



**4 Flask Walk
Hampstead
London Borough of Camden
E6/15/11**

Heritage Statement

NGR 526432.44, 185744.44

November 2017



www.mola.org.uk

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 410 2200 fax 0207 410 2201 email:enquiries@mola.org.uk
Museum of London Archaeology is a company limited by guarantee
Registered in England and Wales
Company registration number 07751831 Charity registration number 1143574
Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



**4 Flask Walk
Hampstead
London Borough of Camden
E6/15/11**

Heritage Statement

Sign-off history

issue no.	issue date	prepared by	reviewed by	approved by	reason for issue
1	26/10/2017	Alicia Vickers Consultant Built Heritage	Mark Strawbridge Lead Consultant Built Heritage	Chris Thomas Director	Draft
2	07/11/2017	Alicia Vickers Consultant Built Heritage	Mark Strawbridge Lead Consultant Built Heritage	Chris Thomas Director	Revised to Client comments
3	07/11/2017	Alicia Vickers Consultant Built Heritage	Mark Strawbridge Lead Consultant Built Heritage	Chris Thomas Director	Final

PO code: P1265



www.mola.org.uk

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 410 2200 fax 0207 410 2201 email:enquiries@mola.org.uk
Museum of London Archaeology is a company limited by guarantee
Registered in England and Wales
Company registration number 07751831 Charity registration number 1143574
Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



Contents

<u>Executive summary</u>	1
<u>1 Introduction</u>	3
1.1 Origin and scope of the report	3
1.2 Designated and undesignated heritage assets	3
1.3 Aims and Objectives	3
<u>2 Methodology and sources consulted</u>	4
2.1 Baseline	4
2.2 Significance and Setting	4
2.3 Impact	4
2.4 Conclusions and Recommendations	5
<u>3 Policy Baseline</u>	6
3.1 Introduction	6
3.2 Statutory protection	6
3.3 National Planning Policy Framework	6
3.4 Greater London regional policy	7
3.5 Camden Council Local Plan	7
3.6 Commentary on Policy	8
<u>4 Built Heritage Baseline</u>	10
4.1 Site Description and Existing Condition	10
4.2 Heritage Listing	14
4.3 Hampstead Conservation Area	14
4.4 Historical Development	15
4.5 Planning History	19
4.6 Enforcement Notice	23
<u>5 Statement of Significance</u>	24
5.1 Introduction	24
5.2 The Subject Site	24
<u>6 Proposed Development</u>	25
6.1 Proposal	25
<u>7 Impact of Proposed Development</u>	26
7.1 Heritage asset	26
7.2 Conservation Area and nearby heritage assets	26
<u>8 Conclusions and Recommendations</u>	27
8.1 Conclusions	27
8.2 Recommendations	27
<u>9 Appendix 1: Planning Framework</u>	28
<u>10 Appendix 2: Determining Significance</u>	32

Figures

- Fig 1 Site Location.*
- Fig 2 View to front of terrace and view towards Hampstead High Street showing character and setting of Flask Walk.*
- Fig 3 View to front dormer window to third (mansard) level and view to rear showing high visibility to mansard roof at the rear of upper levels of adjoining terraces and metal spiral staircase.*
- Fig 4 Mansard level.*
- Fig 5 Timber staircase and second floor bedroom.*
- Fig 6 Recent timber door and cast iron fireplace.*
- Fig 7 Mansard level skylight and late 20th century bathroom.*
- Fig 8 First floor kitchen rear access showing later partition wall between kitchen and hall to left of image.*
- Fig 9 Ordnance Survey Map, 1871 (Source: Groundsure).*
- Fig 10 Ordnance Survey Map, 1896 (Source: Groundsure).*
- Fig 11 Flask Walk showing the subject site, 1909 (Source: Hampstead History Society).*
- Fig 12 Streetscape photo showing the subject terrace with a modified ground floor shopfront, late c1960s (Source: Camden Local Studies and Archives Centre).*
- Fig 13 Drainage Plan for 4 Flask Walk, late c1960s (Source: Camden Local Studies and Archives Centre).*
- Fig 14 Alterations to ground floor shopfront, 1987 (Source: Railston Design Ltd, drawing no. PST 360 287—provided as appendix).*
- Fig 15 Existing photographs of rear elevation, 2002.*
- Fig 16 Plan of first and second floor and rear elevation, 2002.*

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

MOLA (Museum of London Archaeology) has been commissioned by the property owner (Keith Fawkes) to carry out a heritage statement in advance of proposed development at 4 Flask Walk, Hampstead in the London Borough of Camden (National Grid Reference 526432.44, 185744.44: Fig 1).

The site comprises an early 19th century terrace shop (with residential accommodation above) which forms a pair with the neighbouring terrace shop (2 Flask Walk). Flask Walk is a pedestrian alley off Hampstead High Street which comprises early 18th century cottages with later ground floor shopfronts.

The proposed scheme comprises of replacement of the existing mansard roof and refurbishment of the interior of the subject dwelling. This statement is intended to inform the process and underpin necessary planning and other consent applications in due course.

Unauthorised alterations have previously been carried out to the property, which the present application seeks to rectify. These are subject to a current enforcement notice which has been upheld at appeal. A current planning application and application for listed building consent proposes a new mansard roof and replacement of uPVC in front and rear elevations with single glazed timber sash windows. The aim of these applications is to supplant the requirement of the enforcement notice to remove the third (mansard roof) and reinstate the roof which previously existed.

This desk-based study assesses the possible impacts of the proposed development on built heritage assets. Although below ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site.

