

35 Pilgrim's Lane - Heritage Assessment

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Heritage Assets

Designated Heritage Assets

Hampstead Conservation Area

The application sits within the Hampstead Conservation Area. This was first designated in 1968 with many subsequent extensions. The conservation area covers an extended area and includes a large number of listed buildings as well as unlisted buildings which make a positive contribution to the conservation area.

Listed Buildings

There are no statutory listed buildings in the immediate vicinity of the application site and those further afield (for example 1-3 Willow Road by Erno Goldfinger (1938)) do not have any visual interrelationship with 35 Pilgrim's Lane. Consequently there would be no effects on their setting and no further consideration is required as part of this assessment.

Undesignated heritage assets

Most of the C19 and some later buildings in this part of the conservation area are identified as making a positive contribution to the conservation area. For the purposes of assessment, these should be treated as undesignated heritage assets.

No.35 Pilgrim's Lane is a four storey house, comprising two principal storeys with lower ground and attic level accommodation. It was built in the 1880s as part the urbanisation of land east of Hampstead Heath, this area following from the development of Downshire Hill to the south. It is an end of terrace property and forms part of a group of three of the same period and design.

Legislation and Policy

Statute

The Planning Listed Buildings and Conservation Areas Act (1990) requires that special regard should be paid to the desirability of preserving or enhancing the character and appearance of conservation areas when determining, *inter alia*, planning application (s72(1)). This duty therefore must be given considerable importance and weight in decision-making and constitutes, in effect, a presumption against development which causes harm to a conservation area.

National Policy

The National Planning Policy Framework (2012) sets out the government's policies for the historic environment at paragraphs 126-141. The Courts have determined that these policies are consistent with the statutory duties in the Act. The policies are based on ensuring that the significance of heritage assets is understood before making proposals to make changes which would directly or indirectly (setting) affect them. Where development would cause less than substantial harm to heritage assets, this should be balanced by public benefits (134). Heritage assessments should be proportionate to the significance of heritage assets which may be affected and the nature of the development proposed (128).

Development Plan

The development plan comprises the London Plan (2016) and Camden's Local Plan (2017). The policies in the development plan (London Plan 7.6 and Local Plan D2) are consistent with statutory and national requirements and policy. In essence, they seek to ensure the preservation or enhancement of heritage assets and the avoidance of harm to significance.

Other policies and guidance

The Hampstead Conservation Area Statement (2001) sets out the history, character and significance of the area. The Statement divides the conservation area into a number of sub areas. The application lies to the northern edge of Sub-Area Three: Willoughby Road/ Downshire Hill and this is further divided into five character zones. Pilgrim's Lane is within the Willoughby Road zone.

The sub-area is described as being one of the most dense and homogenous parts of Hampstead with houses mainly in red or gault brick. The statement notes that few of the houses "...are of high architectural quality.." (p27). The varied topography is noted with terraces stepping up and down streets.

Pilgrim's Lane is stated to be mainly 1880s, as confirmed by the historic map analysis elsewhere in this Statement. Properties are generally two or three storeys with varied detailing. While no specific mention is made of no.35 and the terrace which it book ends, they are identified as buildings which make a positive contribution to the area.

The Conservation Statement is now 16 years old and therefore does not include reference to recent interventions in the area. The most relevant change in context is the prominent, new dwelling of contemporary design at 49 Denning Road, adjacent to the application site. In approving the implemented design of this building the officer's delegated report indicated that the proposal "...would not harm the streetscape and character of the conservation area at this point".

Statement of Significance

The Hampstead Conservation is large and multi-faceted so its overall significance is not something which requires detailed consideration having regard to the scale and location of the proposals at 35 Pilgrim's Lane. The sub-area and zonal approach is more relevant. In the case of the Sub-Area the conservation has significance as an example of late c19 suburban housing development of a modest but good quality and with a degree of consistency in materiality and scale. The style and character of the short terrace of three houses consistent design at 35-41 Pilgrim's Lane is not repeated elsewhere within the Willoughby Road zone and there is no known architect, rather these are more likely to be examples of Victorian pattern book architecture delivered by builders as a form of speculative development during the rapid expansion of London's northern suburbs in this period.

Turning to No.35 specifically, its contribution to the significance of the conservation area and as a non-designated heritage asset is somewhat diminished by appearance of the side extensions. As noted earlier in the Statement, the plot at no.35 was originally sub-divided with evidence from historic mapping suggesting that the plot was combined in the interwar period, including the addition of a bay window, the details of which differ in some respects from the bays on Pilgrim's Lane.

Overall the positive contribution made by no.35 to the significance of the conservation area is modest.

Assessment

The proposals are for the demolition of the existing side extensions and internal reconfigurations together with the addition of front and rear dormers and roof lights. The main elements of side extensions once formed part of a separate plot and were added to the ownership of No.35 and altered, probably in the inter-war period. They are flat roofed with a roof level terrace and trellising. The proposal seeks to develop a new contemporary wing to No.35 which acts as a more appropriate transition between the Pilgrim's Road elevation of the main house and Denning Road, where the neighbouring building is a recently constructed

contemporary house. The scale and materiality of the proposal is consistent with the character of the conservation area; finely detailed brickwork of high specification and natural slate roofing, and clay ridge tiles facing Pilgrim's Lane. The dormer to Pilgrim's Lane is of traditional design and will match those at nos.37/39 and 41.

On Denning Road, the extension comprises a series of intersecting volumes with the retention of terracing at first and second floor levels but with integrated safety walls and railings, in contrast to the existing roof terraces.

The scheme would result in an improvement to the appearance of the host building the junction of Pilgrim's Lane with Denning Road in comparison with the existing extension. While the footprint of the extension is modestly increased, overall the scale, massing and detailed design of the proposals would modestly enhance the character and appearance of this zone in Sub Area Three of the Hampstead Conservation Area. It would therefore at least meet the statutory and policy threshold tests to preserve the significance of the conservation area as a designated heritage asset. Having regard to paragraph 135 of the NPPF, there would be no harm to the significance of 35 Pilgrim's Lane as a non-designated heritage asset.