

# 4 Prospect Place, London NW3 6QY

Design, Access & Heritage Statement  
*February 2018*



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## 1.0 Introduction

This application for planning permission and Listed Building Consent expands upon the recently granted Listed Building Consent application no. 2017/2595/L (Appendix I).

The previous application covered internal refurbishment works including minimal excavation to the existing undercroft area below the existing non-historical extension to the listed building. This application seeks to turn the undercroft into a habitable dining area and shower room within the building's existing footprint. It is worth mentioning, a new shower room on the upper ground floor was approved in the previous application (Appendix IIa), and this scheme does not propose any change to the upper ground floor (Appendix IIb) and instead locates the shower room to the lower ground floor (Dwgs E100 and P100).

### 1.1 Purpose of this statement

This Design, Access and Heritage Statement has been prepared by Sanya Polescuk Architects on behalf of Leonard and Constanze Geiger, the owners of 4 Prospect Place NW3 6QY, in support of their application for Householder Planning and Listed Building Consent at this address. This report aims to provide evidence in support of the proposed works in accordance with the National Planning Policy Framework (March 2012) and

intends to present the following:

- an assessment of the property's heritage assets that may be affected by the proposed works.
- a summary of the impact of the proposed works on the significance of the heritage assets and onto their setting.
- that the proposed works comply with relevant policies in the NPPF and how the works comply with Camden's local policies.

This document should be read in conjunction with the architectural drawings by Sanya Polescuk Architects.

### 1.2 Summary

- The heritage asset is part of one of two pairs of semi-detached homes, which are Grade II Listed and described on Historic England's website (<https://historicengland.org.uk/>) listing no 1139085 (See Appendix III).
- 4 Prospect Place is located in the Hampstead Conservation Area
- The building was original built as a single family dwelling around turn of the 19th century and has been privately owned and occupied as such ever since.
- The proposed works comprise of:
  - Reducing the level of already consented undercroft slab (see Appendix 1) to create habitable area with shower room, including

WC, at the level of existing kitchen.

- Forming an opening between the existing kitchen and the proposed area.
  - Lining the internal walls of this space with damp-proofing and insulation.
  - Replacing external timber hatch doors to undercroft with new painted white timber windows to match existing.
- The proposal will enhance and positively contribute to the long-term preservation of the heritage asset.

### 1.3 Authorship

This statement has been prepared by Sanya Polescuk Architects, a chartered RIBA practice specialising in residential refurbishments of historically significant buildings. The practice is the winner of 2013 Architects Journal Retrofit Award for "House pre-1945". Sanya Polescuk is the principal architect, who is a chartered architect and a member of Society for Protection of Ancient Buildings.

### 1.4 Research Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. A survey of the

surrounding local area was conducted by visual inspection.

### **1.5 Planning Policy Guidance and Legislation**

The assessment of the alteration on the building and conservation area has been prepared taking into account the information contained in:

***National Planning Policy Framework (NPPF)***  
(27 March 2012).

***Principles of Selection for Listed Buildings***  
(Department for Culture, Media and Sport, March 2010).

***Conservation principles, policies & guidance for the sustainable management of the historic environment*** (English Heritage, April 2008).

***Understanding a Place: Conservation Area Designation, Appraisal and Management***  
(Historic England, February 2016).

***Historic Environment Good Practice Advice in Planning, Notes 1, 2 & 3 and Advice Note 2*** (Historic England, March 2015).

***Camden Core Strategy, 2010-2015: CS14 Promoting high quality places and conserving our heritage*** (Adopted April 2010)

***Hampstead Conservation Area Statement***  
(October 2002).

## **2.0 Setting and Historic Information**

### **2.1 Site Location & Area History**

No 4 Prospect Place is located off Holly Walk with the front elevation overlooking the cemetery of Hampstead Parish Church. It is located in the southern portion of the Hampstead Conservation area in Sub Area 4 “Church Row / Hampstead Grove” in the zone referred to “Holly Hill / Church Row Area”.

Records of the area date back to 986 when the Benedictine monks of Westminster were granted a charter to establish a parish in Hampstead. History of structures before 1747 are scarce, but in that year St. John’s Church was consecrated to accommodate a growing protestant congregation. A map from 1744 shows the adjacent grounds to the church largely undeveloped, including the future site of Prospect Place [Fig 1].

At the end of the 18th century, the population of the village grew and changed when refugees from the French Revolution began to settle here, most notably Abbé Jean-Jacques Morel, who arrived in 1796. He, along with other French Catholics, established the chapel of St Mary’s Roman Catholic Church in 1816.<sup>1</sup> [Fig 2]

<sup>1</sup> Wade, Christopher. ‘The Streets of Hampstead.’ Camden Historic Society, 31 Dec 2000, p. 32.

### **2.2 History and Planning**

The the two pairs of semi-detached buildings at 1-4 Prospect Place were also most likely built by French refugee settlers, or even Abbé Morel himself, at the turn of the 19th century but the exact date is unknown. The listing at Historic England dates the cottages at c1815, while author Christopher Wade believes the ‘curious semi’s of Prospect place, stuccoed in front and weather boarded behind date from the 1790s’.<sup>2</sup> The Hampstead Conservation Area Statement dates them back to the same period.<sup>3</sup>

All inhabitants of these homes would most likely have been owner-occupiers starting with the French refugees. In more recent history, writer Paul Jennings lived at No 4 in the 1950s and later Dame Judi Dench (a.k.a. Mrs. M. Williams), who owned the home with her husband from 1968 until after the 2001 refurbishment. The current owners, the Mr. and Mrs. Geiger, have been the freeholders since 2007.

The two pairs of semi-detached dwellings at 1-4 were originally built as modest, three storey homes with a basement. The buildings were listed on 14 May 1974 and their listing focuses mainly on the external elements of the original building (Appendix I):

<sup>2</sup> Ibid.

<sup>3</sup> ‘Conservation Area Statement.’ Conservation & Urban Design Team, London Borough of Camden, Oct 2005, p35.