The heritage context of the site is described below:

- The site is a Grade II listed building (2 & 4 Flask Walk) (list entry number: 1322187).
- The site is in the vicinity of Grade II listed buildings located along Flask Walk including the following: (1 & 3 Flask Walk, 5 & 7 Flask Walk and 9 Flask Walk).
- The site is located within the Hampstead Conservation Area (designated 1968).

This heritage statement has the following findings:

The proposed scheme to rebuild and rectify the existing mansard and refurbishment of the interior of the subject terrace will have a neutral heritage impact for the following reasons outlined below:

- The existing interior has been extensively modified and the original condition is unknown. Works to refurbish the interior would have minimal to no impact on significant or original fabric. Essentially only the stair is original which should be retained and conserved in any future development proposals.
- The existing mansard roof is noted to have limited visibility from the front but high visibility from the rear and is in poor condition. A new mansard roof designed with sensitive materials and of an appropriate design and scale (which emphasises the original character of the roof) will enhance the condition of the asset.
- It is considered that the existing terrace has been so altered that it would not be appropriate to return the terrace to its original condition or reinstate original features.

The proposed works can be considered an enhancement to the existing terrace.

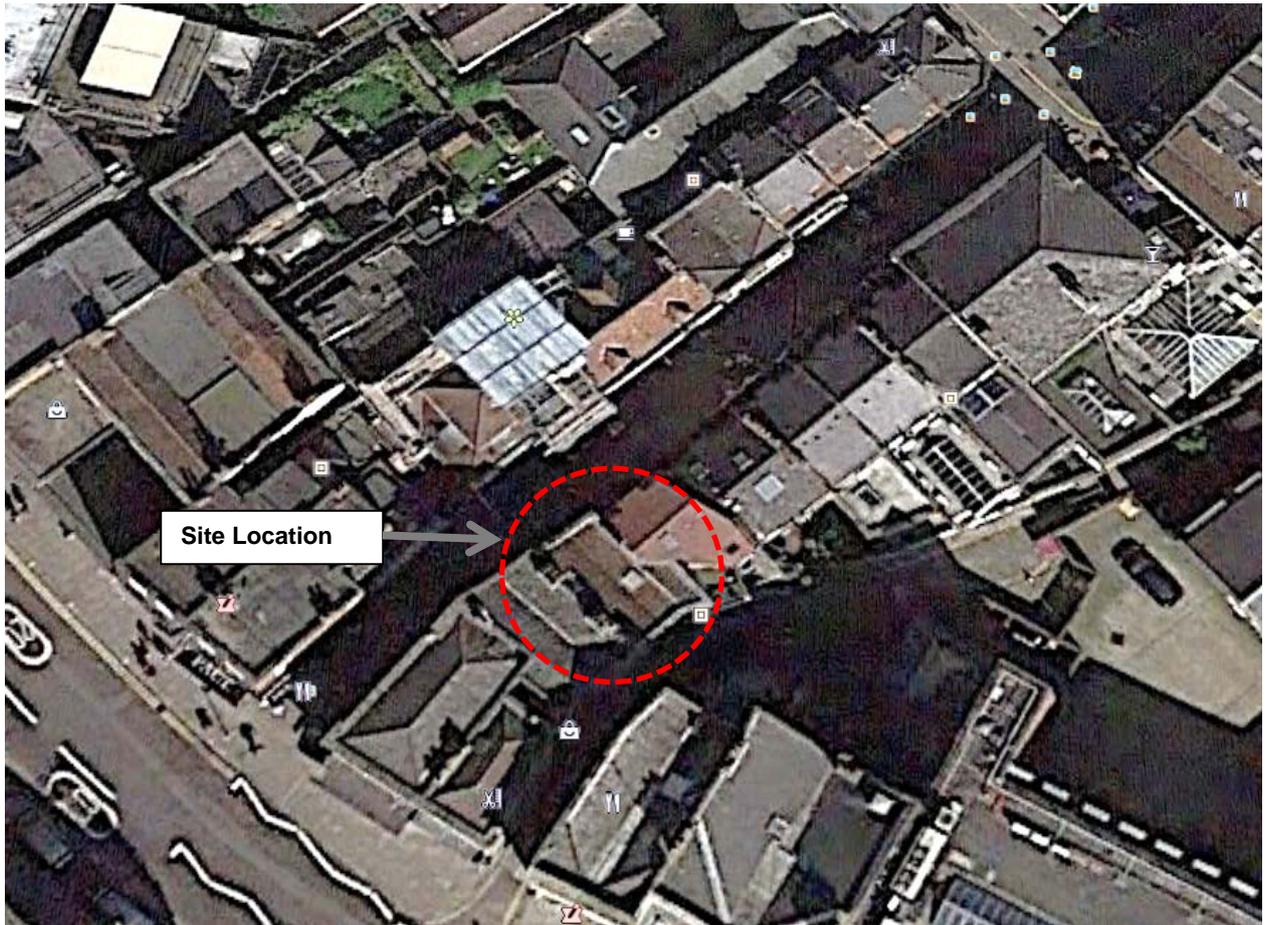


Fig 1 Site location—4 Flask Walk, Hampstead, NW3 1DL

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 MOLA (Museum of London Archaeology) has been commissioned to carry out a heritage statement in advance of proposed development at 4 Flask Walk, Hampstead in the London Borough of Camden (National Grid Reference 526432.44, 185744.44: Fig 1). The proposed scheme comprises of rebuilding of the existing mansard roof and refurbishment of the interior of the subject dwelling.
- 1.1.2 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2014), and the City of London (CoL 2004). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated and undesignated heritage assets

- 1.2.1 The site is a Grade II Listed building (2 & 4 Flask Walk) (considered to be of **high significance**).
- 1.2.2 The site is in the vicinity of heritage items located on Flask Walk including the following:
- 1 & 3 Flask Walk, 5 & 7 Flask Walk and 9 Flask Walk (considered to be of **high significance**).
- 1.2.3 The site is located within the Hampstead Conservation Area (CA).

