removal of a chimney breast that is not in use and not legible at present. In addition a damaged lathe and plaster ceiling is proposed to be taken down in the kitchen and replaced with a plasterboard ceiling to allow downlights and modern kitchen lighting to be installed. The condition of the ceiling, and the disruption caused by the removal of the outside wall (as consented) would likely result in the failing of this ceiling even more, such that it would have to come down to implement the consented scheme. In addition the floorboard at first floor level in the later extension are proposed for removal to allow a new tiled bathroom floor. These works will entail removal of historic fabric, not original to the property but will result in a low level of less than substantial harm.
73. This harm will be outweighed by the heritage benefits;
- Restoration of first floor floorplan through removal of later partition;
  - Installation of appropriate fire grates in ground floor rooms;
  - Repair and refurbishment of all windows and the external envelope of the building;
  - Replacement of the existing modern boundary railings with a more appropriate railing design;
  - Restoration of panelling within existing stairwell;
  - Installation of new timber wall panelling of a late Georgian vernacular style into principal rooms;
  - Replacement of modern front door with replica timber panelled door; and
  - General refurbishment and treatment of dry rot, damp and defects.
74. As such these works are considered to be appropriate and in keeping with the special interest of the listed building and the wider Hampstead Conservation Area, which will not be affected by the works.
75. Having refined the scheme and taking into account all elements of the proposed alterations the proposal respects the duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are compliant with local and national policy requirements to preserve the historic environment.