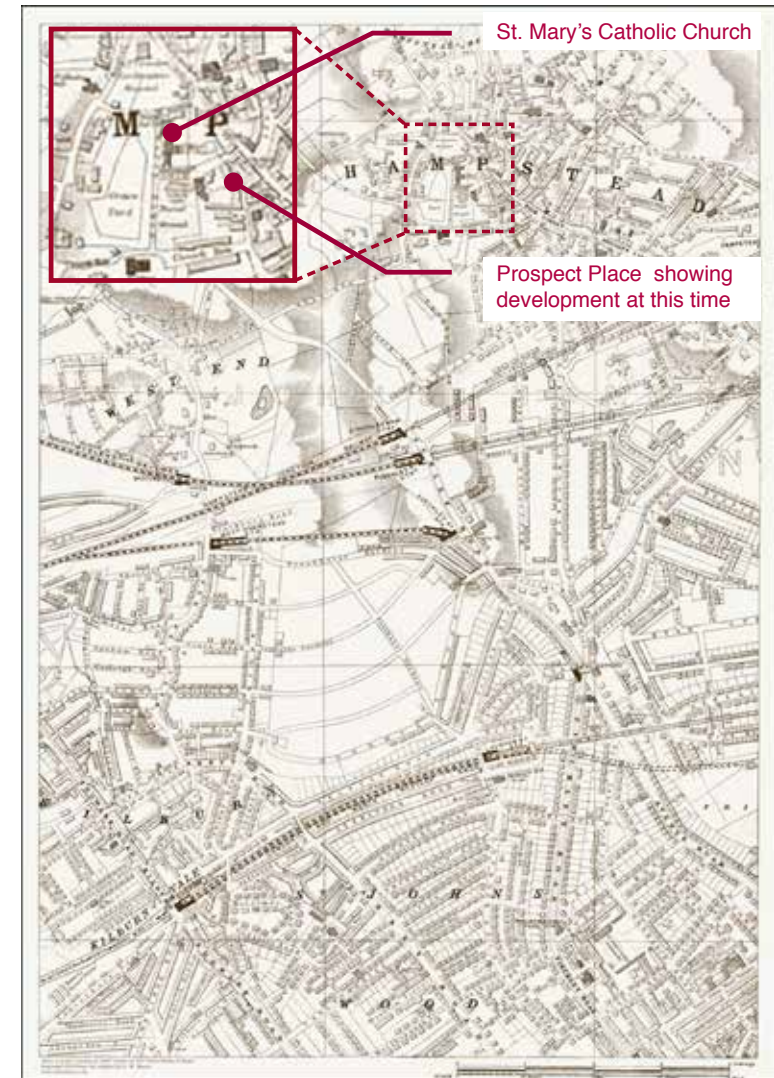
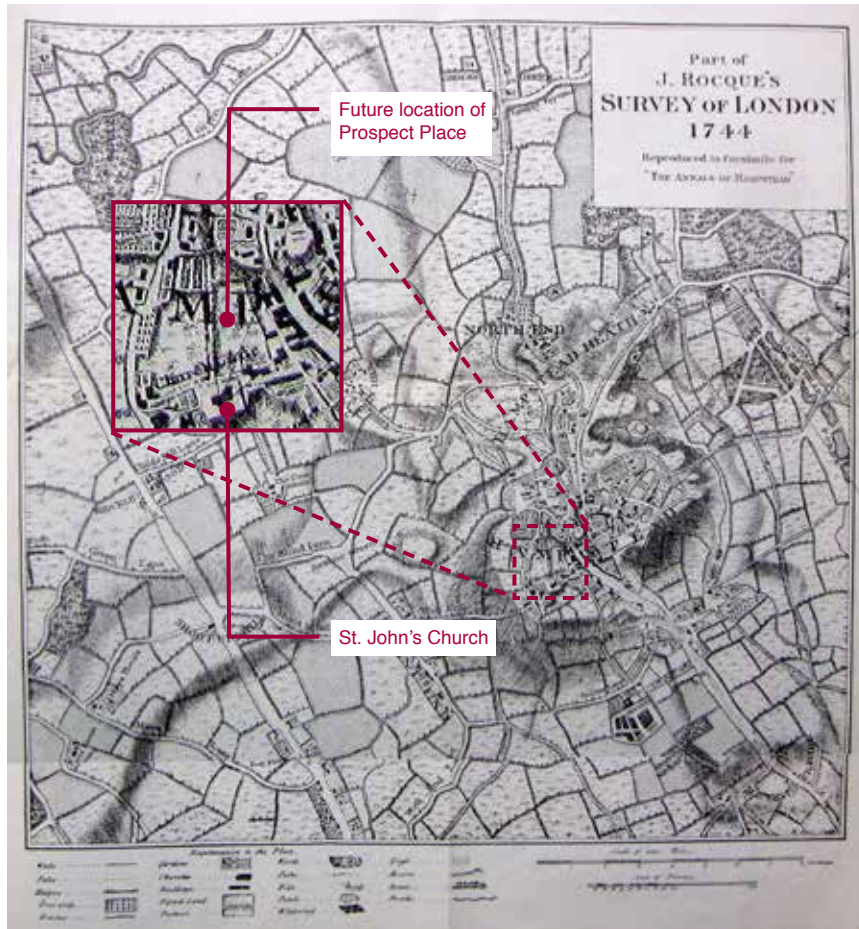


Figure 1. Survey of London, 1744.

Figure 2. Hampstead, Kilburn and St. John's Wood, 1888

Stucco fronts with weatherboarded backs.  
 Slated hipped roofs with projecting bracketed eaves. 3 storeys. 2 windows each. Entrances on returns with cast-iron patterned openwork porches having canopied hoods. Flush frame sashes, some with exposed boxing.  
**INTERIORS:** not inspected.

The fabric of the building remained largely untouched apart from three previous phases of alterations, and one recently approved application for listed building consent, the works of which have yet to start:

1963 - ground floor side extension

1993 - restoration after severe fire damage

2001 - refurbishment of basement kitchen and side extension, and the relocation of 2nd floor bedroom door

2017 - Refurbishment of existing 1960s ground floor extension, damp-proofing to undercroft and new wardrobe to 2F bedroom (*works not yet started*)

In 1963, D. Harney Esq. received full planning permission to build a single storey side extension to their existing home (Camden Ref 24859). This extension replaced the original open porch with canopy hoods, and covered an adjacent area of external crazy paving. The floor level of the extension matches that of the Reception room in the main house, which sits between 0.75-1.0m above pavement level [Figure 3a, Appendix II].