1.3 Aims and Objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see Section 9 for planning framework and Section 10 for methodology used to determine significance);
 - assess the likely impacts upon the significance of the assets arising from the proposals; and
 - provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Baseline

- 2.1.1 The baseline for this assessment has been determined primarily through desk-based research into designated and undesignated heritage assets near the site of the proposed development. It has been confirmed and extended by a site visit by a MOLA Built Heritage Consultant.
- 2.1.2 The following are the principal sources consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all key indicators of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive; and archaeological publications.
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk
 - The London Society Library – published histories and journals
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - Groundsure Landmark – historic Ordnance Survey maps from the first edition (1860–70s) to the present day and Goad fire insurance maps;
 - Levitt Bernstein – architectural drawings (September 2017).
 - Internet – web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
 - Camden Council – Camden local studies and archives centre, Holborn Library, 32-38 Theobalds Road, London WC1X 8PA.

2.2 Significance and Setting

- 2.2.1 This report is primarily concerned with the impact on the significance of the designated heritage asset—a Grade II listed building; as well as the impact on the significance and visual setting of nearby heritage listed buildings and the conservation area.
- 2.2.2 For each built heritage asset to be considered, a description will be provided leading to a statement of significance for that asset. Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation Principles, Policies and Guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 The significance of the asset is derived from its historical, evidential, communal and aesthetic values, these in turn derived from the building's fabric, design, landscape and history.
- 2.2.4 In the case of conservation areas, the significance will be primarily found in their character assessments and those aspects of the historic built environment that make positive contributions to them.

2.3 Impact

- 2.3.1 Impacts are those actions associated with the proposed development with potential to alter the significance of a heritage asset through affecting the values that contribute to it.
- 2.3.2 For each built heritage asset, the potential impacts of demolition and construction will be assessed in terms of how they may alter these values and, by extension, significance of each.
- 2.3.3 For Conservation Areas, the assessment will focus on the preservation and/or enhancement of

their historic character.

2.4 Conclusions and Recommendations

- 2.4.1 The built heritage assessment will conclude with a list of impacts, potentially ranging from major adverse to major positive, on built heritage assets in the baseline.
- 2.4.2 This list is primarily intended to inform mitigation, whether through design or ameliorative archaeological recording of assets in advance of their alteration.

3 Policy Baseline

3.1 Introduction

- 3.1.1 There is potential for the proposed development to impact on the significance of designated and undesignated built heritage assets and Conservation Areas. These impacts will likely take the form of demolition or other physical alteration to buildings, demolition and new construction that may alter the setting of designated heritage assets, and demolition and new construction that may affect the character and setting of Conservation Areas.
- 3.1.2 The following lays out the general criteria upon which the proposed development will be assessed. The full policy framework can be found in Section 9.

3.2 Statutory protection

Listed Buildings and Conservation Areas

- 3.2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a Conservation Area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

3.3 National Planning Policy Framework

- 3.3.1 The National Planning Policy Framework states that local authorities should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and,
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.3.2 Further:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) 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.

3.4 Greater London regional policy

The London Plan

- 3.4.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). Policy 7.8 relates to Heritage Assets and Archaeology:
- 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.
 - 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.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 3.4.2 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 3.4.3 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 3.4.4 Para. 7.32 recognise the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

3.5 Camden Council Local Plan

Camden Council Local Plan

- 3.5.1 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
(<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/core-strategy/>).
- 3.5.2 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion 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;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

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.

3.6 Commentary on Policy

- 3.6.1 Given the publication date of the Camden Local Environment Plan (2010) its policies may not be in full compliance with the National Planning Policy Framework, which takes precedence. It is considered that the proposal takes due regard of and complies with all relevant national policy and advice.
- 3.6.2 It is considered that the proposed development is in accordance with relevant local policy as it will:
 - Conserve and enhance the historic environment of the Borough;
 - Not cause harm to listed buildings;
 - Ensure that the proposed development and design of the new mansard roof and

interior works is compatible with the overall significance of the building and the setting of the conservation area and no strategic views would be affected; and

- Will improve the overall character and quality of the building and the area.

4 Built Heritage Baseline

4.1 Site Description and Existing Condition

Exterior

- 4.1.1 The subject site is located at 4 Flask Walk, Hampstead in the London Borough of Camden (National Grid Reference 526432.44, 185744.44: Fig 1).
- 4.1.2 The subject site comprises a two storey late 19th century brick terrace shop with recent ground floor shopfront and two levels of accommodation above. The terrace has its principal elevation to Flask Walk and Bird in Hand Yard runs to the rear of the site.
- 4.1.3 The ground floor has a wooden shopfront and upper floors have one window to each level with gauged brick cambered arches to recessed hornless sashes.
- 4.1.4 There is an additional recent third (mansard) floor with front dormer window and mansard roof form. The appearance of the front dormer is not overly discernible in views to the principal elevation; however, the mansard roof is of an unorthodox design and clad with modern tiles and has high visibility in views to the rear from the upper levels of rear terraces. In addition, there is a recent spiral staircase and access balcony to the rear elevation.



Fig 2 View to front of terrace and view towards Hampstead High Street showing character and setting of Flask Walk.



Fig 3 View to front dormer window to third (mansard) level and view to rear showing high visibility to mansard roof at the rear of upper levels of adjoining terraces and metal spiral staircase.