DRAWN BY A. LONDON  
 TRACED BY L. LONDON.

# 4 PROSPECT PLACE

## PROPOSED EXTENSION

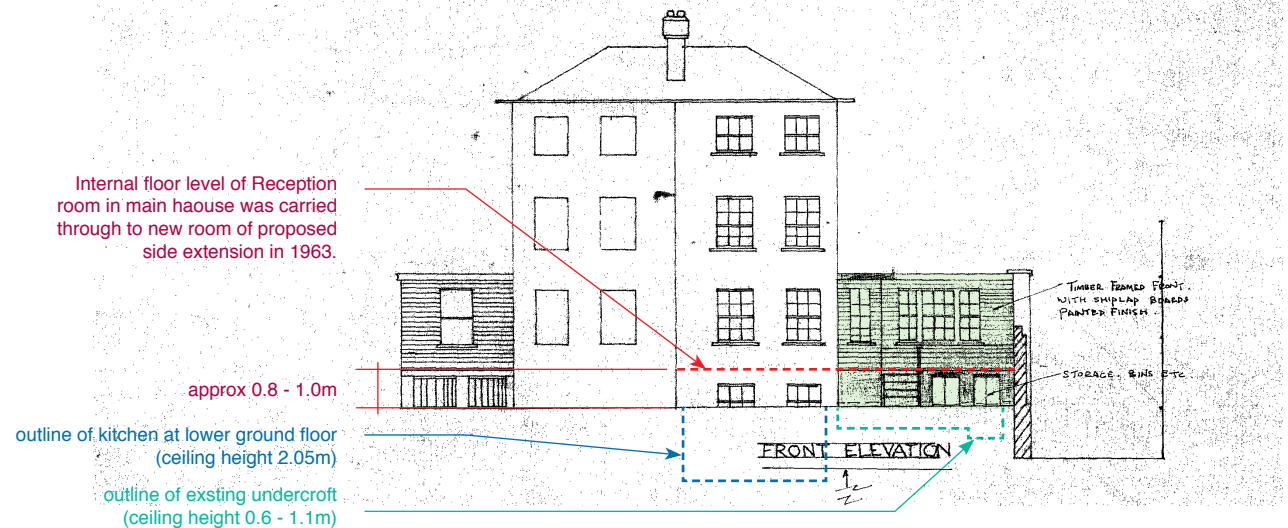


Figure 3a. Drawing from 1963 application 24895 (See also Appendix III). Proposed extension shaded in green.

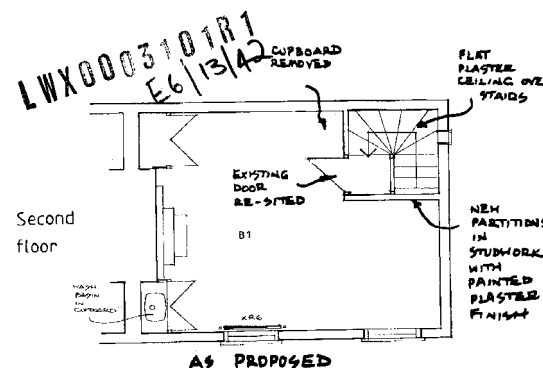


Figure 3b. Excerpt from approved LBC drawing in 2001 to resite the 2nd floor bedroom door and removed an existing cupboard (See also Appendix VI).

This difference in height between the internal floor level and external pavement level allowed for the creation of unheated undercroft storage space. This space is partially accessible via two pairs of small timber doors on the front elevation and has an existing ceiling height of 0.6-1.1m; it also recently received consent to be accessed internally from the Reception above [Figure 3c]. It is to the undercroft of this 1960s side extension is where the proposed works will take place.

The house suffered severe fire damage internally in 1992, and owners Mr. & Mrs. M. Williams were granted full planning permission and listed building consent to restore the property (Camden Ref 9470133). The proposed works were simply, *'like for like'* reinstatement following fire damage.

In 2001, Mr & Mrs. D. Lee were granted listed building consent for refurbishing their basement kitchen, ground floor and dining room, and relocating the 2nd floor bedroom door (Camden ref LWX0003101).

In July of this year, Listed Building Consent was granted for: *the refurbishment of existing 1960s ground floor extension, including built-in joinery, WC with shower, proposed flat rooflight and cowl. Damp-proofing to undercroft and new wardrobe to 2F bedroom* [Ref 2017/2595/L, Appendix IV]. The

approved plan of the undercroft area is shown here for reference [Figure 3c].

The current home comprises of four floors with only six rooms:

- basement - kitchen
- ground floor - two receptions
- 1st floor - one bedroom, one full bathroom
- 2nd floor - one bedroom

It is worth mentioning, No 4 Prospect Place is the only house on the 4-home terrace with only one bathroom.