Interior

- 4.1.5 The original condition of the interior is unknown. It has been subject to significant reconfiguration and modification on all floors due to multiple occupation of the terrace and this has been piecemeal over a number of years.
- 4.1.6 The interior is simple with few features including ceiling cornices, skirting boards and cast iron fireplaces.
- 4.1.7 There are new walls and partitions, fixtures, fittings and lighting and timber flooring is recent. Amenity areas including bathrooms and kitchens are late 20th century additions.
- 4.1.8 The original central timber staircase between the floors has been retained in its original location with painted timber posts and handrails. There is a recent addition to the stair to the third (mansard) level which closely resembles that of the original stair. The ground floor stair to the basement has been boarded up and is not accessible but is retained in-situ.



Fig 4 Mansard level.

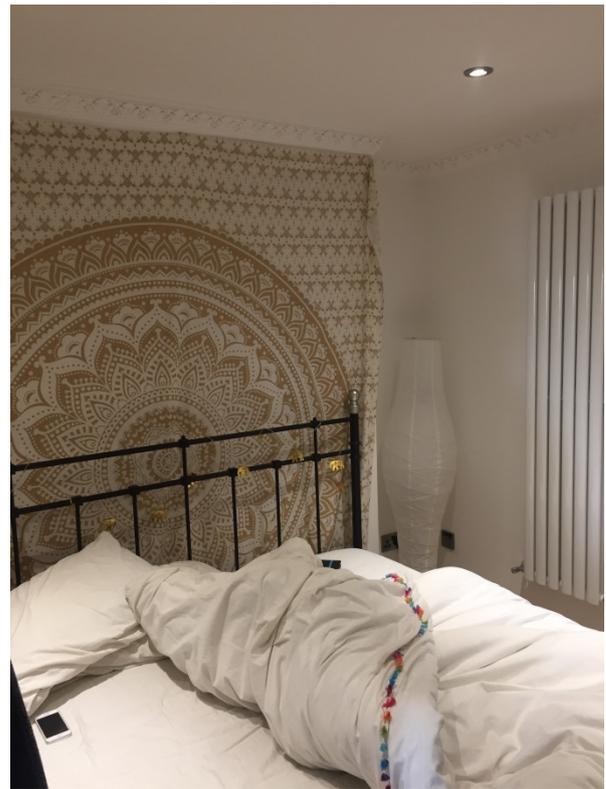


Fig 5 Timber staircase and second floor bedroom.



Fig 6 Recent timber door and cast iron fireplace.



Fig 7 Mansard level skylight and late 20th century bathroom.



Fig 8 First floor kitchen rear access showing later partition wall between kitchen and hall to left of image.

4.2 Heritage Listing

4.2.1 The site is a Grade II Listed building (2 & 4 Flask Walk) (considered to be of **high significance**).

4.2.2 The listing entry summary for the asset is outlined below:

'Pair of terraced shops with accommodation over. Early C19. Yellow stock brick. No.2: 3 storeys 2 windows. Reproduction C19 shopfront with small panes and panelled risers; fascia flanked by later C19 enriched consoles. Upper floors with gauged brick cambered arches to recessed hornless sashes. V-shaped parapet. No.4: 2 storeys 1 window. Wooden shopfront with pilasters supporting a C20 fascia with one (right hand) enriched console. Plate glass windows with continuous top strip of small rectangular panes. Upper floors with gauged brick cambered arches to recessed hornless sashes. Parapet. INTERIORS: not inspected.'

4.3 Hampstead Conservation Area

4.3.1 The subject site forms part of the Hampstead Conservation Area. Flask Walk is a pedestrian alley with shops and businesses that provides access through to the residential streets behind.

4.3.2 The subject site forms part of Sub Area 1 (Heath Street and Hampstead High Street). Flask Walk is described in the Hampstead Conservation Area Statement as follows:

'From Hampstead High Street it is a pedestrian alleyway of early 18th century cottages with later alterations of ground floor shops (Nos. 1-7 & nos. 2, 4 & 9 are listed). At the end of the alley is The Flask Pub, rebuilt in 1894 by Cumming and Nixon near the site of the original tavern where spa water was bottled.'

4.3.3 Bird in Hand Yard runs to the rear of the property and is described as follows:

'Bird in Hand Yard is a narrow alley off the High Street, with brick walls rising upwards on either side.'

4.4 Historical Development

The following history is sourced directly from the Hampstead Conservation Area Statement, available at: [file:///C:/Users/avickers/Downloads/4279%20Hampstead%20%20\(5\).pdf](file:///C:/Users/avickers/Downloads/4279%20Hampstead%20%20(5).pdf)