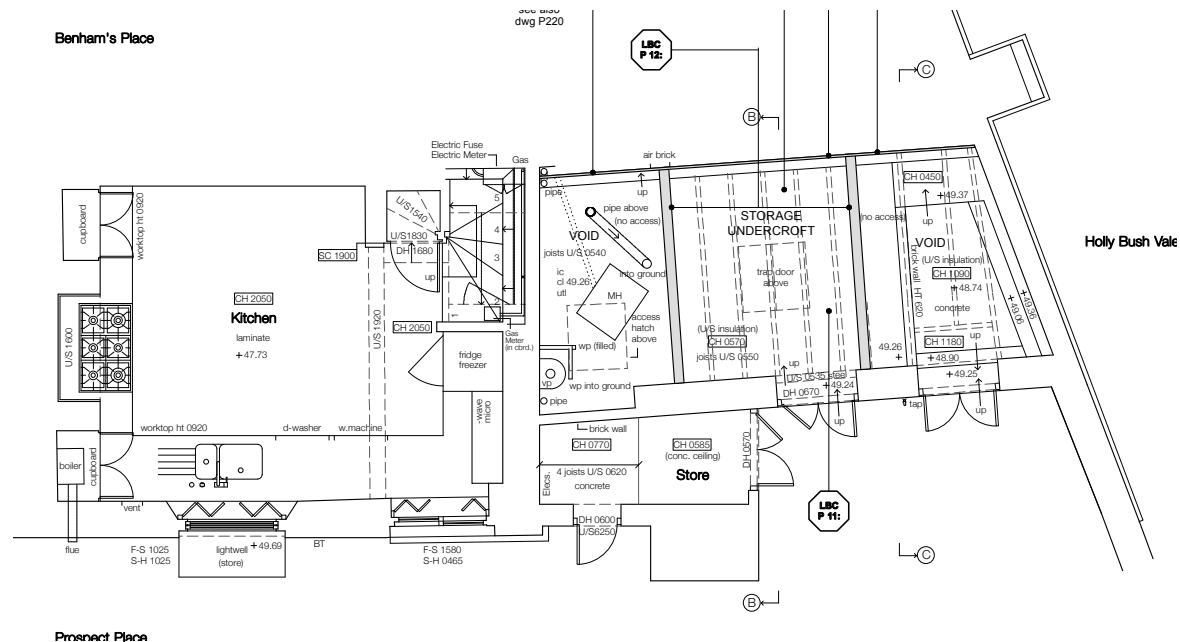


Figure 3c. Approved lower ground floor plan from Listed Building Consent Ref 2017/2595/L.

### 3.0 Proposed Works: Design & Access

A Schedule of Works has been keyed into the application drawings and is submitted separately. The schedule and drawings should be read in conjunction with this document.

The works consented in application 2017/2595/L have not yet commenced, but it is envisaged only the work to the 2nd floor cupboard will be carried out in conjunction with those seeking permission here; and, the reception room on the upper ground floor of the 1960s extension will remain as it is now (See dwg E110, rev P3).

The details of the consented works not relevant to this application have been deliberately omitted from the drawings supporting this application for clarity.

#### 3.1 Works at Lower Ground Floor

The proposed works aim to create a habitable dining area and shower room, including WC, by simply lowering the floor level of the undercroft of the 1960s extension by an average of 1.2m, and connecting this space to the existing kitchen by an open doorway.

Consent has already been granted in July 2017 to make better use of this undercroft space by fully tanking the area for storage, with new trap



*Figures 4a-b.  
Existing kitchen/dining area in the basement.*



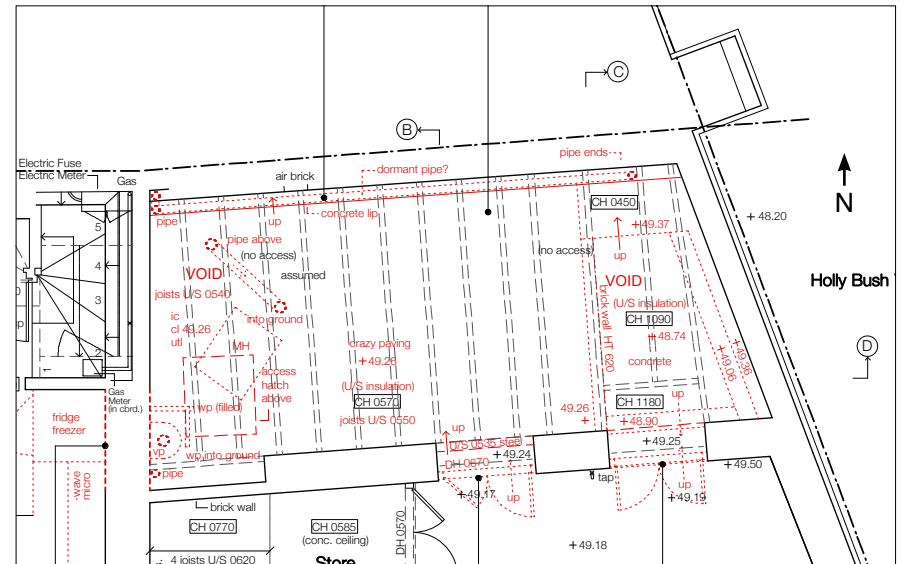
doors for internal access above. In retrospect, however, the owners would much prefer to improve the cramped conditions of their existing lower ground floor kitchen/dining room than have awkwardly accessible storage [Figures 4a-b] as well as have a shower room at this level, instead of the consented shower room approved in 2017/2595/L. By turning the undercroft space into habitable dining area and shower room, they will be able to make better use of the property - and have the amenity of a WC and shower room in a more appropriate, tucked away space. Locating the shower room here means the existing upper ground floor can continue to function suitably as a space to live and enjoy the view of the cemetery.

A new pump will replace the existing one serving only the kitchen. This new pump will serve the proposed shower room with WC (and the kitchen). It will be housed in a separate walled off area/ cupboard adjacent to the dining area.

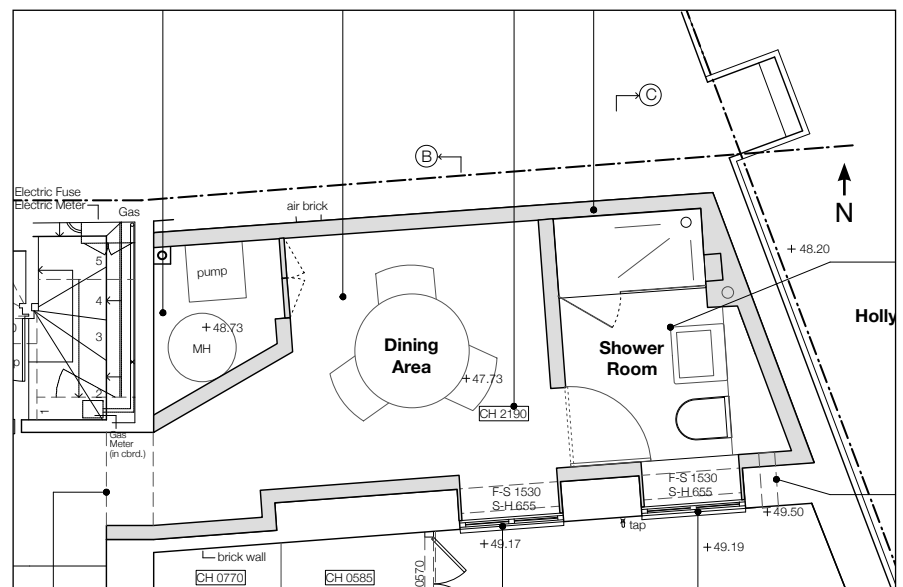
### 3.2 Appearance

All proposed works will be internal with the exception of replacing the existing painted timber undercroft doors with new windows [Figure 6]. These windows will occupy the same openings as the current hatches and will be made to match the existing painted timber windows elsewhere on the building.