- 4.4.1 Hampstead stands on London's 'Northern Heights'. The hill at Hampstead offered natural advantages to early settlers and the springs have a long history of providing supplies of water for the rest of London.
- 4.4.2 The area of Hampstead appears in the Domesday Book in 1086 as 'Hamestede' a small farm.
- 4.4.3 The manor was given to the monastery at Westminster by King Ethelred the Unready, which he confirmed in a charter of AD986.
- 4.4.4 By the 12th century; however, the manor had been split, and in the middle ages the manor of Hampstead had a village with a parish church and was owned successively by the Knights Templar and the Knights Hospitaller.
- 4.4.5 Following the dissolution of the monasteries by Henry VIII ownership of the manor changed again, passing into the hands of Sir Thomas Wroth in 1551, Baptist Hicke (later Lord Campden) in 1620, the Earl of Gainsborough in 1690, Sir William Langhorne in 1707 and then, by marriage, to the Maryon (later Maryon Wilson) family.
- 4.4.6 From the beginning of the 17th century Hampstead began to attract wealthy people from London, especially lawyers, merchants and bankers, who were drawn by the advantages of its elevated position, and the absence of resident landed aristocracy.
- 4.4.7 In 1698 the Gainsborough family gave six swampy acres east of the High Street to 'the poor of Hampstead' and The Wells Trust was established to develop the chalybeate springs as a spa. A Pump Room and a large Assembly Room were built at the source in Well Walk and the waters were also bottled at the Lower Flask Tavern in Flask Walk for sale in the City. The spa stimulated development of this part of Hampstead and villas and boarding houses were built to accommodate temporary residents.
- 4.4.8 The monumental drinking fountain in Well Walk at the foot of Wells Passage commemorates the spa, as the first Pump Room and Assembly Room were located on the opposite side of the road. The spa stimulated development of this part of Hampstead and villas and boarding houses were built to accommodate temporary residents. A number of these houses built in the 1700s survive. More modest cottages sprang up along Flask Walk.
- 4.4.9 By the early 19th century a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working class cottages.
- 4.4.10 The subject terrace dates from the early 19th century. Early ordnance surveys from the 19th century, as shown in Figure 9 and Figure 10 below, show the development of this section of Flask Walk at the time. There is little difference between these two surveys, other than there was more dense terrace on the southern side of Flask Walk on the later map of 1896. In each case the subject building is present.
- 4.4.11 The early external form and ground floor shopfront of the terrace is shown in the Figure 12 sketch which dates from 1909.
- 4.4.12 The site has been impacted by piecemeal alterations, additions and refurbishment over a number of years from the mid-20th century as outlined in the Planning History in Section 4.5.



Fig 9 Ordnance Survey Map, 1871 (Source: Groundsure).



Fig 10 Ordnance Survey Map, 1896 (Source: Groundsure).

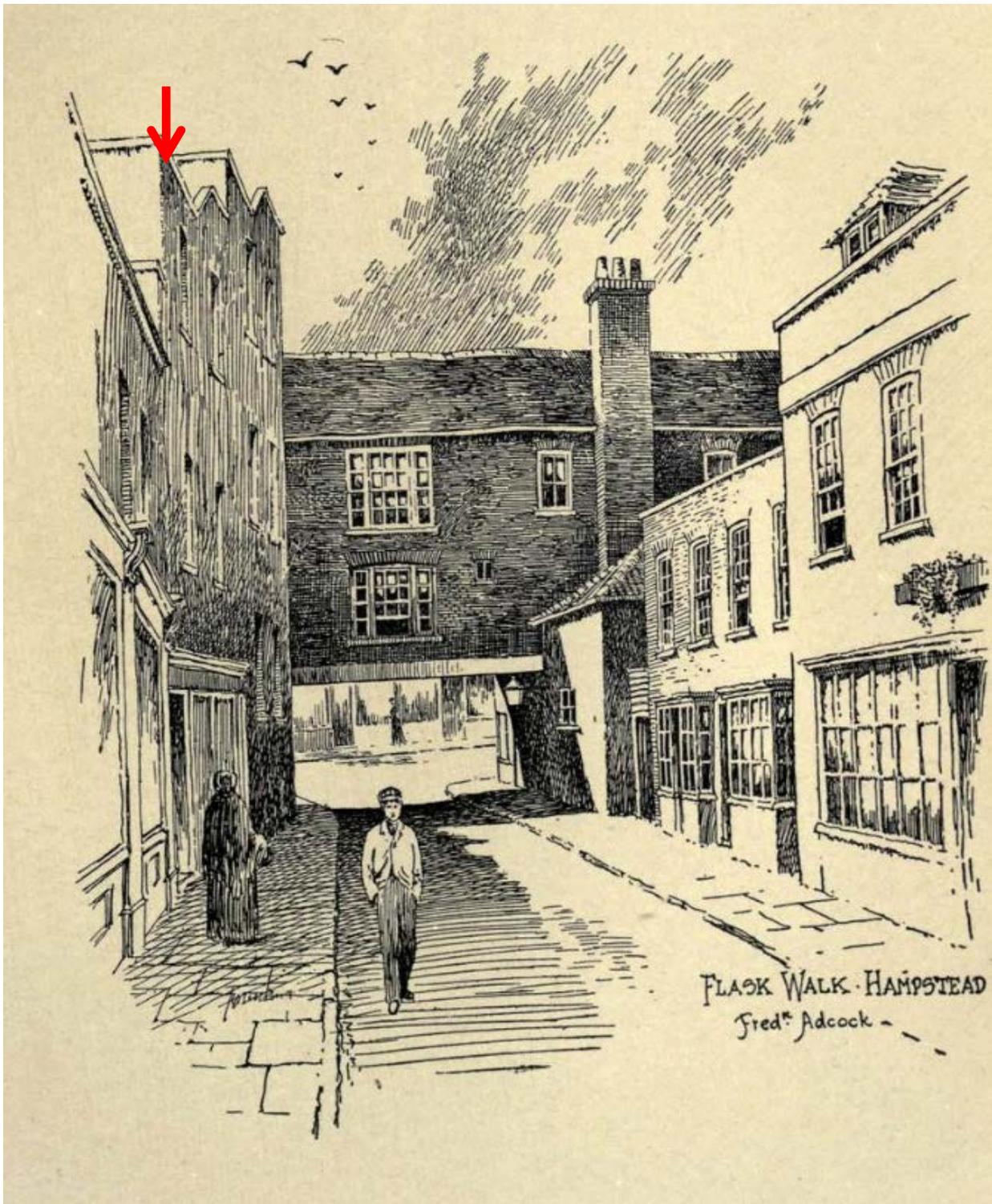


Fig 11 Flask Walk showing the subject site, 1909. (Source: Hampstead History Society).