*Figure 5a.  
Existing lower ground fl. plan proposing to remove existing pipework and slab.*



*Figure 5b.  
Proposed lower ground floor plan showing dining area and shower room. See also Architect's drawing P100.*



These windows will take advantage of the current 'Slimlite' technology associated with very thin double glazing units, but otherwise will resemble the existing windows in every respect [Figure 7]. In order to preserve the overall appearance of the building, the two windows will be split into three panels with a narrow glazing bar, which will achieve a glazing proportion in keeping with the historical fabric. To be further sympathetic to the scale and historical details of the house, each window will have three individual double-glazed units.

### 3.3 Amount and Use

The proposals will convert the undercroft from storage to use as a dining/living area and shower room with WC. The C3 use class of the property is unaffected by the application.

### 3.4 Layout

The kitchen and dining area will be connected by an open doorway with a level threshold.

### 3.5 Scale

The proposed changes will take place within the existing building envelope and will not be visible from the outside, save the introduction of windows as explained in 3.2.

### 3.6 Delivery of tools & materials

As the property is not adjacent to a vehicular road, it is worth mentioning that tools and materials will be delivered via Holly Walk and Prospect Place

and be carried to and from the site by hand. Alternatively, given the proximity of the site to Holly Bush Vale, access could be arranged via scaffolding located in the flower bed at the end of the road, subject to agreement with the council.



Figure 6. Existing timber doors to undercroft storage.



Figure 7. Sample of "Slimlite" glazing in painted timber sash window.

## 4.0 Assessment of Significance

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Area should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states that *'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 also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'*.

Significance is defined by English Heritage as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of No 4 Prospect Place, in order to identify, and to promote the protection and enhancement of significant and character defining features in the building through the implementation of future proposals for redevelopment and/or alterations to the property.

Significance is determined on the basis of statutory designation and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (March 2010) and in the English Heritage Conservation Principles Policies and Guidance' (2008).

The first document states that the special interest of a building is determined based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest. English Heritage suggests that the aspects that reflect worth are the following values that people associate to a place: aesthetic value, communal value, evidential value and historical value.

NPPF suggests that the significance of a place can be assessed by identifying its "aesthetic, evidential, historic and communal values", corroborating the four values identified by English Heritage.

## 4.1 The Significance of 4 Prospect Place

### 4.1.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. English Heritage's criteria outlined in 'Conservation Principles, Policies and Guidance,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

#### 4.1.2 Evidential Value

*“Evidential value derives from the potential of a place to yield evidence about past human activity” (Conservation Principles Para 35).*

*“Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement” (Conservation Principles, Para 36).*

Evidence shows that since it was built, any alterations that took place at No 4 Prospect were when the owners needed to accommodate the relevant ‘modern day’ needs of its owner-occupiers (new extension or upgraded kitchen, etc.) or when the building was in significant need of restoration after a severe fire. When it came to ‘upgrading’ the home’s amenities this mainly took place either in the basement or with a new separate extension. The overall historic fabric and character of the building has been retained.

As the house stands today, apart from the 1960s extension, external elevations remain as they were originally conceived and constructed, enhancing the evidential value of this property and its group value as a modest home for French refugees in the late 18th century / early 19th century.

#### 4.1.3 Historical Value

*“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.” (Conservation Principles Para 39).*

*“The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.” (Conservation Principles Para 44).”*

The historical value of No 4 Prospect Place can still be read in the way the building displays characteristic attributes and design features of the time it was built. The building has always been owned and occupied by a single family. As a result, the original layout and hierarchy of the building remains intact, the proposed works are considered to be minor and only done so to better adapt to the needs of the household.

The house continues to embody the way in which people lived at the time it was built and in the context of the late 18th century / early 19th

century. Thus the combination of how the home is currently used and the fact that it has only undergone refurbishment (post fire), and modest upgrades since it was originally built confers considerable historical value to the property. This proposal to create a low-key dining area and a second shower room with WC does not disrupt this narrative in any way, but in fact enhances the usability of the home in a unexceptional and modest way.

#### 4.1.4 Aesthetic Value

*“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”. (Conservation Principles Para 46).*

*“Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.” (Conservation Principles Para 47).*

*“Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.” (Conservation Principles Para 48).*

As much of the home's exterior remains as originally designed and with its original materials (rendered brickwork, painted timber, and slate tiled roof) the original building retains a high level of aesthetic value. It makes a positive contribution to the streetscape in the Holly Hill/Church Row area as it is one of the original late 18th century homes built during the area's original development.

Internally much of the original layout and details remain (or were restored), but aesthetically there is nothing particularly unique or rare about the home.

#### 4.1.5 Communal Value

*"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects"* (Conservation Principles, Para 54).

No 4 Prospect Place itself holds little communal value apart from it being a good example of a domestic building built at the end of the 18th century. In the context of the neighbouring buildings however, it does contribute to Church Row's village-like charm, which undoubtedly reflects the scale and character of the time when it was built.

## 5.0 Impact Assessment

### 5.1 Introduction

The assessment aims to appraise the impact of the proposals on the special interest of the heritage assets within site: the Grade II listed semi-detached home at 4 Prospect Place.

The impact has been assessed against the significance of the historic fabric of the building as per Section 4 above.