Fig 12 Streetscape photo showing the subject terrace with a modified ground floor shopfront, late c1960s. (Source: Camden Local Studies and Archives Centre).

- 4.5.2 In 1987 alterations were made to the ground floor shopfront for a Print Station:
'Internal alterations and alterations including the replacement of the existing entrance door and display of non-illuminated fascia sign' as shown in Figure 14.
 The ground floor shopfront had likely been previously altered by this time.

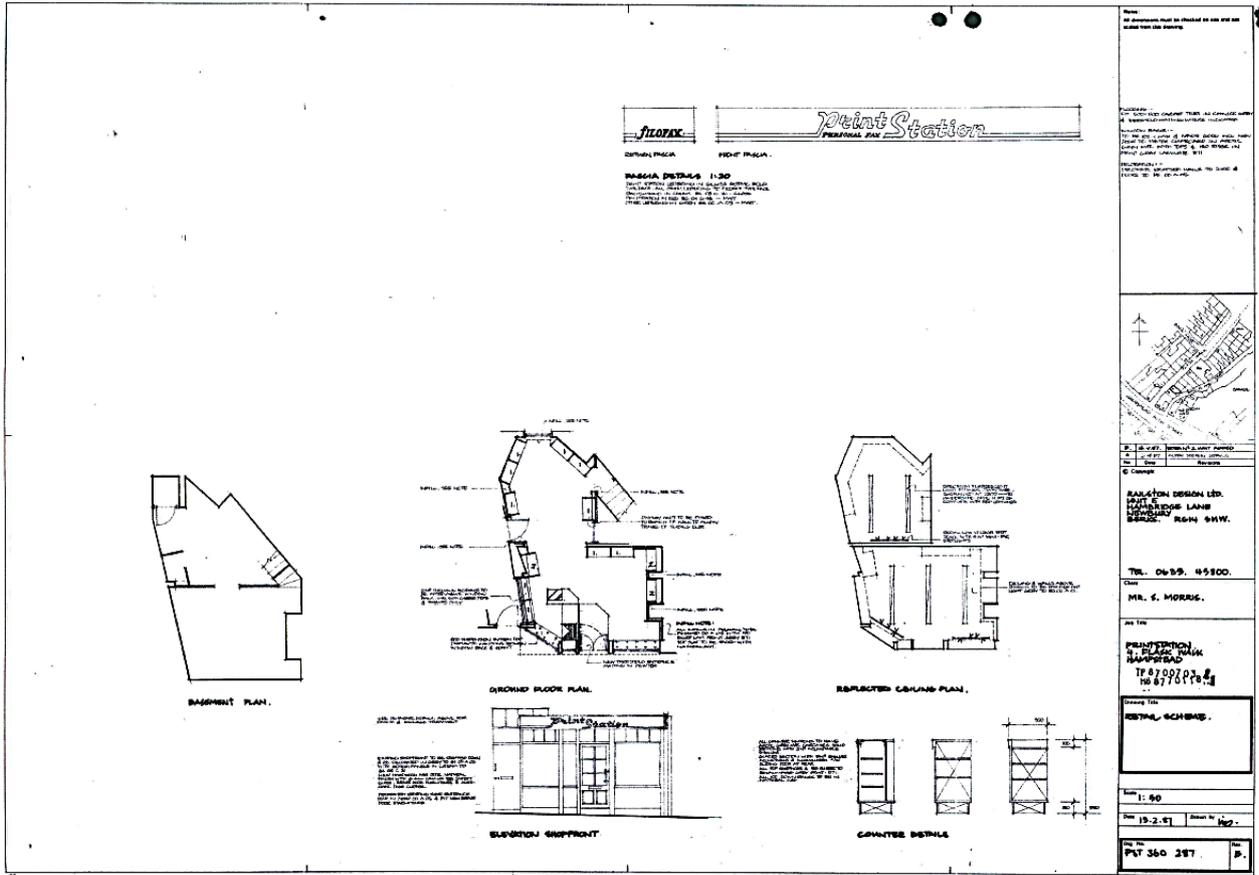
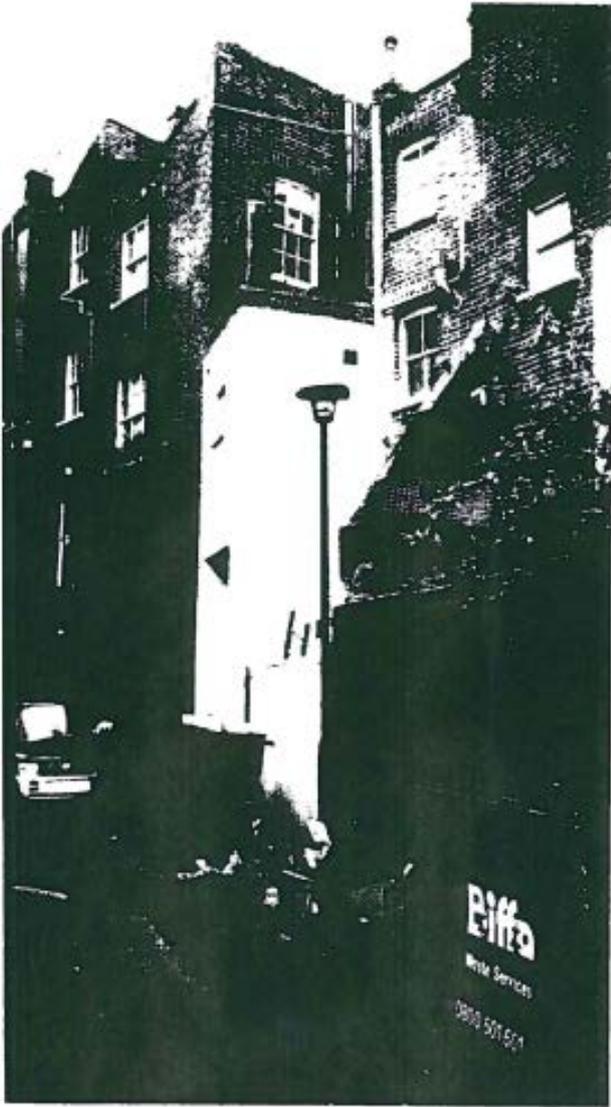


Fig 14 Alterations to ground floor shopfront, 1987 (Source: Railston Design Ltd, drawing no. PST 360 287—provided as appendix).

- 4.5.3 In 2002 the rear spiral staircase and gate at the rear of the building and access balcony was erected:
'Erection of a 4m spiral staircase with sliding gate at the rear of the building fronting Bird in Hand Yard' as shown on drawing number referenced 5059/01&02D below.
 Existing photographs and plans at the time as shown in Figure 15 and Figure 16 show that the mansard roof had not been erected and therefore clearly dates from post 2002. Further alterations were undertaken internally at the rear of first floor and second floor, including a fire rated partition wall to rear exit.
- 4.5.4 The architectural drawings do not give any clue as to the form or shape of the roof at the time.



PWX 0103586

PROJECT
4 Flask Walk London NW3

FOR
Mr K Fawkes

TITLE
Photographs of rear elevation

Peter Bradford Partnership

25 Park Street Tring Hertfordshire HP23 6AW
e-mail: bradford@wykeham31.fsnet.co.uk

SCALE

PROJECT

SCHEME

DATE
May 2001

DRAWING No/REVISION
5059/03

Chartered Architects

Tel 01442 826131 Fax 01442 824306

Fig 15 Existing photographs of rear elevation, 2002, showing, on the right hand photo, the peak or ridge of the pre-mansard roof.

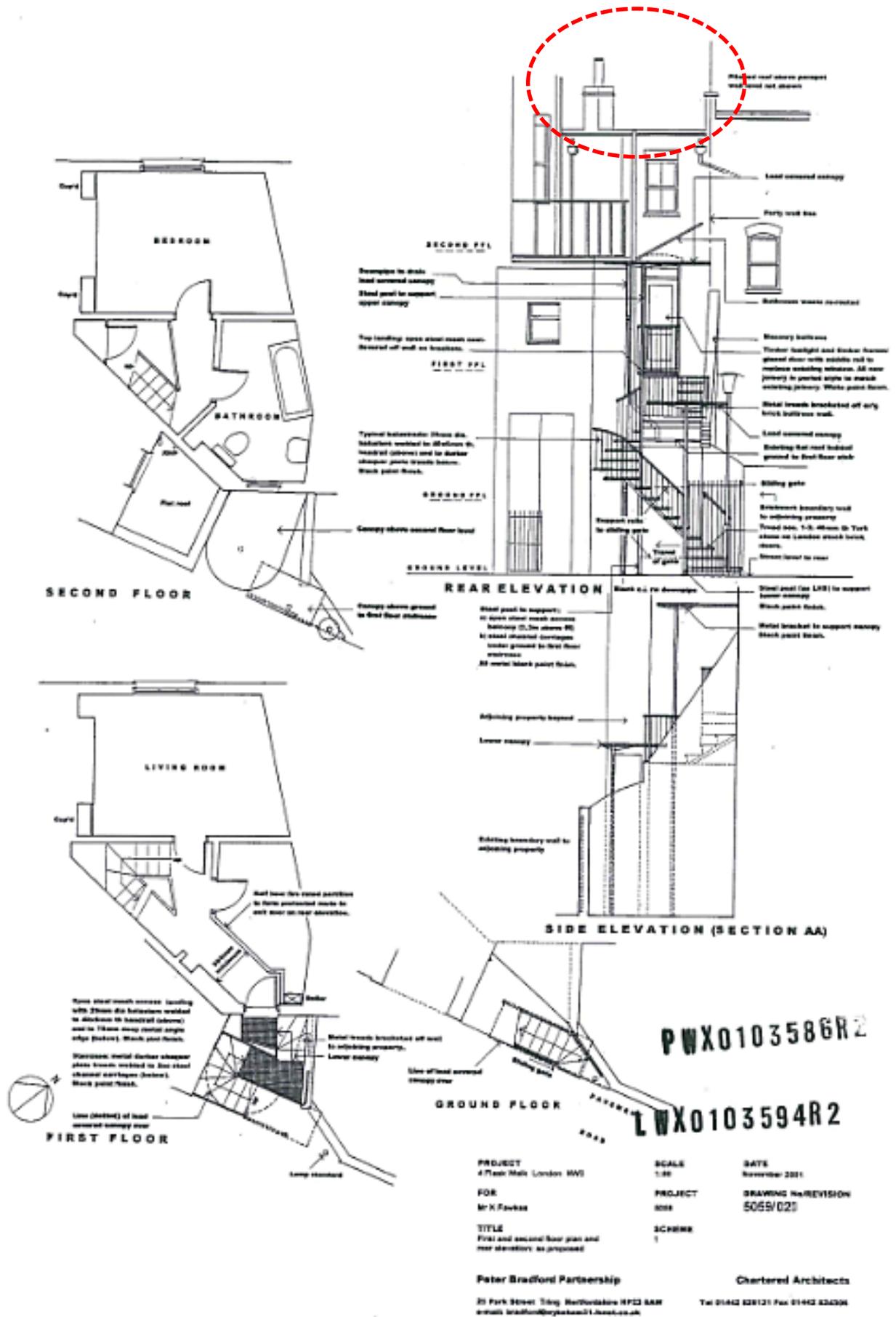


Fig 16 Plan of first and second floor and rear elevation, 2002.