### 5.2 Impact Assessment Criteria

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the ho use and its subsequent impact on the conservation area, established criteria have been employed.

- "negligible" –impacts considered to cause no material change;
- "minor" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- "moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- "substantial" - impacts considered to cause a

fundamental change in the appreciation of the resource.

The impact of proposals can also be neutral, beneficial or adverse.

### 5.3 Impact Assessment Summary

The intervention of the proposed works is not considered significant, therefore the proposed works is considered minor, of benefice and fair.

## 6.0 Statutory Framework

Under the provisions of S38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the policies of the development plan unless material considerations indicate otherwise.

The Statutory Development Plan for Camden comprises of the Mayor's London Plan (2016), and Camden's Local Development Framework. The principal framework policy documents include:

- Camden Core Strategy (Nov 2010)
- Camden Development Policies DPD (Nov 2010)
- Saved policies of the Camden Unitary Development Plan (2006)
  - CS5 Managing the impact growth and development;
  - CS6 Providing quality homes
  - CS14 Promoting high quality places and conserving our heritage;
  - DP24 Securing high quality design;
  - DP25 Conserving Camden's heritage
  - DP26 Managing the impact of development on occupiers and neighbours;

In addition to the above policies, Camden has published planning guidance documents that

provide advice and information on how they will be applied. The relevant documents to the proposed works at 4 Prospect Place are:

- Camden Planning Guidance: Design (CPG1)
- Camden Planning Guidance: Housing (CPG2)

All of the above policies have been reviewed in conjunction with the proposed works at No 4 Prospect Place, and it is our conclusion that none of the works alter or compromise the original heritage asset in any way. The scheme proposes no changes to the essential planning considerations of the building's volume, access or design.

Regarding the building's context to the neighbourhood, there are no proposed changes.

Given the reasons outlined above, we conclude the proposal complies with Camden's statutory framework.

## 7.0 NPPF Considerations

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and outlines how these should be applied.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF's 12 core principles.

The designated heritage asset affected by the proposals is No 4 Prospect Place. The building is additionally within the Hampstead Conservation Area, so impact upon that will also be considered.

*Paragraph 56 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

Paragraph 61 - Although visual appearance

and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Careful consideration of the alignment, scale, massing and materiality of the proposed development supports the 'Requiring good design' policy of the NPPF, which emphasises the need for the integration of new development into the built and historic environment (Paragraph 61). The proposed development within the building does not affect the external decorative and stylistic features of the building whilst improving the living standards.

*Paragraph 133 – 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.*

It is considered that the proposed alterations to the heritage asset would not cause damage or loss to its significance. The proposed development consists of only minor alterations of the currently under-used or unoccupied spaces to support the whole house. Previous to the current owner moving in, the building had been maintained and subtly upgraded as was necessary (1963, 1993, 2001). Hence the benefits and enhancements associated with the building's preservation will outweigh the loss of the fabric. Therefore, it is argued that the proposals will not cause significant loss or damage to the fabric of the building.

*Paragraph 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.*

The level of intervention on the existing interior fabric of the original building itself is insignificant with only a single open doorway being introduced to connect the kitchen with the dining/living area and shower room. The rest of the changes

only take place underneath in the home's contemporary extension, and will not be visible from the public highway or even hardly noticeable from the property's own front garden.

The overall impact and significance of effects of the proposed development on the historic environment has been assessed as "minor beneficial". In summary, the public benefit of this scheme is:

- Retention of the building's significant character-defining and architectural features and its standing as an important heritage asset in the area.
- Application of a long-term use for the building and the site.

## 8.0 Conclusion

The proposed works seek to capitalise on a physical situation that is conducive to providing a simple, yet almost invisible alteration of a cramped family house.

The scope of this application is not contrary to current planning policies or damaging the fabric or setting of the listed building. All the works take place within the more recent 1963 extension and only a linking doorway will touch the historical fabric. From the outside only the replacement of two 'shed' doors with new heritage timber windows will be visible. In this regard, the listed building is being both enhanced and respected.

The proposed alterations are designed to cause "no substantial harm" to the heritage assets by retaining traditional cellular use of rooms, which also remain small in scale. Furthermore, the proposed alterations will enable optimum viable use of the site as a whole.

The proposed alterations have been designed to the highest architectural standards and will be constructed to exacting conservation requirements.

English Heritage "Conservation Principles" and the NPPF define conservation as "managing change". Buildings, designated or un-designated,

are dynamic environments that have been subject to change and in order to remain a sustainable, welcome and pleasing place they will continue to change. In this asset's case, the simply lowering of the undercroft floor by 1.2m enables the home to be enjoyed to its maximum potential.

The proposed scheme has been driven by the need to ensure a sustainable solution for the house in the Hampstead Conservation Area.

The applicant has recognised the importance of performing the investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.

It is considered that the impact of the proposed works would be minor and beneficial and would assist in the long-term preservation of the heritage asset.

The proposal is considered to sustain and even enhance the special historic and architectural interest of No 4 Prospect place. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are also

consistent with the spirit of local policies and national conservation principles, and therefore there must be a presumption for its approval for Listed Building Consent.



## Appendices

Appendix I - Listed Building Consent, Summer 2017	18
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# Appendix I - Listed Building Consent, Summer 2017



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Ms Sanya Polescuk  
Sanya Polescuk Architects  
8a Belsize Court Garages  
London  
NW3 5AJ

Application Ref: **2017/2595/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

24 July 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**4 Prospect Place**  
**LONDON**  
**NW3 6QY**

#### Proposal:

Refurbishment of existing 1960s ground floor extension, including built-in joinery, WC with shower, proposed flat rooflight and cowl. Damp-proofing to undecroft and new wardrobe to 2F bedroom.

#### Drawing Nos:

Site Location Plan;

E100\_P1, E110\_P1, E120\_P1, E130\_P1, E210\_P1, E220\_P1, P100\_P1, P110\_P1,  
P120\_P1, P130\_P1, P200\_P1, P210\_P1, P220\_P1;

Schedule of Proposed Works;

Design, Access & Heritage Statement (Sanya Polescuk Architects).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



INVESTOR IN PEOPLE

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the following drawing(s): Site Location Plan; E100\_P1, E110\_P1, E120\_P1, E130\_P1, E210\_P1, E220\_P1, P100\_P1, P110\_P1, P120\_P1, P130\_P1, P200\_P1, P210\_P1, P220\_P1; Schedule of Proposed Works; Design, Access & Heritage Statement (Sanya Polescuk Architects).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting listed building consent:

4 Prospect Place is a grade-II listed semi-detached house of c.1815, stucco-fronted and three storeys with projecting bracketed eaves. It stands at the eastern end of a close of four, and filling the space between its return elevation - set back from the entrance porch - and the acute angle of the eastern boundary wall is a twentieth-century flat-roofed extension in a traditional style, continuing the elevated ground-floor level of the original house and the enclosed undercroft beneath. Historic mapping shows no structures stood against this return wall until the twentieth century.

The proposal would remove and reconstruct the twentieth-century joinery within the single-storey extension in order to provide additional bathroom facilities at the end of the room farthest from the historic house. A cowl and rooflight will be installed on the flat roof in conjunction with the refurbishment, and these would be located near the party wall to absolutely minimise visual intrusion for Benham's Place. Renewal of the floor and some replacement of the plasterboard walls and ceilings will be undertaken. Insulation would be fitted and a damp-proof membrane and new floor slab installed in the undercroft beneath the extension. At second-floor level, a new fitted wardrobe will be built, adjacent to the modern plasterboard stair enclosure, and terminating beneath the level of the exposed historic wall plate beam, such that it would cause no visual or physical interference with historic roof or wall fabric.

The alterations and additions cause no harm to any fabric of historic or architectural significance, and will help to sustain the existing extension to the historic house.

Executive Director Supporting Communities

2017/2595/L

The external works are so modest as to cause no alteration to the setting of adjacent listed buildings or to the character and appearance of the Hampstead Conservation Area. The proposals are therefore acceptable.

Consultation was undertaken by placement of a press and site notice, by which no objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess, and to conserving or enhancing the character and appearance of conservation areas, under ss. 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

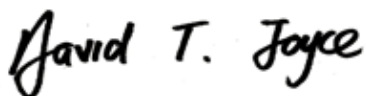
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning

Executive Director Supporting Communities

2017/2595/L

# Appendix IIa - Upper ground floor plan, April 2017 (proposal as approved 2017/2595/L)

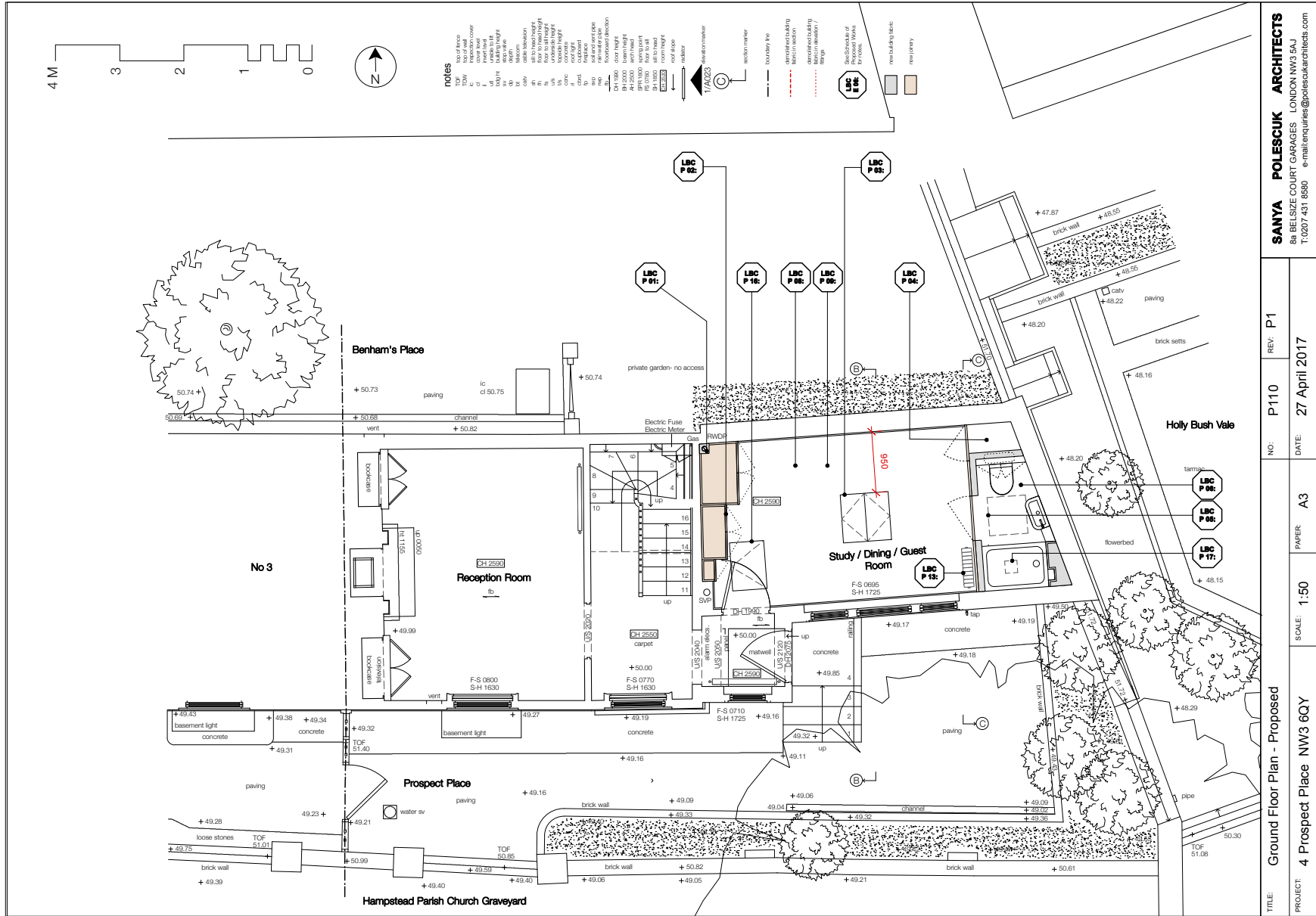


Figure 1. Reception, Upper Ground Fl, proposal as approved with shower room and new storage (2017/25/95/L, July 2017)

# Appendix IIb - Upper ground fl plan as existing and proposed, Feb 2018

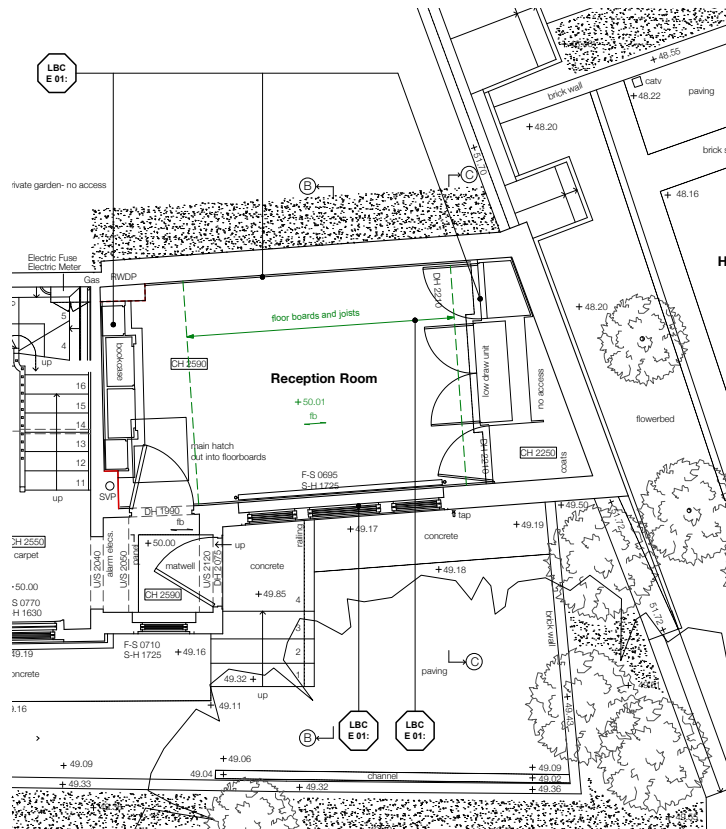


Figure 2. Reception, Upper Ground FI, as existing. (Feb 2018)

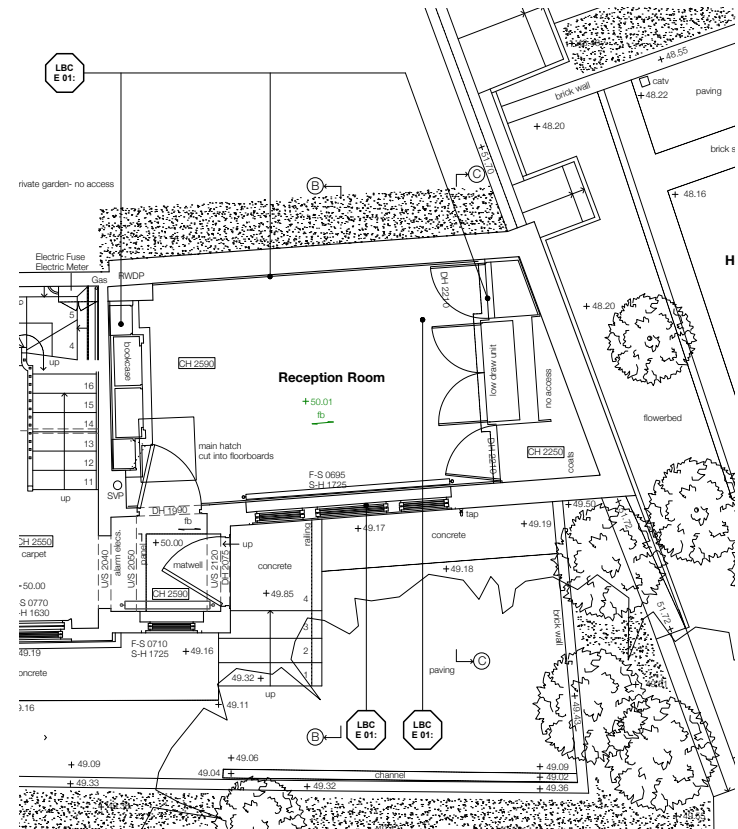


Figure 3. Reception, Upper Ground FI, as proposed. (Feb 2018)

## Appendix IIa-b

Differences between approved application (2017/25/95/L) and current application on the Upper Ground FI.

The approved consent (Figure 1) proposes a new shower room and storage to be built in the Reception (previous page).

The current application proposes no changes to the layout apart from temporarily removing and reinstating the existing floorboards and joists (Figures 2 and 3).

# Appendix III - The Listing



## 1-4, PROSPECT PLACE

### List Entry Summary

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

Name: 1-4, PROSPECT PLACE

List entry Number: 1139085

### Location

1-4, PROSPECT PLACE

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

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

### Legacy System Information

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

Legacy System: LBS

UID: 477815

### Asset Groupings

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

### List entry Description

#### Summary of Building

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

#### Reasons for Designation

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

#### History

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

#### Details

CAMDEN

TQ2685NW PROSPECT PLACE 798-1/26/1354 Nos.1-4 (Consecutive) 14/05/74

GV II

2 pairs of semi-detached houses. c1815. Stucco fronts with weatherboarded backs. Slated hipped roofs with projecting bracketed eaves. 3 storeys. 2 windows each. Entrances on returns with cast-iron patterned openwork porches having canopied hoods. Flush frame sashes, some with exposed boxing. INTERIORS: not inspected.

Listing NGR: TQ2623685753

### Selected Sources

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

National Grid Reference: TQ 26249 85753

### Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1139085 .pdf \(http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/132176/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf\)](http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/132176/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

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End of official listing



# Appendix IV - Planning Application for side extension 1963, Camden REF 24895