4.6 Enforcement Notice

- 4.6.1 Over time, fairly substantial unauthorised alterations have been carried out to the listed building, which the present application seeks in the main to rectify. Works are the subject of a current enforcement notice which is the subject of appeal which has been dismissed. Current planning and listed building consent applications (No. 2017/4030/L and 2017/3921/P) propose a new mansard roof and replacement uPVC windows on front and side elevations with single glazed timber sash windows. The intention of this application is to supplant the requirement of the enforcement to remove the third (mansard roof) floor and reinstate the roof which formerly existed.
- 4.6.2 Whereas it would be feasible to remove the existing roof, the reinstatement presents a problem in that there is currently no reliable drawings or other evidence as to the form, dimensions or, for that matter, materials constituting the original 'roof form'. The current owner has suggested that the roof was in the form of a low pitch roof lit by single rooflight. This is shown in a very indistinct satellite photograph which forms part of the enforcement notice, but there are no better details than this available.
- 4.6.3 It would be both inappropriate and contrary to current Historic England advice to propose a scheme based on speculation – the result would not be a reconstruction/replication; more a pastiche. In our view the lack of reliable evidence would, on the face of it, render the remedial works unachievable and basically unenforceable.
- 4.6.4 We consider the best interests of the listed building, overall, would be to approve the proposed replacement of the unauthorised mansard with a better designed alternative, as per the proposal.

5 Statement of Significance

5.1 Introduction

- 5.1.1 The site is a Grade II Listed building (2 & 4 Flask Walk) (considered to be of **high significance**).
- 5.1.2 The site is in the vicinity of heritage items located on Flask Walk including the following:
- 1 & 3 Flask Walk, 5 & 7 Flask Walk and 9 Flask Walk (considered to be of **high significance**).
- 5.1.3 The site is located within the Hampstead Conservation Area (CA).

5.2 The Subject Site

- 5.2.1 The site has high significance owing to its grade II listing as a baseline and for historical and aesthetic value.
- 5.2.2 The site has historical value as an early 19th century terrace shop development in Flask Walk.
- 5.2.3 The site has aesthetic value. Its principal frontage contributes to the distinct scale and character of buildings lining Flask Walk.
- 5.2.4 It is noted that the site has low evidential value as it has been subject to extensive alterations and additions and it is unknown the condition and features of the original interior or ground floor shopfront.
- 5.2.5 It is not clear what the original roof form was prior to the current mansard; however, there is anecdotal evidence from the owner that there was a low pitch roof with a single roof light. The elevation drawing above (Figure 16) shows that the roof appears to have not been surveyed.

6 Proposed Development

6.1 Proposal

- 6.1.1 The proposal comprises of retention of the existing mansard roof and refurbishment of the interior of the subject terrace. This statement is intended to inform the process and underpin necessary planning and other consent applications in due course.
- 6.1.2 Architectural documentation has not been drawn up at this stage.

7 Impact of Proposed Development

7.1 Heritage asset

- 7.1.1 The proposed scheme to rebuild and rectify the existing mansard and refurbishment of the interior of the subject terrace will have a **neutral** heritage impact for the following reasons outlined below:
- The existing interior has been extensively modified and the original condition is unknown. Works to refurbish the interior would have minimal to no impact on significant or original fabric. Essentially only the stair is original which should be retained and conserved in any future development proposals.
 - The existing mansard roof is noted to have limited visibility from the front but higher visibility from the rear. A revamped mansard roof designed with sensitive materials and of an appropriate design and scale (which emphasises the original character of the roof) will enhance the condition of the asset.
 - It is considered that the existing terrace has been so altered that it would not be appropriate to return the terrace to its original condition or reinstate original features.

7.1.2 The proposed works can be considered an enhancement to the existing terrace.

7.2 Conservation Area and nearby heritage assets

- 7.2.1 The proposed scheme to rebuild and rectify the existing mansard and refurbishment of the interior of the subject terrace will have a **neutral** heritage impact for the following reasons outlined below:
- The mansard roof already forms part of the visual setting of the conservation area. A revamped mansard roof designed with sensitive materials and of an appropriate design and scale (which emphasises the original character of the roof) will enhance the condition of the asset and visual setting of the conservation area and nearby heritage assets.

8 Conclusions and Recommendations

8.1 Conclusions

8.1.1 The main conclusions are as follows:

- The proposed development would result in a **neutral** heritage impact.

8.2 Recommendations

8.2.1 It is recommended that no further work of investigation or recording is required in respect of built heritage assets.

9 Appendix 1: Planning Framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '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' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) 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.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- 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.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. 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.

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 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 balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either 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 or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would

secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.3 Greater London Regional Policy

The London Plan

- 9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). Policy 7.8 relates to Heritage Assets and Archaeology:
- 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.
 - 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.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.3.2 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 9.3.3 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'
- Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'

9.4 Local planning policy

Camden Council Local Plan

- 9.4.1 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
(<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/core-strategy/>).
- 9.4.2 Policy CS14 – Promotion of High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion 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;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

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.

10 Appendix 2: Determining Significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain