

1 The Mount
Hampstead, NW3 6SZ
Heritage Statement

London Borough of Camden
April 2018



Built Heritage
Consultancy

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1.0 Introduction

1.1 Instruction

This Heritage Statement has been produced by Built Heritage Consultancy to accompany planning application and listed building consent applications at 1 The Mount, Hampstead, NW3 6SZ (the 'Site'). The Heritage Statement will assess the significance of the subject building, which is Grade II listed, and any heritage assets in the surrounding area that might potentially be affected by the scheme proposals. It will also assess the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

1.2. Scheme Proposals

The scheme comprises minor external alterations including new York stone treads and risers to the entrance steps and metal railings to the front boundary wall as well as a range of internal redecoration and refurbishment works.

1.3. Structure of Report

Section 2 sets out the identified heritage assets to assess as part of this Heritage Statement.

Section 3 sets out the history of the locality.

Section 4 sets out a map regression of the Site.

Section 5 sets out our background understanding of the on-site heritage asset.

Section 6 sets out the assessment of significance of the identified heritage assets.

Section 7 provides an overview of the scheme proposals and an assessment of the potential heritage impacts.

Section 8 sets out the summary and conclusions of this Heritage Statement.

The Appendices include any relevant Historic England list entries, a summary of any relevant legislation, policy and guidance relevant to the historic environment and a Bibliography for this Heritage Statement.



Figure 1.1: Location Plan of Site with approximate Site boundary marked in red.



Figure 1.2: Front elevation of the Site marked in red. No. 2 The Mount lies to the right hand side.

2.0 Identification of Heritage Assets to Assess

2.1 Paragraph 128 of NPPF

Paragraph 128 of the NPPF states: “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....”

2.2 Identified Heritage Assets

The heritage assets that could potentially be affected by the subject proposals are outlined below. The numbering used below correlates with the Figure 2.1 opposite, provided to aid the reader with locating the identified heritage assets.

Designated Heritage Assets

Listed Buildings

1. Numbers 1-4 and Attached Railings Tt Numbers 1 and 2, 1-4, The Mount (Grade II Listed);
2. 89, Heath Street (Grade II Listed);
3. Kit Kat House And Attached Railings, Holly Bush Steps (Grade II Listed);
4. 8, Golden Yard (Grade II Listed); and
5. Savoy Cottage, 1, Golden Yard (Grade II Listed).

The relevant Historic England list entries are attached at **Appendix 2**.

Conservation Area(s)

Hampstead Conservation Area.

Non-Designated Heritage Assets

None.

2.3 Scoped Out Heritage Assets

Outside the Site’s boundary and within the identified surrounding area are numerous heritage assets of varying significance and designations. The heritage assets listed below are considered sufficiently well concealed from potential visual impacts by existing topography, street pattern, built form and or dense foliage that they are unlikely to experience any effects (whether visual, experiential or other) to their heritage significance as a result of the proposed scheme. The following heritage assets have therefore been scoped out from our Heritage Statement:

- Lamp Post Between Numbers 5 And 6, Holly Mount (Grade II Listed);
- 7 And 8, Holly Mount (Grade II Listed);
- Number 21 And Attached Bollards And Chains, 21, Holly Mount (Grade II Listed);
- 18, Holly Mount (Grade II Listed);



Figure 2.1: Aerial photograph (Google Earth) with identified Heritage Assets marked. Approximate Site boundary marked in red.

- 6, Holly Mount (Grade II Listed);
- 5, Holly Mount (Grade II Listed); and
- Numbers 3 & 4 and attached railings 3 & 4 The Mount (Grade II listed).

3.0 History of Locality: Hampstead

British History Online includes an extremely comprehensive history of the settlement. The most pertinent facts to the Site are provided below.

“Etymology.

Hamestede, as the name of this place was formerly written, is the ancient way of spelling Homestead, a word still in use, and signifying the site of a house with its appurtenances. It is probable that it was sometimes applied by way of pre-eminence to the residence of the lord of the manor.”

The earliest settled area was probably Hampstead town, on the southern slopes of the heath, near the manor and church and on the thoroughfare that would become known as Hampstead High Street. By the 15th century many of the customary tenements had passed to London merchants and gentry, many of whom replaced the medieval houses of timber and wattle and daub with brick houses, often of considerable size.

Many inns appeared in High Street during the 17th century. The King of Bohemia's Head existed from at least 1680; The White Lion on the east side was temporarily suppressed in 1641 but rebuilt 1671; The King's Head, was mentioned from 1721, later called the King William IV, the George existed south of the junction with Pond Street by 1666, the White Hart by 1684, and the Three Tuns by 1685.

Building in High Street was on ancient, mainly customary, tenements which were divided and underset but probably did not stretch farther north than the junction with Heath Street, which in 1680 formed a broad green, over 100 ft. wide, extending from the heath.

“Building on the waste between East End and New End proceeded during the 17th century. In 1662 Thomas Goulding, a blacksmith, was granted a cottage and forge which he had recently built, presumably at Goulding's or Golden Yard, west of Heath Street. Holly Hill House, in a hollow on the west side of Holly Hill, supposedly dated from 1665 and cottages existed by 1669 'next to the well, under the place called Cloth Hill'. Cloth Hill, where cottages and a carhouse were built in the 1680s, appears to have stretched from Holly Hill to the high ground called the Mount, west of Heath Street, where two houses, later no. 6, were built in 1694. The Crown was one of several houses there in the 1690s...”

“The beginning of the growth of Hampstead town, whose pure air had been acknowledged from the 16th century and mineral waters since the mid 17th century, is traditionally dated to 1698 when the Wells charity was founded. ...Well Walk with its social activities pushed settlement farther eastward, and inns, shops, and lodging houses sprang up throughout Hampstead town to cater for invalids taking the waters and for more active visitors. In 1724 Hampstead had grown 'from a little country village to a city'....

“... Many houses were built in High Street in the early 18th century (nos. 25, 26, 36 on the east side, nos. 68-75, 79-85 on the west); the most important was the Green Hill, at the corner with Prince Arthur Road, later called Stanfield House after the artist Clarkson Stanfield (1793-1867), who lived there from 1847 to 1865. The houses on the west side of High Street were on the Slyes estate.

Two houses in Heath Street (nos. 92 and 94) were built c. 1700 and two (nos. 60 and 62) in the early 18th century. A house was built on the site later occupied by Guyon House (no. 98) probably between 1722 and 1740 by William Knight. On the western side of the road Caroline House and Holly Cottage (nos. 11 and 12 the Mount) were built in the mid 18th century....

HAMPSTEAD TOWN AND FROGNAL IN 1762

On the west side of Heath Street, in the tongue of land bounded on the west by Holly Hill and Hampstead Grove, buildings were mostly concentrated at the southern end and around The Mount Square. There were 54 houses, 3 cottages, 2 coach houses, 10 stables, the Coach and Horses, the Nag's Head, 7 shops including 2 smiths', a baker's, and a butcher's, and several sheds, one for a brickmaker.



Figure 3.1: A photograph of Hampstead High Street looking down the hill towards Haverstock Hill, c. 1902.



Figure 3.2: A painting of Hampstead Hill looking down Heath Street by John Atkinson, 1881.

3.0 History of Locality: Hampstead

West of Hampstead Grove as far as F[r]ognal Rise (then called the road to Childs Hill) and stretching northward to Judges Walk and Upper Terrace were 21 houses, a cottage, 4 coach houses, and 8 stables. Like the area on the opposite side of Heath Street, it was a neighbourhood of large houses and gardens.

In all, Hampstead town contained c. 327 houses, 35 cottages, 20 shops, and 19 public houses in 1762.

The later 18th century saw a decline in the wells and consequently the closure of some inns, although Hampstead's attractions as a permanent residence increased. By 1810 there were more than 500 dwellings in Hampstead town, many of them fine new houses. Among High Street inns which closed were the Haunch of Venison after 1731, the White Hart probably by 1762, the King's Arms between 1770 and 1800, and the Three Tuns between 1773 and 1800.

Some houses and cottages were built in the later 18th century in Holly Mount and in Holly Bush Hill, where Romney's House originated as the stables of no. 6 the Mount or Cloth Hill, which the artist George Romney (1734-1802) bought in 1796. Before he left Hampstead in 1799, he converted the stables into a house (Prospect House) and studio. His son sold the house in 1801, whereupon it was converted into assembly rooms and its stables into the Holly Bush tavern. Bentham House, next to no. 6 the Mount, nos. 12 and 14 Holly Hill (Granary House), and no. 1 Holly Bush Hill (Alpine Cottage) were all built about the same time.

The largest development in the early 19th century was on copyhold land east of the London road, between Pond Street and the built up area around Flask Walk. In 1809 Samuel Gambier acquired most of the medieval estates called Searsfield, which since the 16th century had been linked with Bartrams, and Popes, which had been held by the Honywood family since the 17th century.

Three cottages were built in New End Green (1848), three houses in Church Lane (1851), two in Perrin's Place (1846), and single houses in Lower Terrace (1846), Upper Terrace (1847 by Hugh Jackson), Flask Walk (1847 and 1851), on the charity estate in Well Walk (1850), Golden Yard (1851), and Willow Place (1852). Building did not keep pace with demand, however, and the mid 19th century saw social decline.

Early flats in Hampstead town included Albany Flats in Flask Walk in 1893, followed by Hampstead Hill Mansions in Downshire Hill (1896), Northcote House and Mansions at the corner of Heath Street and Hampstead Square (1897-8), and Streatley Flats in Streatley Place (1898). The last were built by Herbert Marnham, Baptist, philanthropist, and later mayor, who was also responsible for Grove Place Flats, 28 'model dwellings for artisans', built c. 1914 on the site of the wells' bathhouse, and for the adjoining nos. 57 and 59 Christchurch Hill. Heath Mansions, between Hampstead Grove and the Mount, Heath Street, were built in 1903. (fn. 356) The building of flats was particularly resented as the 'march of the unsentimental builder', threatening to engulf old Hampstead.

Local opposition, led by Sir Gerald Du Maurier, prevented road-widening which would have destroyed the Mount in Heath Street, although it failed to preserve some of old Hampstead. Smaller families and a lack of servants led to the conversion of several cottages into middle-class residences, while larger houses were abandoned or divided...."



Figure 3.3: Hampstead London Underground station opened in 1907.



Figure 3.4: Heath Street in 1955.

4.0 Site Map Regression



Figure 4.1: 1866 OS map with approximate location of the Site marked in red.

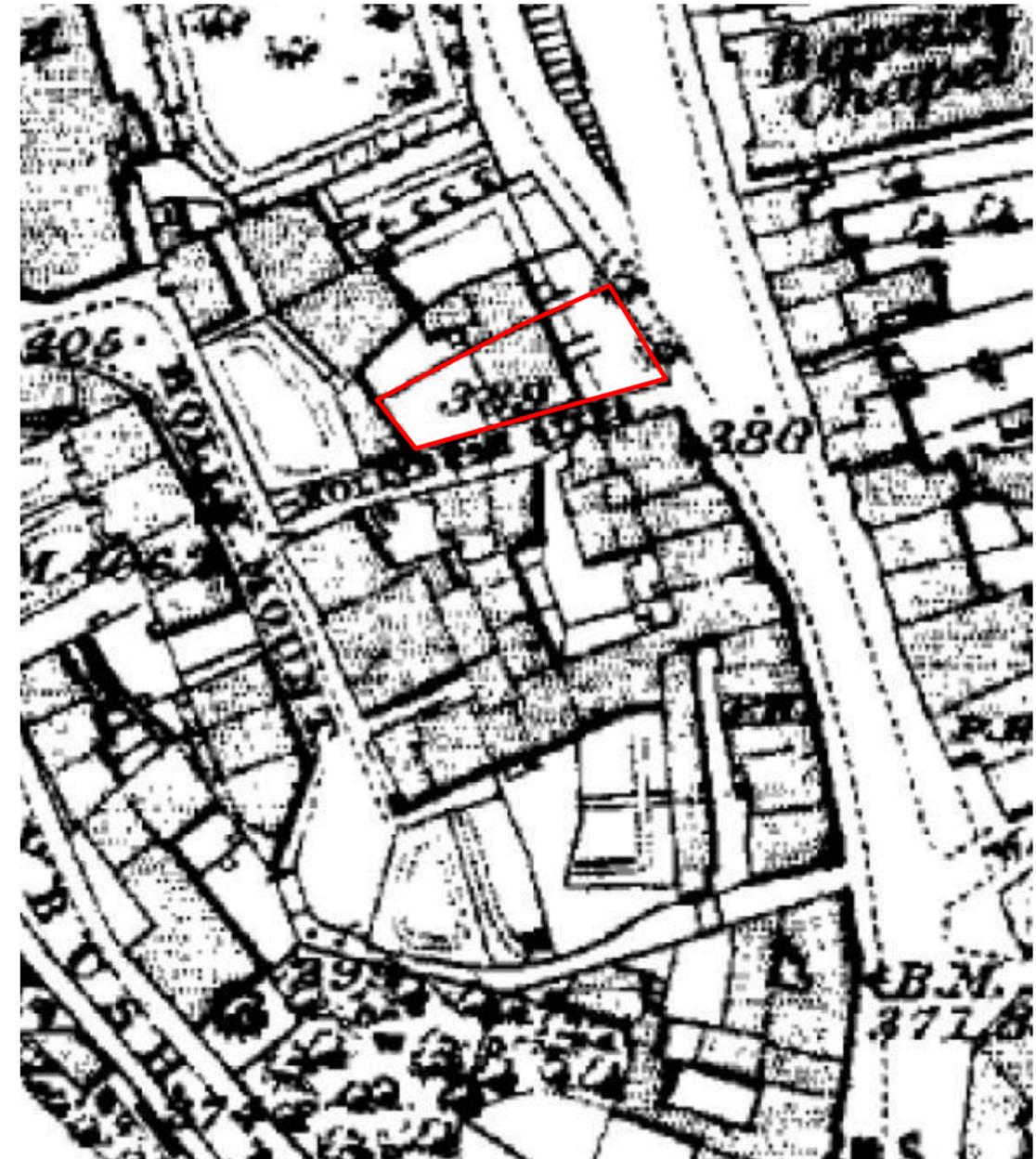


Figure 4.2: 1879 OS map with approximate location of the Site marked in red.

4.0 Site Map Regression



Figure 4.3: 1896 OS map with the approximate location of the Site marked in red.



Figure 4.4: 1915 OS map with the approximate location of the Site marked in red.

4.0 Site Map Regression



Figure 4.5: 1934 OS map with approximate location of the Site marked in red.



Figure 4.6: 1954-55 OS map with approximate location of the Site marked in red.

4.0 Site Map Regression



Figure 4.7: Recent Google Earth aerial photograph with the approximate Site boundary marked in red.

The 1879 OS map (Figure 4.2) shows the Site is developed by this time, as is the adjoining building at No. 2. To the west of the Site, we can see a backland building fronting onto Holly Bush Steps. West of this we can see that an area of land is undeveloped on the north-eastern junction of Holly Mount and the Holly Bush Steps. This area appears to be being used as formal gardens, with a pathway perhaps indicated in the map. This map does not clearly show the paired closet wings to the rear of Nos 1 & 2 but this is likely due to the 'high level' nature of the map. It does show a further closet wing extension to No. 2 had been built by this time, which survives today.

The 1896 OS map (Figure 4.3) and 1915 OS map (Figure 4.4) show no discernible change from the 1879 OS map in Figure 4.2.

The 1934 OS map appears to show a shallow extension to the rear elevation of the subject building to the southern side. This likely relates to the basement-first floor extension to the rear of the main building at this time. A later, further extension is then shown in Figure 4.6 on the 1954-55 OS map to the rear of No. 1. It is not clear if this in fact an extension adjoining the original closet wing, stretching further into the rear garden, or perhaps the line on Figure 4.6 is delineating the lightwell in this location. There is no extension in this location today.

5.0 Background Understanding of On-Site Heritage Asset



Figure 5.1: Oblique aerial photograph of the Site (Britain from Above) in 1938 showing the front elevation.



Figure 5.2: Oblique aerial photograph of the Site (Britain from Above) in 1938 showing the rear elevation.



Figure 5.3: Oblique aerial photograph of the Site (Britain from Above) in 1938 showing the front Elevation.

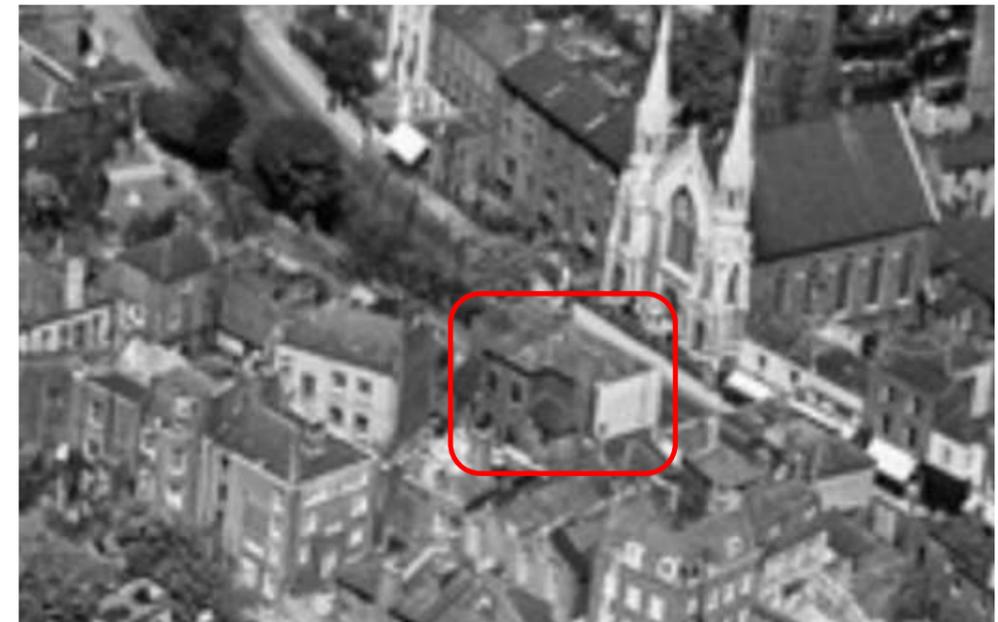


Figure 5.4: Oblique aerial photograph of the Site (Britain from Above) in 1938 showing the rear and side elevations. Also showing the first floor bathroom extension on the rear elevation before its extension to the south in the 1990s.

5.0 Background Understanding of On-Site Heritage Asset

1 The Mount, Hampstead

Relevant Planning History

The following has been identified as the relevant planning history available on the London Borough of Camden online planning register.

- 2013/6497/L and 2013/6432/P for: "Installation of metal railings to front boundary wall." Granted 21-11-2013.
- 2012/3902/L and 2012/3862/P for: "Erection of brick pier on the boundary wall between No. 1 and No. 2." Granted 14-09-2012.
- 2005/4617/L and 2005/4616/P for: "Internal alterations to basement and ground floors plus the excavation of rear basement extension to provide additional living accommodation below the rear garden of the existing dwellinghouse." Granted 09-01-2006.
- 2005/1609/L for: "Replacement of floorboards and staircase treads and risers on ground first and second floors." Granted 05-07-2005.
- LWX0002276 for: "Installation of gas fuelled fires to existing fireplaces...." Granted L B Consent with conditions on 15-08-2000.
- LW9902190 for: "Approval of details of facing materials pursuant to condition 2 (i) and (ii) of listed building consent dated 13th August 1998, as shown on samples of Salvaged London Stock bricks, slate and sample new box sash window." Grant Approval of Details (Listed Bldg) on 22-06-1999.
- PW9702792R1 and LW9702807R1 for: "Erection of first floor rear extension to provide enlarged bathroom, as shown on drawing number; 02, 03, 05; 02A; SK1, SK2 and SK3." Granted Full Planning Permission (conds) on 13-08-1998.
- PW9802297 and LW9802298 for: "Erection of mansard roof extension, plus third floor new staircase extension, as shown on drawing numbers: 1A, 2A, 3A, 5A and 6; 1, 2, 3, and 5." Refused Planning Permission on 12-06-1998.
- PW9702452R1 and LW9702453R1 for: "The reconstruction of the front garden wall (onto both Heath Street and Holly Bush steps), as shown on drawing numbers> 01/B, 01/C and 02/A." Granted Full Planning Permission (conds) on 30-07-1997.
- LW9702484 for: "Removal of entrance canopy and window shutters to front elevation. As shown on Drawing Numbers: A; B." Granted L B Consent with Conditions on 19-08-1997.
- PW9702305 and LW9702306 for: "Erection of a part first floor, part first and second floor rear extension, as shown on drawing numbers: 02A; 03; 03A; 05 and 05A." Refused Planning Permission on 13-08-1997.
- P9601684 for: "Replacement of garden fence/ wall also gate,. as shown on drawing numbers: 01, 01B, 02, 02A, 04 and 04A." Granted Full Planning Permission (conds) on 09-08-1996.
- L9600533 for: "Removal of internal walls and installation of staircase between ground floor and basement, as shown on drawing numbers 04, 04A and location plan." Granted L B Consent with Conditions on 24-05-1996.
- 9470030 and 9400172 for: "In retrospect the rebuilding of the boundary wall adjacent to Holly Bush Steps." Granted on 28-04-1994.

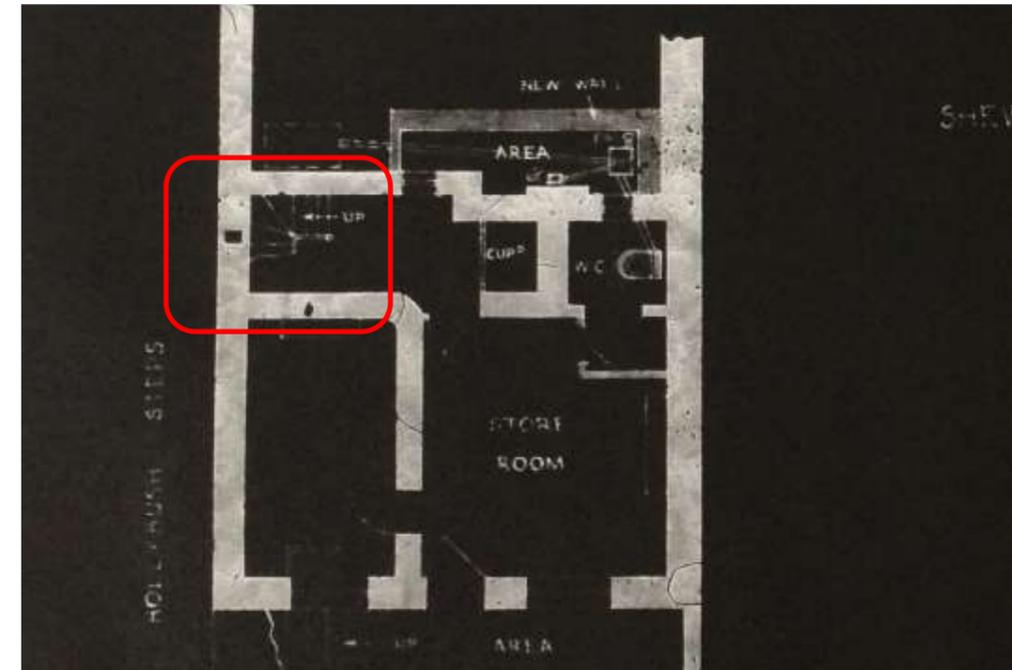


Figure 5.5: Existing basement floor plan from 1949 (Appl. Ref: 6300), showing house's rear stair located in the 19th extension to No. 1 (marked in red). Source: Camden Local History Studies Library.

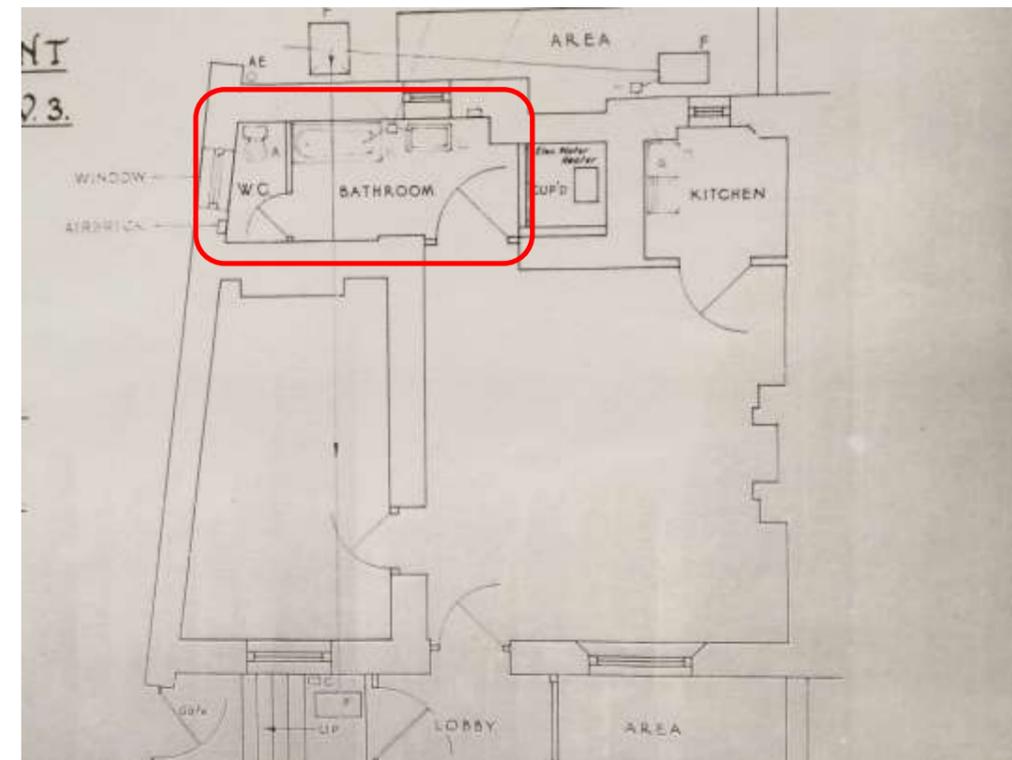


Figure 5.6: Existing basement floor plan from 1958 (Appl. Ref: 9048), showing new bathroom to 19th extension (marked red). Source: Camden Local History Studies.

5.0 Background Understanding of On-Site Heritage Asset

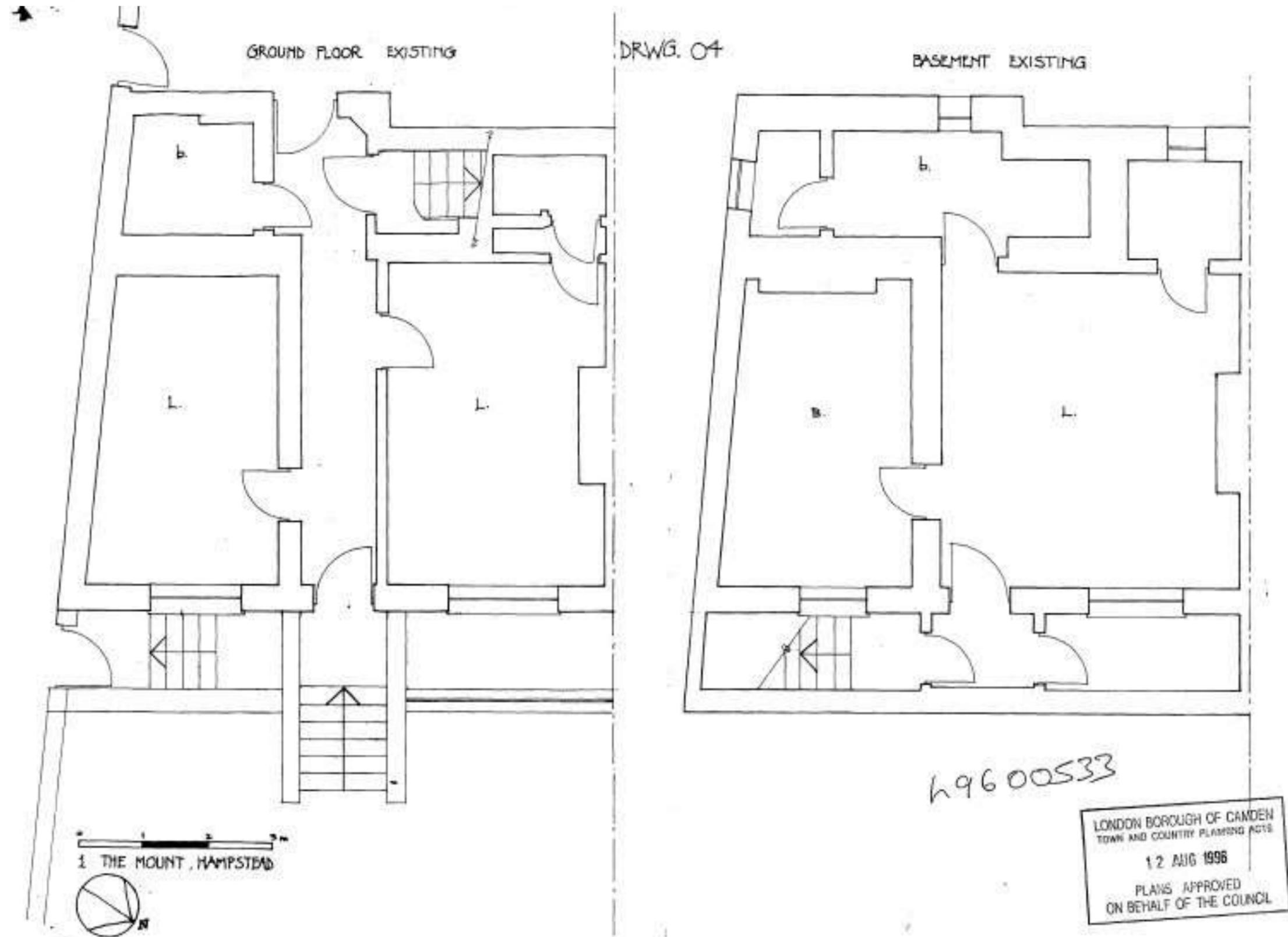


Figure 5.7: Existing basement and ground floor plans from Application Reference L9600533 in 1996.

5.0 Background Understanding of On-Site Heritage Asset

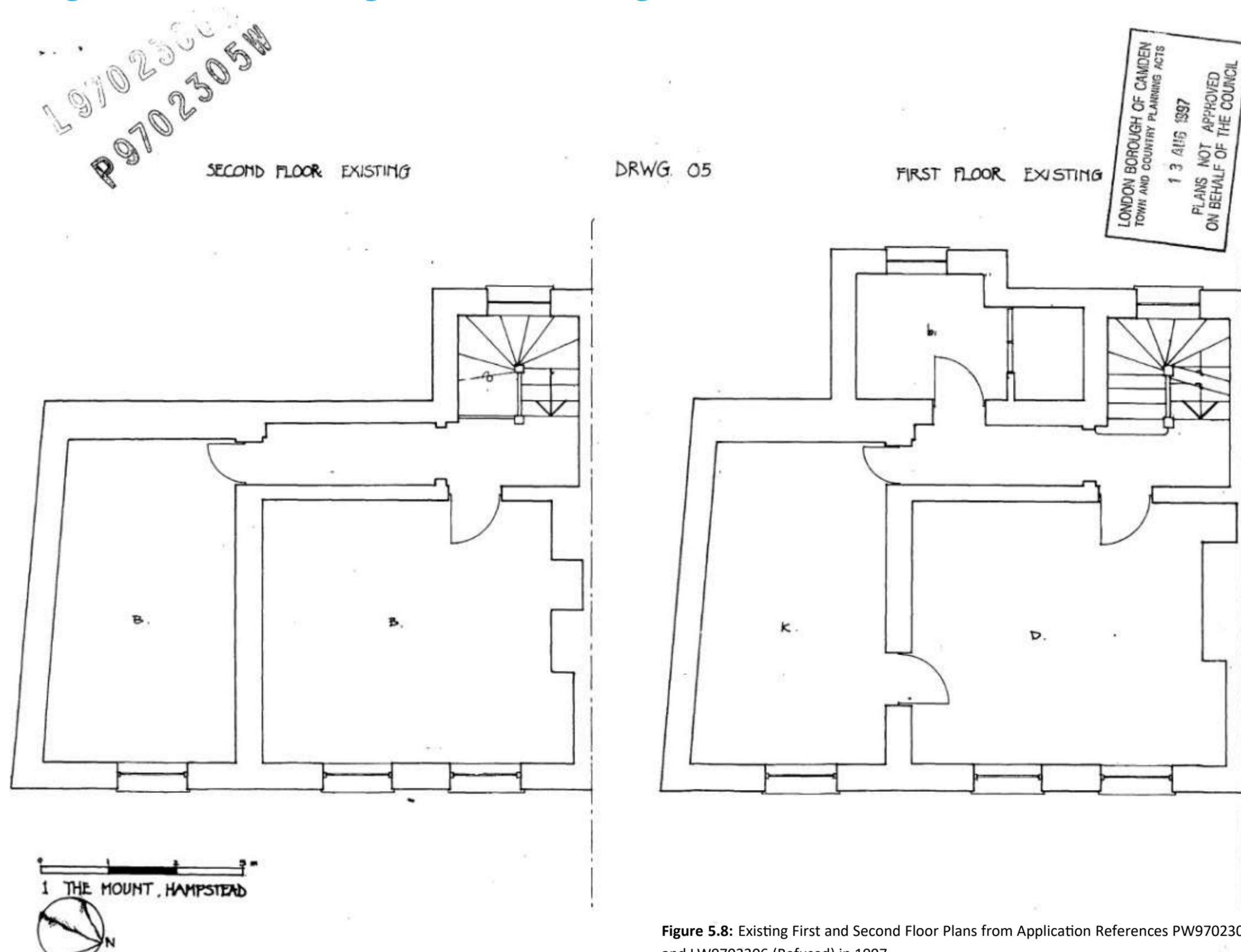


Figure 5.8: Existing First and Second Floor Plans from Application References PW9702305 and LW9702306 (Refused) in 1997.

5.0 Background Understanding of On-Site Heritage Asset



Figure 5.9: Existing Rear Elevation Drawing from Application References PW9702305 and LW9702306 (Refused) in 1997. Note the absence of the bathroom extension shown in Figure 5.10 consented in 1998.



Figure 5.10 (Above) and 5.11 (Below): Historic photographs of the Rear Elevation from Application References 2005/4617/L and 2005/4616/P.



5.0 Background Understanding of On-Site Heritage Asset - Exterior

Architectural Description

EXTERIOR

Front Elevation

The Site forms part of a listing of Nos. 1-4 The Mount. These buildings form two pairs of semi-detached houses. Nos. 1 & 2 date to the 18th century, and were refaced and extended to the left hand (southern) bay in the 19th century, likely mid century. The original 18th century house was arranged over basement, ground, first and second floors and across two bays. The building is brick built in a restrained Georgian style, with the front elevation being stucco rendered and painted white. The stucco has been scored in horizontal bands simulating ashlar. The first floor, whilst one of the tallest floors, does not have the prominence of a *piano nobile*, with similar proportions to the raised ground floor. It is likely therefore that the original two bay building dates to the early 18th century, before the more regimented Second Palladian Revival became popular in England.

At basement floor the elevation includes one modern '6 over 6' sash window to the left hand side, and one modern '3 over 3' sash window to the right hand side. Both include modern internal concertina security grilles of no heritage value. The historic flagstone steps to the basement floor survive to the left hand side, likely installed in the 19th century when the house was extended to the south (left). At ground floor the front elevation comprises a modern 'one over one' tripartite sash windows with margin lights and a central entrance door and modern 6-panelled entrance door. The entrance door contains a brass colour metal draft excluder around the doorway which is detrimental to the significance of the listed building. The entrance is approached via a raised set of modern stone steps over the 'area' below, flanked by dwarf walls to either side. These steps appear to date to within the last 20 years and were completed in a highly finished, polished limestone, which is perhaps too contemporary to blend seamlessly with the historic flagstones surrounding. This element is considered to marginally detract from the significance of the listed building. Adjoining the area are a set of modern cast iron railings installed following Application P9601684 granted on 9th August 1996. These are taller than typical railings flanking an 'area' set back from the boundary wall. To a certain degree they visually dominate the front elevation more than the original or historic examples would have done, and for this reason are considered to marginally detract from the significance of the listed building.



Figure 5.12: Front elevation of Nos. 1-2 The Mount.



Figure 5.13: Front elevation steps with modern stone steps and modern handrails.



Figure 5.14: Existing front boundary wall (modern). Note the absence of any boundary railings to No. 1.



Figure 5.15: Southern (flank) elevation of No. 1 showing a number of grilled vents in the side wall.

5.0 Background Understanding of On-Site Heritage Asset - Exterior

Between the upper ground and first floors is a stucco string course. At first floor level are three modern 'two over two' sashes. Between the first and second floors is a further stucco string course. At second floor level are identical sashes of shallower proportions and an eaves cornice and brick and stucco parapet above. The 19th century extension is distinguishable due as an asymmetrical addition to the southern side. This addition and the accompanying re-facing is considered to contribute positively to the significance of the listed building, primarily through its historical value for showing how the house was expanded in the 19th century.

The front boundary wall and railings are modern, having been installed in the 1990s in a relatively sympathetic manner using high-grade traditional materials. The wall is formed of London stock brick and set in lime mortar, curved at the corner of Holly Bush Steps and The Mount. At this corner are also the remnants of a historic granite dwarf wall, which likely included insert cast iron railings above. This element shows a previous development phase of the building and is considered to contribute towards the significance of the listed building.

Side Elevation

The side elevation fronting onto Holly Bush Steps contains only one small window at basement level. This window was installed between 1949-1958 (see Figures 5.5 and 5.6) and is formed of a concrete lintel with a steel grid to obscure views into the bathroom. This window is built from low grade materials, is unsightly and considered to detract from the significance of the listed building. In numerous locations on the side elevation vents/grilles are visible, presumably for ventilation to the interior, at various locations. Such are the number of these that they again are unsightly and considered to detract from the significance of the listed building.

The elevation is otherwise brick built using buff London stocks, with lime mortar in the main. Later ribbon pointing is also evident, which detracts from the significance of the listed building. At second floor level the elevation is stucco rendered and painted white. This rendering is evident in the photograph of 1938 at Figure 5.4.

Rear Elevation

The original closet wing housing the original stairs to the building lies to the northern side of the rear elevation. This is brick built and extends from basement level to second floor. It is built from buff London stock bricks and laid in lime mortar. The roof is hipped and covered with red plain clay tiles. This



Figure 5.16: Basement window to existing rear bathroom, obscured by modern metal grille.



Figure 5.17: Garden gate on Holly Bush Steps boundary wall.



Figure 5.18: Showing the 1990s extension to the first floor rear bathroom as seen from Holly Bush Steps.



Figure 5.19: Rear elevation showing the 1990s extension at first floor level to the bathroom (marked in red).

5.0 Background Understanding of On-Site Heritage Asset - Exterior

closet wing includes two 'one over one' sash windows with margin lights containing coloured glass. These sashes likely date to the mid Victorian period and form part of the 19th century alterations to the building.

To the southern side, is a three storey extension over basement, ground and first floors, likely built in the Victorian period, although the historic map regressions indicate this element may date to between 1915 and 1934. This extension has been subject to much alteration over time and includes brickwork from a multitude of periods as it has been adapted over time. At ground floor level is a single light casement serving the ground floor rear W.C. likely installed in the 1940s-50s, of no heritage value and a modern French door. This door is of traditional design and is sympathetic to the architectural style of the building but is not considered to contribute towards its significance. A uPVC framed insect screen is attached to the internal side of this door that detracts from the significance of the listed building. To the first floor is a Victorian 'two over two' sash window with segmental arched head.

To the right hand side at first floor is an extension to the first floor bathroom built in the 1990s. This was completed using buff London stock brick and lime mortar. The window is a modern 'two over two' sash window and above is a poorly formed segmental head with large mortar joints. The brickwork to the side elevation does not tie into the historic brickwork leaving an unsightly vertical mortar joint. Overall, due to its less accomplished appearance this later 1990s extension is considered to detract from the significance of the listed building.



Figure 5.20: Rear elevation, first and second floors.



Figure 5.21: Rear elevation, basement and ground floors.



Figure 5.22: Front boundary wall incorporating former historic granite dwarf wall elements curving around boundary.

5.0 Background Understanding of On-Site Heritage Asset - Interior



Figure 5.23: Window to front room at basement level, northern bay. Showing modern sash window, modern internal security grille, modern secondary glazing and perforated lining to window jamb.



Figure 5.24: Front room to original house at basement level. Modern joinery units, modern chimneypiece and modern fire grate.



Figure 5.25: Front room to original house at basement level. Modern staircase, floorboards and door architrave. The main ceiling beam above is roughly chamfered in a Tudor manner and is likely a later affectation. Given their relationship to the modern ceiling surface the visible beams and joists may be fakes.



Figure 5.26: Chimneybreast in basement front room in 19th century extension, flanked by modern cupboards.



Figure 5.27: Existing window to rear bathroom at basement level. Existing water pipes are boxed in obscuring the window. Existing window likely dates to the 1940s.



Figure 5.28: W.C. window looking onto Holly Bush Steps. Added in the 1940s.

5.0 Background Understanding of On-Site Heritage Asset - Interior



Figure 5.29: Arts & Crafts chimneypiece to front room in the 19th century extension (ground floor). Modern fire grate and fitted cupboard.



Figure 5.30: Front room to original house at ground floor level. Joinery, chimneypiece and grate are all modern.



Figure 5.31: Modern statue plinths set into southern wall of 19th century extension (ground floor level), of no heritage value.



Figure 5.32: Front room of original house (ground floor level). To the left hand side of the entrance door is a modern spur wall in the historic location of a former partition separating the front room from the corridor. Adjoining this is a modern semi-circular arch formed to house curtains.



Figure 5.33: Rear wall of front room of original house (ground floor). Again, a modern semi-circular arch to house a curtain to the left hand side. To the right hand side one can see the coloured glass stairlight installed in the Victorian period.



Figure 5.34: Modern security grille to modern French door on rear elevation (Ground floor).

5.0 Background Understanding of On-Site Heritage Asset - Interior



Figure 5.35: Historic cornice to front room of 19th century extension on the ground floor.



Figure 5.36: Mid 20th century casement window in ground floor bathroom.



Figure 5.37: Historic cornice in front room of original house, first floor.



Figure 5.38: Modern cabinetry rear of ground floor.



Figure 5.39: Modern bath in first floor bathroom.



Figure 5.40: Modern fittings to ground floor W.C. within 19th century extension.

5.0 Background Understanding of On-Site Heritage Asset - Interior

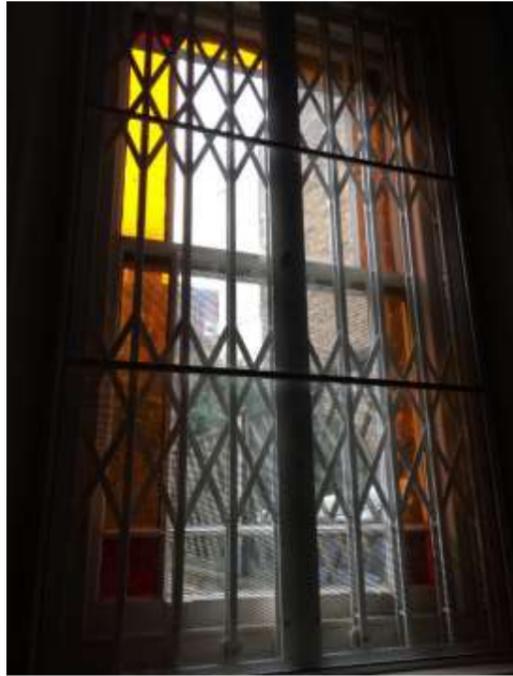


Figure 5.41: Stairlight between ground and first floors. Modern security grille and mesh insect screen to internal side.



Figure 5.42: Front room to original house at first floor level. Modern joinery units, modern chimneypiece and modern fire grate.



Figure 5.43: Front room to original house. Modern panelling, doors and architraves, with a 19th century cornice.



Figure 5.44: Modern door and concealed internal cupboard between proposed master bedroom and proposed dressing room.



Figure 5.45: Modern kitchen fittings to first floor front room in 19th century addition.



Figure 5.46: Bathroom to rear of 19th century addition at first floor level. The ceiling has been fitted with modern plasterboard simulating a vault.

5.0 Background Understanding of On-Site Heritage Asset - Interior

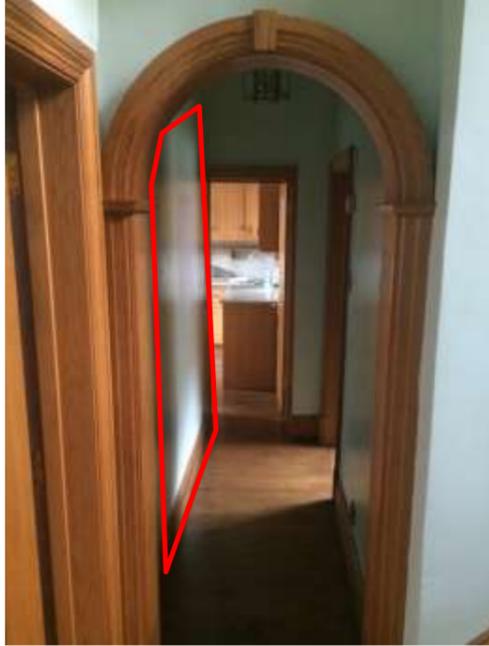


Figure 5.47: Showing the corridor at first floor level, with modern joinery. The wall to the left hand side (marked red), past the semi-circular architrave, is proposed to be removed.



Figure 5.48: Front room to original house at second floor level. Modern joinery to alcoves, modern chimneypiece and modern fire grate.



Figure 5.49: Front room to original house at first floor level.



Figure 5.50: Corridor at second floor level.



Figure 5.51: Front room to 19th century addition at second floor level. Modern door, architrave, chimneypiece and fire grate.



Figure 5.52: Modern joinery unit to right hand side blocking in previous doorway between the two front rooms.

5.0 Background Understanding of On-Site Heritage Asset - Interior

INTERIOR

The interior of the house has clearly been subject to multiple phases of internal reconfiguration and redecoration since its original construction. The original 18th century house was arranged across two bays only and was a simple one room per floor plan with a rear stairwell serving all floors.

The list entry states that the extension to the southern side was built in the mid 19th century, with the rear margin-light windows suggesting perhaps from the 1840s onwards. Figure 4.1 shows the 1866 OS map of the area, showing the extension is extant by this time, indicating that the extension dates from approximately 1840-1865.

Basement Floor

The existing floorboards date to approximately 2006 following Application Reference: 2005/1609/L for: *“Replacement of floorboards and staircase treads and risers on ground first and second floors.”* Granted 05-07-2005. The windows to the front appear to be modern sashes, likely dating to the 1990s. These are reasonably sympathetic and contribute to a limited degree to the significance of the listed building. The low-grade, dated secondary glazing adjoining, metal security grille and the perforated lining to the window jambs of the front room sash (original house side) are considered to be detrimental to the significance of the listed building. The current chimneypiece is modern, stone built with 4-centred arches and elongated flowers to the spandrels. It is considered to be of neutral value to the listed building, albeit not closely matched to either the original Georgian construction of the main house, or the later additions of the 19th century. The ceiling also includes a roughly chamfered ceiling beam, typical of the Tudor period, and it is possible that both these elements were added at the same time seeking to achieve a more antiquated, Tudor character to this room. Either side is modern cabinetry likely dating to the 1990s-early 2000s and considered to be of no heritage value. The current cabinetry stands level with the chimneybreast and marginally undermines the latter’s primacy within the room. This marginally detracts from the significance of the listed building. The staircase, treads, risers, handrail etc. seemingly date from the same period, as part of an overall decorative scheme of the 1990s-early 2000s.

In the 19th century extension, the front room’s fireplace has historically been infilled and the chimneypiece removed. Either side is modern cabinetry likely dating to the 1990s-early 2000s and considered to be of no heritage value. To the rear is a bathroom fitted with modern bathroom fittings of no heritage value. A small single light casement, likely fitted in the 1940s-50s and of no heritage value, overlooks the garden. The window is partially blocked by boxed in pipework, this boxing detracts from the significance of the listed building. One window overlooks Holly Bush Steps, formed between 1949 and 1958. This window is unsightly and built of low grade materials and is considered to detract from the significance of the listed building.

Figure 5.5 shows that this area, currently used a bathroom, was once the location of the relocated stairwell for the house in 1949 and before. It was later reinstated as a bathroom by at least 1958.

Ground Floor

The ground floor front room (original house side) comprises the following. To the street elevation are apparently modern sash windows likely dating to the early 1990s, with unsightly secondary glazing adjoining as before. The chimneypiece and fire grate are also both modern dating from the same period. The chimneypiece has a modern Classical Revival style, with fluted Doric fluted pilasters, rosettes, swags, eared architraves etc.. This element is built from the same timber as the surrounding cabinetry and is not considered of such quality that it would contribute to the significance of the listed building. The current cabinetry stands level with the chimneybreast and

marginally undermines the latter’s role as the focus of the room. This marginally detracts from the significance of the listed building. As with the lower ground floor all floorboards are modern and of no heritage value.

Adjoining the entrance door, is a short spur of modern wall, which lies in the historic location of a former wall that extended to the rear of front room creating a corridor. When first built the original building would have been one room without a corridor in this location, however, it is likely a corridor was inserted in the Victorian period when the house was extended. This short spur of wall appears to be formed of modern stud partitioning, although it perhaps makes a very limited contribution to the significance of the listed building by showing the location of the lost corridor inserted in the 19th century. Above the wall, and across the entrance doorway, is a semi-circular arch created in the 1990s to house a draught-curtain. Another similar arch lies across the door opening to the rear W.C. at the rear of the ground floor. Both are considered of no heritage value.

In the 19th century extension is an Arts & Crafts overmantel and chimneypiece, likely dating to the late 19th or early 20th century. This appears to be formed of oak and is restrained in its detailing. The fire grate is modern and does not contribute towards the significance of the listed building. On the flank wall of the room are two modern corbelled statue stands. These are a very incongruous element to the room, not considered in keeping with the character of the room and considered to detract from the significance of the listed building. The ceiling of the 19th century extension includes a mid Victorian cornice, likely installed at the time of the extension, between say 1840 and 1865. This element strongly contributes to the significance of the listed building.

To the rear of the floor is a bathroom fitted with modern bathroom fittings of no heritage value. To the rear elevation is a modern French door probably installed in the 1990s. This door is formed of traditional materials and is sympathetic to the style of the building, but is not of such quality as to be considered to contribute towards the significance of the listed building. The modern security grille and insect mesh by the French door are both considered to detract from the significance of the listed building. A storage cupboard lies adjacent to the W.C., fitted with modern cabinetry of no heritage value.

Between the ground and first floor within the original closet wing is a ‘one over one’ sash windows with margin lights containing coloured glass. This sash likely date to the mid Victorian period and is considered to strongly contribute towards the significance of the listed building.

First Floor

The stairwell of the first floor includes a semi-circular arched architrave, also part of the 1990s decorative scheme and of no heritage value. Adjoining the stairs in a corridor, likely installed as part of the Victorian alterations to the house. These therefore form part of an identifiable period of alterations at the subject building and aid the legibility of the building’s evolution over time. The corridor is considered to contribute to the significance of the listed building, albeit more limited than the original 18th century elements. The current door is formed of two timber types, both modern and of no heritage value.

The front room of the original houses is entirely is decorated extensively in modern raised and fielded panelling, cabinetry either side of the chimneybreast, chimneypiece and fire grate, all likely dating to the 1990s-early 2000s. These are considered of no heritage value. The current cabinetry is advanced forward of the chimneybreast and marginally undermines the chimneybreast being the focal point of the room. This marginally detracts from the significance of the listed building. The cornice to this room matches that seen in the 19th century extension

5.0 Background Understanding of On-Site Heritage Asset - Interior

and likely dates to between 1840 and 1865. This element contributes towards the significance of the listed building. To the rear of the room is a doorway through the former external wall of the original house into the 19th century extension. This doorway is formed of modern, timberwork of no notable quality and also includes a most unusual concealed cupboard that utilised the space created by the size of the former external wall at this point. The door and concealed cupboard are considered not to contribute towards the significance of the listed building.

Within the 19th century extension at this floor level the room is currently utilised as a kitchen with high-grade timber cabinets and appliances. None are of any heritage value. To the rear of the floor plan is a bathroom within the 19th century rear extension. The bathroom contains no historic fittings with the current slightly sunken modern bath being steel and not considered to contribute towards the significance of the listed building. The ceiling above is formed of plasterboard to create a faux barrel vault. To the southern side the bathroom was extended in the 1990s. At present there is a semi-circular arched downstand between the original bathroom extension and the 1990s extension although it appears to be formed of stud partitioning and plasterboard.

Between the first and second floors within the original closet wing is a 'one over one' sash window with margin lights contained colouring glass. This likely dates to the mid Victorian period and is considered to strongly contribute towards the significance of the listed building.

Second Floor

The second floor comprises modern doors, architraves, skirting boards, cabinetry, floorboards and fire grates that all likely date to the 1990s-early 2000s. Again this is part of the overall decorative scheme of that time period and is of no heritage value. The chimneypiece to the front room is also modern, a corniced stone example with restrained Classical Revival detailing considered to marginally contribute towards the significance of the listed building owing to its craftsmanship.

The second floor also contains a corridor as with the first floor, which was likely installed in the Victorian period as part of that phase of alterations. Within the 19th century extension is a further corniced stone chimneypiece, again modern but this time with a bolection moulding and Classical Revival details. The room also includes miscellaneous modern cabinetry from the 1990s decorative scheme considered not to contribute towards the significance of the listed building.

5.0 Background Understanding of On-Site Heritage Asset - Internal Phasing Plans

0m 1m 2m 3m 4m 5m
1:50 scale

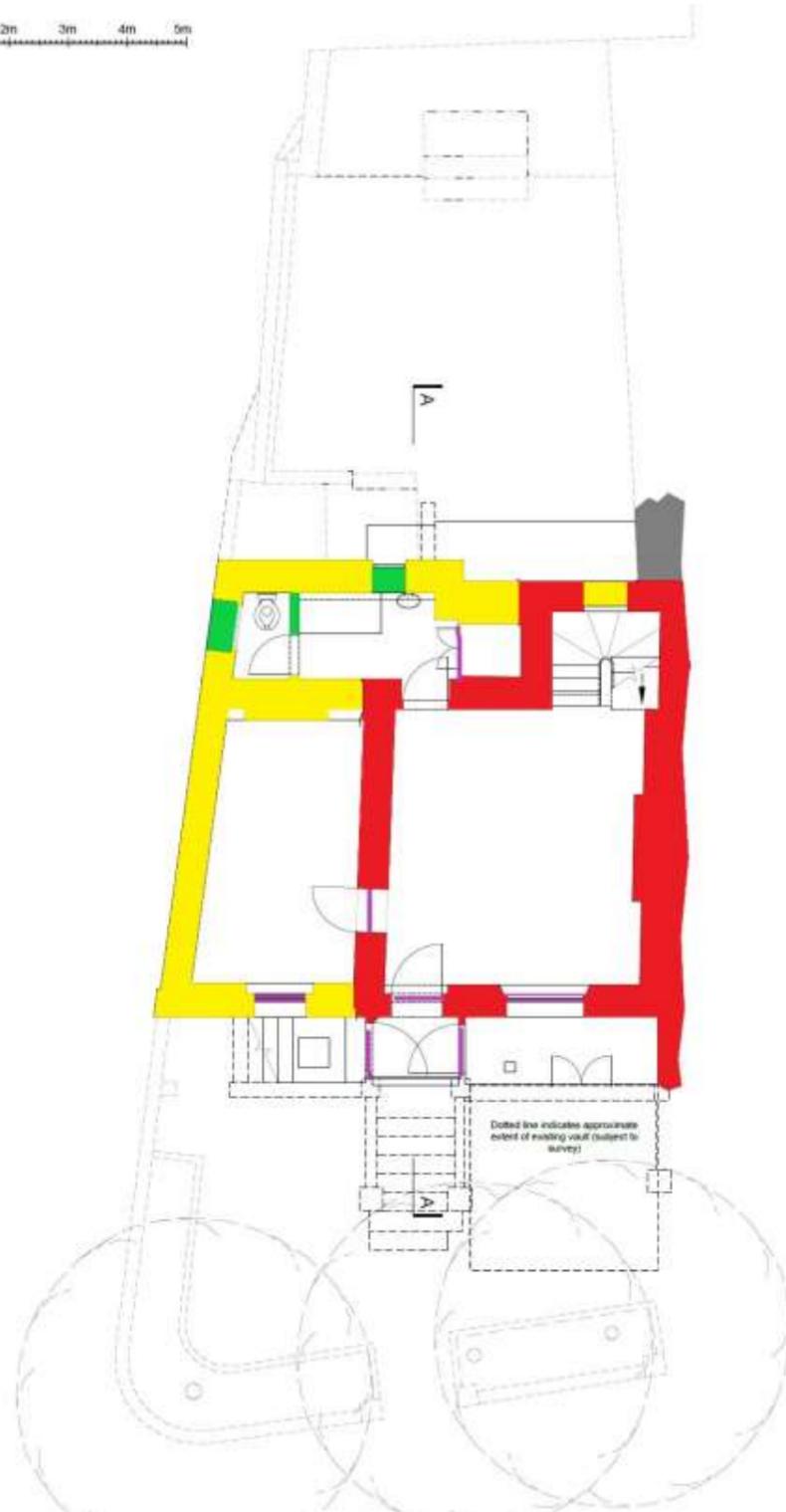


Figure 5.53 (Left): Basement Floor Phasing Plan. Figure 5.54 (Right): Ground Floor Phasing Plan.

KEY (indicative): Red: Original historic fabric. Yellow: Victorian historic fabric. Green: 1940s-1950s fabric. Purple: 1990s to present day.

5.0 Background Understanding of On-Site Heritage Asset - Internal Phasing Plans

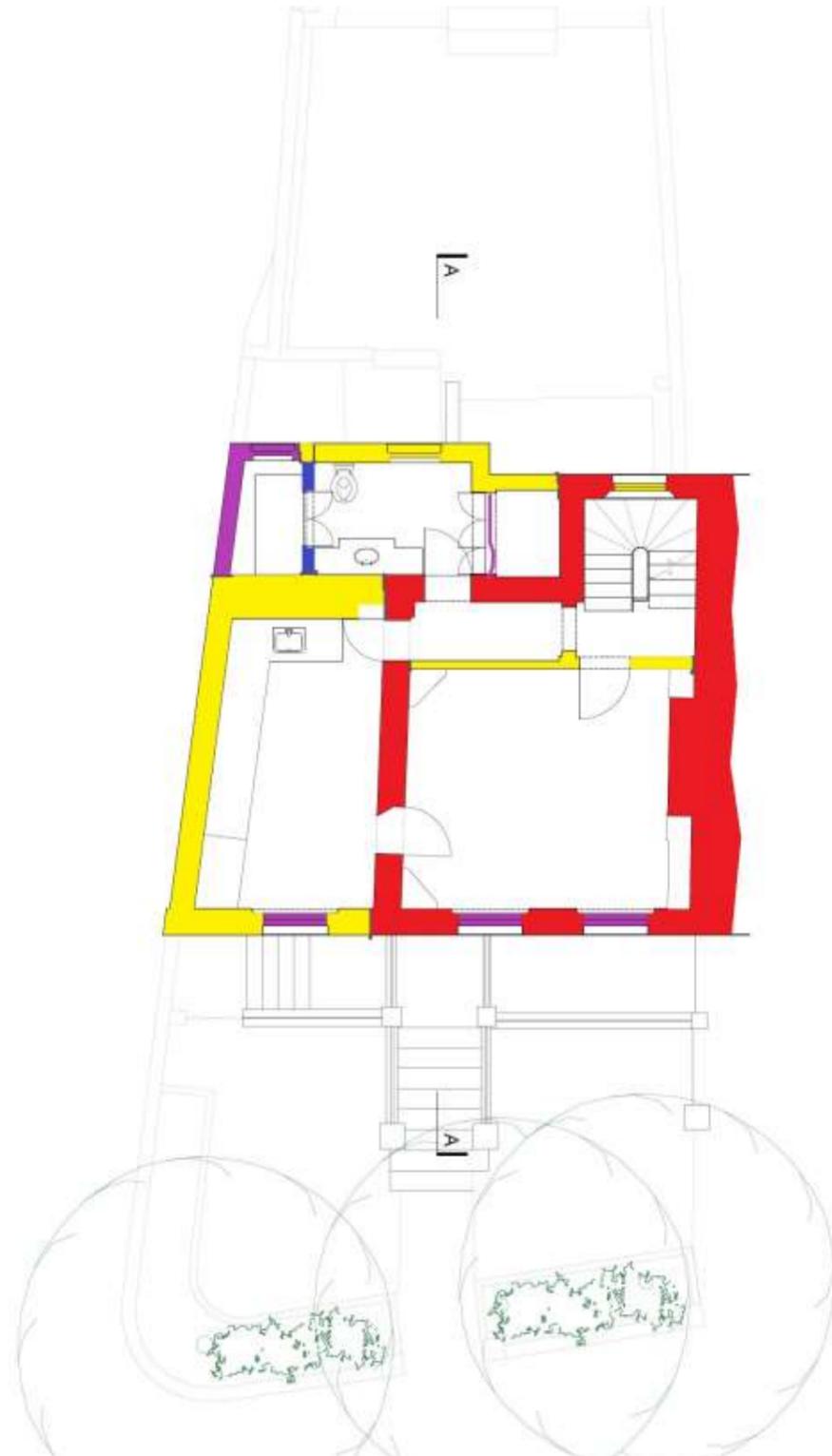
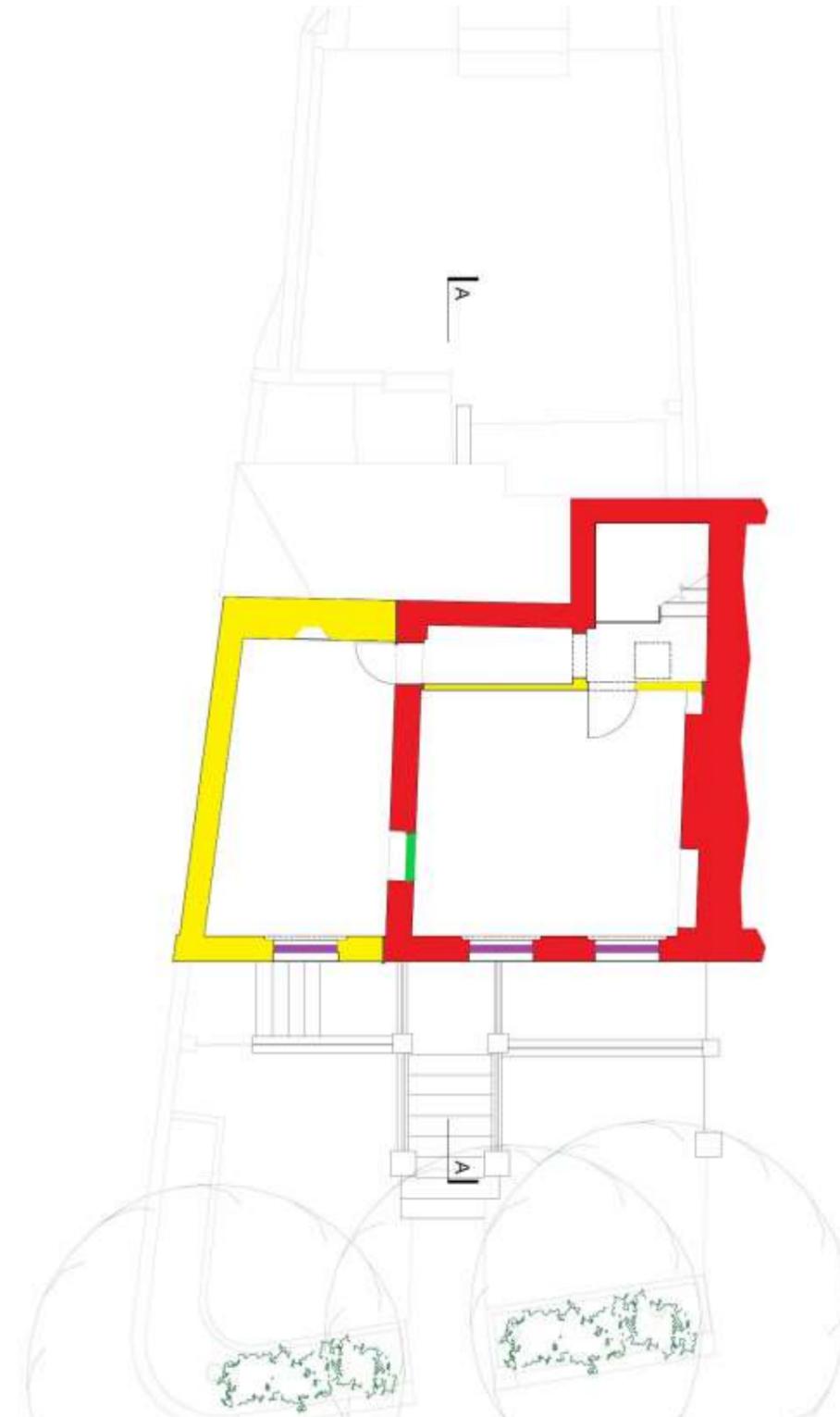


Figure 5.55 (Left): First Floor Phasing Plan. Figure 5.56 (Right): Second Floor Phasing Plan.



KEY (indicative): Red: Original historic fabric. Yellow: Victorian historic fabric. Green: 1940s-1950s fabric. Purple: 1990s to present day.

5.0 Background Understanding of On-Site Heritage Asset - Significance Plans

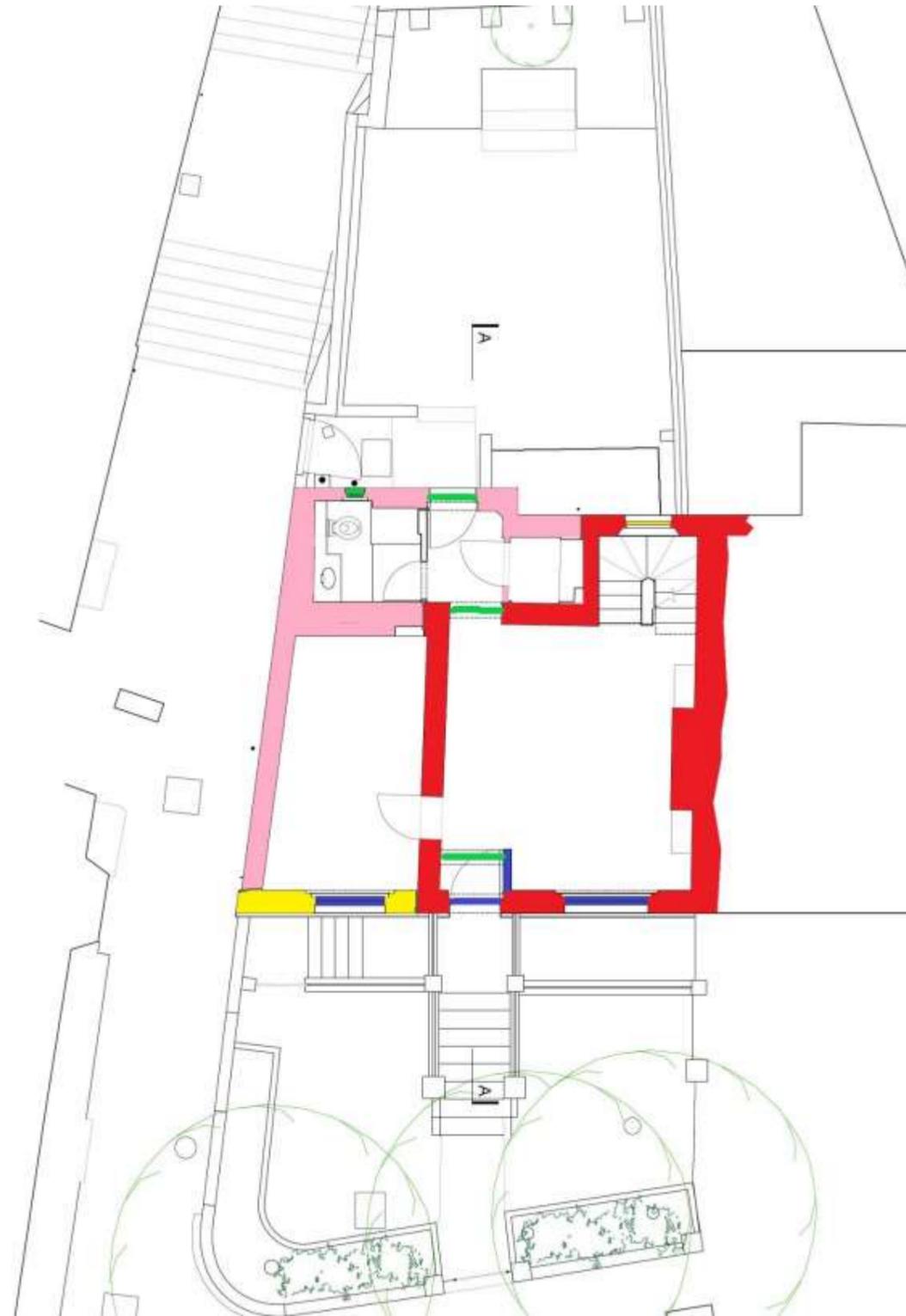
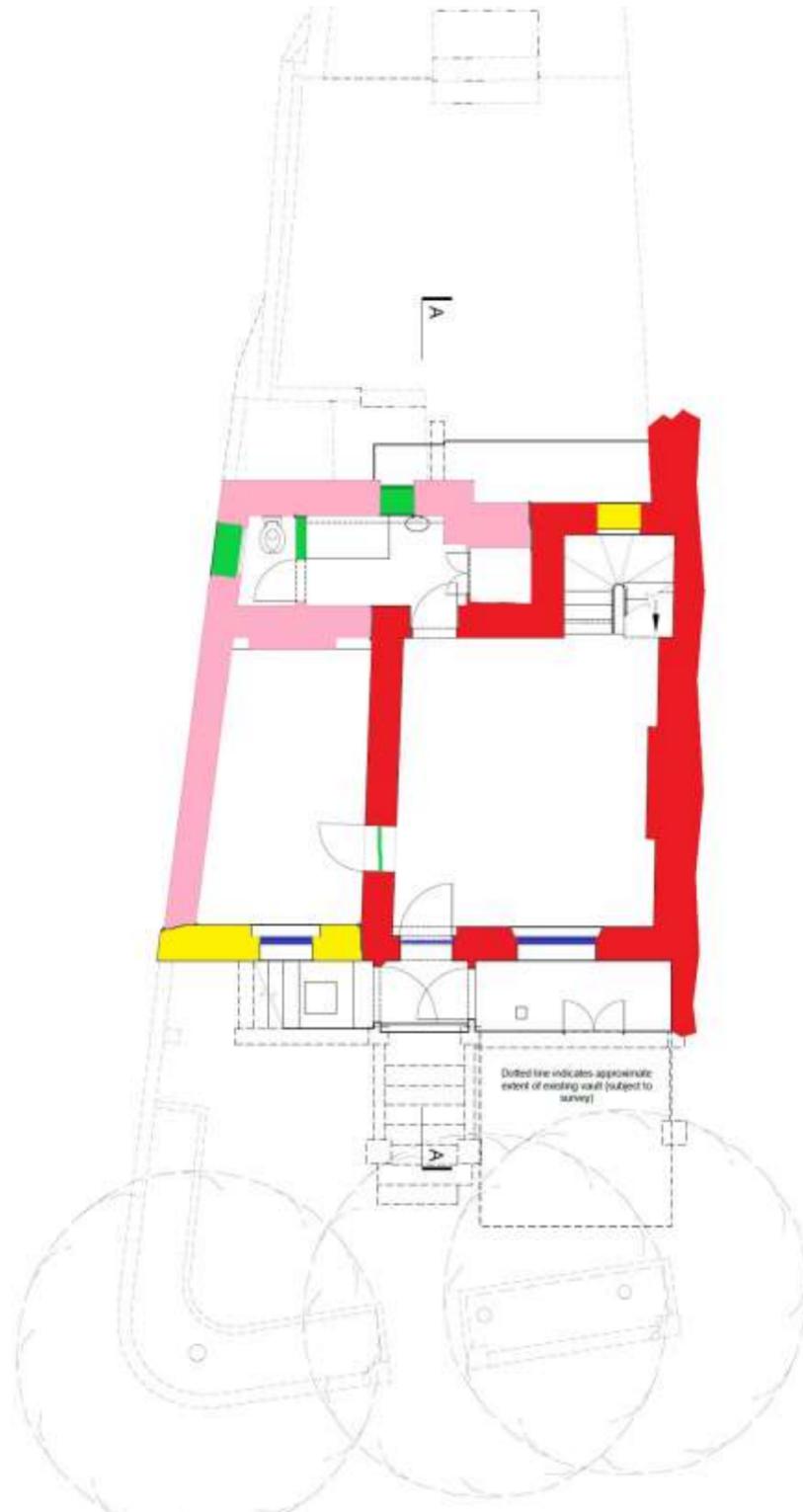


Figure 5.57 (Left): Basement Significance Plan. Figure 5.58 (Right): Ground Floor Significance Plan.

KEY: Red: High Significance—original historic fabric. Yellow: Moderate-High Significance - Victorian historic fabric on a principal elevation. Pink: Moderate Significance - Victorian historic fabric on a secondary elevation. Blue: Low Significance - Modern fabric in an historic location. Green: Fabric of no heritage value.

5.0 Background Understanding of On-Site Heritage Asset - Significance Plans



Figure 5.59 (Left): First Floor Significance Plan. Figure 5.60 (Right): Second Floor Significance plan.

KEY: Red: High Significance—original historic fabric. Yellow: Moderate-High Significance - Victorian historic fabric on a principal elevation. Pink: Moderate Significance - Victorian historic fabric on a secondary elevation. Blue: Low Significance - Modern fabric in an historic location. Green: Fabric of no heritage value.

6.0 Assessment of Significance

6.1 Designated Heritage Assets

Hampstead Conservation Area

The conservation area was first designated in 1968. It has been extended in 1977, 1978, 1980, 1985, 1988 and 1991. An alteration to the boundary on Rosslyn Hill was agreed on 22.2.01 with some sections being transferred to the Fitzjohns and Netherhall Conservation Area.

Identification of Part of Conservation Area Potentially Affected

The proposals contain only a small number of external elements. The proposed changes to the

entrance steps and balustrades would mean those parts of Heath Street, The Mount and Holly Bush Steps with a view of the front elevation of the building could potentially be affected. The proposed alterations to the rear elevation could potentially be seen from those properties fronting Holly Bush Steps and Holly Mount. The remainder of the large conservation area would have no views of the proposed alterations.

Historical Development

The LPA's Hampstead Conservation Area Statement (Undated), provides a detailed historical development of the Hampstead Conservation Area on Pages 8-11. The most relevant excerpts to the Site are provided for ease of reference.

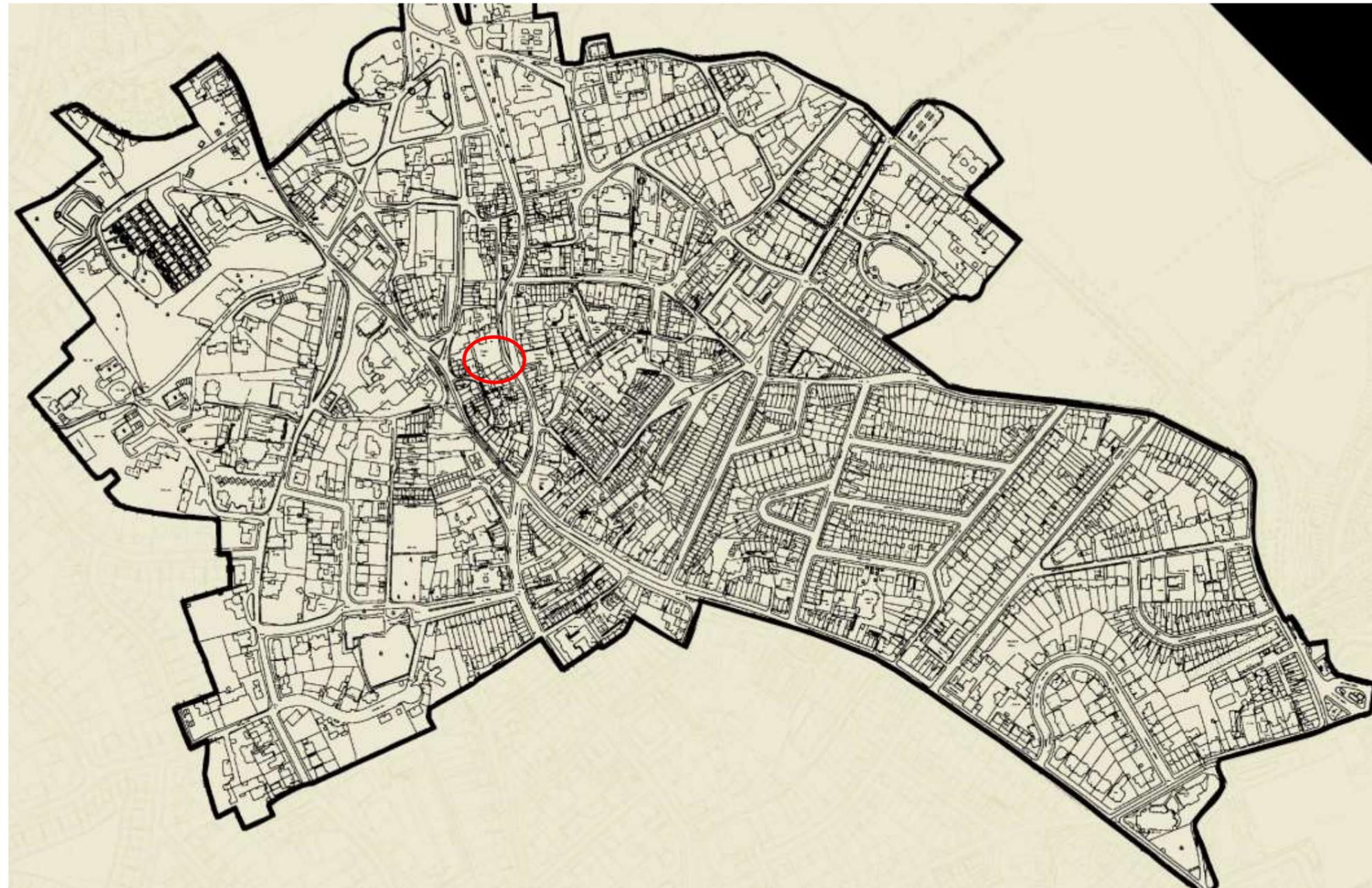


Figure 6.1: Extract from map of the Hampstead Conservation Area from the LPA's Conservation Area Statement—Page 3. Approximate location of the Site is shown in red.

6.0 Assessment of Significance

History to 1700

“... The Domesday Book showed ‘Hamestede’ as a small farm. The manor was given to the monastery at Westminster by King Ethelred the Unready, which he confirmed in a charter of AD986. In the middle ages the manor had a village with a parish church and was owned successively by the Knights Templar and the Knights Hospitaller. It would appear, however, that the monks only came to Hampstead in force in 1349 to escape the Black Death.

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. None of the lords of the Manor lived in Hampstead.

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. Protestant dissenters, forbidden to preach within five miles of Charing Cross, also came. It has been suggested that this was the beginning of Hampstead’s reputation for free thinking....”

1700 - 1800

“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 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. The spa enjoyed a brief revival in the 1730s....”

1800 - 1875

“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. The Hamlets of North End and Vale of Health had also grown up. Frognal and New End had become physically part of Hampstead Village. Many of the large houses still survive, including Fenton House, Old Grove House, Frognal Grove, Burgh House, Cannon Hall, Romney’s House etc, but most of the poorer areas have been swept away.

During the early 19th century Hampstead village spread downhill with the development of stuccoed villas and terraces in Downshire Hill and John Street (now Keats Grove). Oak Hill Park was laid out in 1851 with a number of Italianate villas. ... Maryon Wilson then tried to obtain a Private Act of Parliament to enable him to develop both his farmlands and a section of the Heath between Hampstead Ponds and The Vale of Health. The threat this posed to the Heath became the focus of a wider campaign to protect the commons around London. Sir Thomas refused to compromise and as a result was prevented from developing any of his lands. In retaliation, he exercised his rights over the Heath by selling vast quantities of building sand from the ridge along Spaniards Road, which has left a permanent mark on the topography of this area, and in 1866 he decided to build himself a house near Whitestone Pond. This plan was challenged in the courts, and proceedings dragged on until 1869, when Sir Thomas



Figure 6.2: Historic photograph of the Chalybeate Well in Well Walk, Hampstead.



Figure 6.3: The Pump Room, Well Walk, Hampstead in 1830 from a drawing in the Coates Collection.

6.0 Assessment of Significance

died. His heir, Sir John, was more amenable to negotiation and gave up his manorial rights for £45,000 in 1871....

The expansion of the railways also affected the development of Hampstead, although the greatest impact was to the south west of the village. In 1837 the London and Birmingham Railway cut the first Primrose Hill Tunnel through the southern slopes. In 1860 the Hampstead Junction Railway (now the North London Line) opened stations at Edgware Road, Finchley Road and Hampstead Heath. The opening of the Hampstead Junction Railway's station in 1860 stimulated the urbanisation of Hampstead and, together with trams and horse drawn omnibuses, brought on Bank Holidays and weekends crowds of trippers to South End Green and the Heath. South End Green was soon transformed into an important centre. A tunnel was built between Hampstead Heath Station and Finchley Road and Frognal Station in 1860 that lies beneath Hampstead Hill Gardens. The Midland Railway opened another station in Finchley Road in 1868, and the Metropolitan and St John's Wood Railway opened another in 1879, rebuilt to accommodate the Bakerloo Line in 1939.

The first Roman Catholic Church in Hampstead, St Mary's in Holly Place was built in 1816 by the followers of a French priest who had settled in Hampstead during the French Revolution. Two years later the Baptists built a modest chapel on Holly Mount. The congregation grew steadily and moved to the present Gothic chapel in Heath Street in 1861. The Unitarian Chapel on Rosslyn Hill was completed in the following year. The congregation of the established church was also growing rapidly; St John, Downshire Hill was built in 1823, Christ Church, whose fine spire is such a prominent landmark, opened in 1852 and St Stephen's, Rosslyn Hill followed in 1871."

1875 - 1900

"The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street (which was then little more than fifteen feet wide). These improvements were completed in 1888 at a cost of £120,000, shared between the Hampstead Vestry and the Metropolitan Board of Works. The new streets lined with four storey red brick shops and Model Dwellings transformed the centre of Hampstead and many regretted the loss of a picturesque, but unsanitary, part of the old village...."

20th Century

"More prestigious houses continued to be built on the western slopes around Frognal and Fitzjohns Avenue in a variety of inventive arts-and crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed. A number of striking modern houses were built in the 1930s around Frognal and in Willow Road that defied convention, and the Hampstead tradition of avant-garde architecture established in the 1870s, continued through the 20th century."

Character and Appearance

The LPA's Conservation Area Statement splits the conservation area into sub areas:

1. Heath Street/High Street;
2. Christ Church/Well Walk;
3. Willoughby Road/Downshire Hill;
4. Church Row/Hampstead Grove;

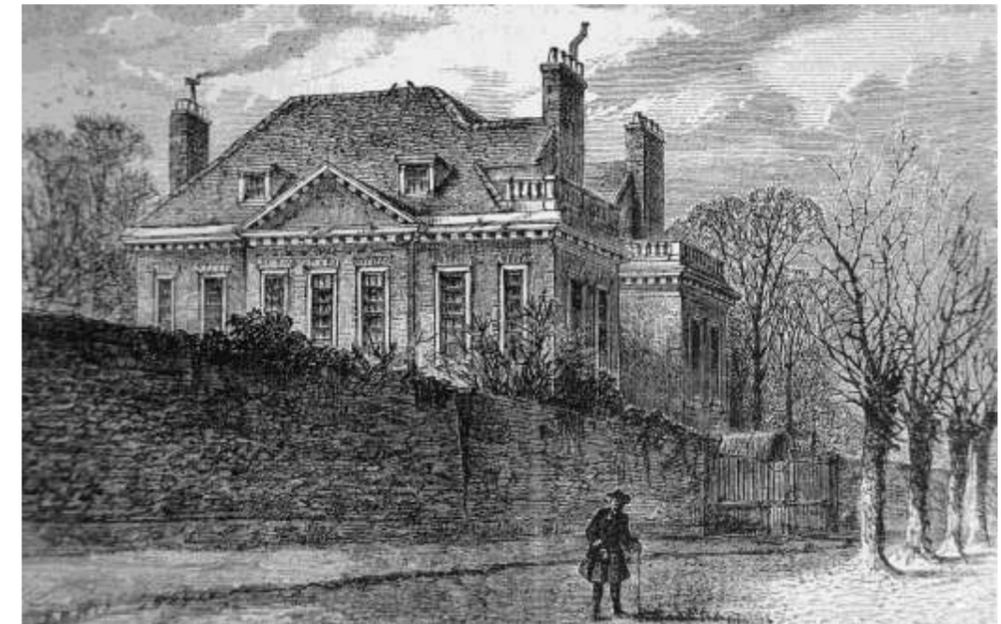


Figure 6.4: Fenton House in a drawing of approximately 1780.



Figure 6.5: Heath Street Baptist Church c. 1900.

6.0 Assessment of Significance

5. Froggnal;
6. Branch Hill/Oak Hill;
7. Whitestone Pond 4. Church Row/Hampstead Grove; and
8. Outlying Areas (North End, Vale of Health, The Elms).

The Site lies in sub area 1. This sub area alone will be assessed below.

Sub Area 1: Heath Street and High Street.

The LPA's Conservation Area Statement describes on Pages 12-16 the character and appearance of the sub area as follows:

"Heath Street and Hampstead High Street is the central spine of Hampstead, the route north from London over the Heath around which the settlement developed..."

Hampstead High Street

"This is the principal public street of the Conservation Area and has the character of a small town shopping centre. At the top near Heath Street it is mostly made up of 1880s properties but the rest of the street retains many older shops and houses. The older buildings are of two or three storeys (apart from Nos. 70 & 71) and the Victorian ones are generally four, with or without mansards and dormer windows. The rich mixture of building types and architectural styles, the variations in roofline and street width and the irregular curves of the frontages as they climb the hill give the street special charm.

At the junction with Heath Street is Hampstead Tube Station, the deepest in London, built in 1906-07 with the standard maroon faience arcaded façade of the Northern Line. The High Street narrows towards the junction with Heath Street and the buildings are generally four storeys on the southwest side and three on the northeast, leading the eye towards the clock tower of the former fire station. The south west side has the 1880s redevelopment (Nos.55-67) in red brick with stone dressings and Dutch gables. The road and pavement broadens around the junction with Perrin's Lane and there lies the historic heart of the High Street..."

"On the northwest side the buildings are mostly three storey, except for Nos. 38-40, a four storey terrace with dentil cornice, and Hillsdown House. The latter dominates the broad, central section of the street by its bulk and over scaled vehicular entrance to Spencer Walk; a group of town houses all in the same dark brick....The shopfronts on the High Street are mostly of good quality although there are a few exceptions where inappropriate materials have been used..."

Heath Street

"The road rises from the top of Fitzjohns Avenue towards Whitestone Pond, changing in character from the late Victorian section at Hampstead Tube Station to the rising winding road with older properties. At the southern end Perrin's Walk and Perrin's Lane stretch out on either side of Heath Street marking the boundary of the old village. The section south of Hampstead High Street, built in the 1880s, are red brick four storey properties with shops on the ground floor forming a homogenous group (Nos.1-47 Heath Street). Most have dressings of stone or terracotta, ornate gables, turrets or other enrichments. The Three Horseshoes, No.30 and the Express Dairy (No.27) opposite are particularly fine. Shops on the west side (Nos. 115 except between 3 & 5) have iron pilasters with decorative capitals between shops. Yorkshire Grey Place is an alley next to the Express Dairy building with brick walls rising sheer on either



Figure 6.6: Hampstead's former fire station at the junction of Heath Street and Holly Hill.



Figure 6.7: View along Heath Street at junction with Hampstead High Street. Hampstead tube station to the right hand side, the former Fire Station to the left hand side.

6.0 Assessment of Significance

side. At the central junction of the High Street and Heath Street is the Gothic former Fire Station (1873) by GJ Vulliamy, with red brick and stone dressings. Its bold clock tower, which has unfortunately lost its pointed roof, is a prominent landmark.

To the north of the Underground Station the character changes. The road starts to climb quite steeply northwards, winding gently. To the west of the street there are alleyways climbing steeply with steps and paths. Adjacent to the Tube Station the first grouping of buildings is dominated by the Kingswell Centre. Built in 1972 and altered in 1984 the glass shop frontage at ground and first floor level works well, however the upper floors are too large a block of white painted render to fit comfortably into this richly varied street. The listed buildings between Back Lane and New End, Nos.66 & 70-84, date from the 18th century and are mostly two storeys. Significantly higher is No.68, The Horse and Groom Public House, a four storey building in red brick with Portland stone bands (1898 listed) with a gable in the Arts and Crafts style. The Baptist Church (designed by CG Searle c.1861-listed) also dominates the skyline with its spire. North of the Church is Nos.86-98 a group of 18th century houses (listed), although No.92 has a shop built over the front area. No.98 has a high brick front boundary wall, overhung by a fine Magnolia tree.

The west side of the street has a broad mix of buildings that are generally not more than three storeys with a lively combination of period and style....”

“The Heath Street Shrubbery, opposite the Baptist Church is a long narrow Public Open Space that forms a central reservation between The Mount and Heath Street. Below it is a retaining wall of mixed stocks with twice weathered cap of blue engineering brick, with overhanging trees. North of The Mount and New End the street alternates between residential and retail in character as it winds more gently up towards Hampstead Heath. Nos.110,112,118,113-125 are listed houses....”

Negative/Neutral Elements of Conservation Area

On Page 17 of the LPA’s Conservation Area Statement the report notes those buildings or features which detract from the character of the area and would benefit from enhancement:

Negative Buildings: “...Heath Street: shopfront at 26, shopfront at 57-61; 108 High Street: shopfront at 11-13; Hillside House (32-38); the Post Office (78-81); roof of 25/26; shopfront at 64. Rosslyn Hill: shopfront at 80.

Neutral Buildings Hampstead High Street: Essex Court; 2-4; 5,6,6a; King William IV Public House, Heath Street: 51; 63-67; 91; 63-67 (odd); Kingswell.”

Buildings that Make a Positive Contribution to Conservation Area

The LPA’s Conservation Area Statement sets out those buildings that make a positive contribution to the conservation area:

- The Mount 14, 16, 17 and 18.
- Heath Street: 1-13, 15-21, 23, 25-37, 39-47, 55-61, 69-73 (odd), 95-111 (odd), 2-44 (cons), 52-56 (even), 64, 102-106 (even), 100, 110a, 116, Hampstead Tube Station, Monro House, Northcote Mansions.
- Holly Bush Steps: 18a.
- Holly Mount: 14, 16, 17, Prospect Cottage.

Figure 6.8: Baptist Church on Heath Street opposite the Site.



Figure 6.9: Holly Bush Steps as seen from Holly Mount. The Site is marked in red.

6.0 Assessment of Significance



Figure 6.10: View looking south-east along Hampstead High Street from Heath Street.

Site's Contribution to Character and Appearance of Conservation Area

The subject building is a listed building and dates to the 18th century. It likely forms the original or secondary development of this part of the conservation area. The rapid expansion of the settlement occurred in the 18th century following the founding of the Wells Charity in 1698 with much development and expansion having taken place by 1725. The building, therefore forms an early building from the 18th century expansion of Hampstead, refaced in the 19th century and extended to the southern side, which partially masks its earlier age. The building forms an extended house, that was built as a pair of semi-detached houses with No. 2 The Mount. These form part of the historic building stock for this part of the conservation area giving the building communal and historical significance. It has also been identified on Page 13 of the LPA's Conservation Area Statement as contributing to the character and appearance of the conservation area.

The building also lies on The Mount, at its junction with Heath Street making its front elevation highly visible from Heath Street, likely to be considered by the LPA to be a key view in the conservation area.

The rear elevation of the building is far less visible and with the upper floors being partially visible from a small number of properties on Holly Bush Steps and Holly Mount.

Overall, the building is considered to make a very positive contribution to the character and appearance of the conservation area.

Summary of Significance of Sub Area 1 of Hampstead Conservation Area

- Heath Street and Hampstead High Street is the central spine of Hampstead. Hampstead High Street is the principal public street of the Conservation Area and has the character of a small town shopping centre.

- At the top near Heath Street it is mostly made up of 1880s properties but the rest of the street retains many older shops and houses. The older buildings are of two or three storeys. The rich mixture of building types and architectural styles, the variations in roofline and street width and the irregular curves of the frontages as they climb the hill give the street special charm.
- The High Street narrows towards the junction with Heath Street and the buildings are generally four storeys on the southwest side and three on the northeast, leading the eye towards the clock tower of the former fire station.
- The shopfronts on the High Street are mostly of good quality although there are a few exceptions where inappropriate materials have been used.
- Heath Street rises from the top of Fitzjohns Avenue towards Whitestone Pond, changing in character from the late Victorian section at Hampstead Tube Station to the rising winding road with older properties. At the central junction of the High Street and Heath Street is the Gothic former Fire Station (1873) by GJ Vulliamy, with red brick and stone dressings. Its bold clock tower, which has unfortunately lost its pointed roof, is a prominent landmark.
- To the north of the Underground Station the character changes. The road starts to climb quite steeply northwards, winding gently. To the west of the street there are alleyways climbing steeply with steps and paths.
- *The west side of the street has a broad mix of buildings that are generally not more than three storeys with a lively combination of period and style...."*
- The LPA are likely to consider the following key views:
 - ◇ Views along Heath Street in both directions;
 - ◇ Views In both directions along The Mount;
 - ◇ Views In both directions along Frognaal Rise;
 - ◇ Views in both directions along Hampstead Grove; and
 - ◇ Views up and down Holly Bush Steps.
- The subject building is a listed building and dates to the 18th century with later additions. It likely forms the original or secondary development of this part of the conservation area. and lies on The Mount, at its junction with Heath Street making its front elevation highly visible from Heath Street, likely to be considered by the LPA to be a key view in the conservation area. The rear elevation of the building is far less visible and the upper floors being partially visible from a small number of properties on Holly Bush Steps and Holly Mount. Overall, the building is considered to make a very positive contribution to the character and appearance of the conservation area.

6.0 Assessment of Significance

Sub Area 4: Church Row/Hampstead Grove

Page 34 of the LPA's Conservation Area Appraisal states:

"The area to the west of Heath Street, between Church Row and Upper Terrace, contains the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace.

This sub-area is composed of three character zones:

- *Holly Hill/Church Row*
- *Mount Square/Holly Bush*
- *Fenton House."*

The Site lies adjacent to the Mount Square/Holly Bush character zone of Sub Area 4. Only this character zone will be discussed below.

Mount Square/Holly Bush Area

"This section rises steeply to the west of Heath Street and has several narrow roads and lanes and a dense urban fabric. The topography provides numerous vistas and glimpses of the buildings, many of which are 18th century.

Hampstead Grove Moving away from the densely packed streets by Heath Street this road has some larger houses, including Fenton House on the west side (see Fenton House Area p.38) On the east side is the mansion block Heath Mansions that descends to The Mount. (see below). Nos.1-14 is a terrace of two and three storey stuccoed cottages, set back behind long front gardens. Old Grove House and New Grove House are listed early 18th century houses that back onto The Mount Square. Nos.32-42 are a group of two storey neo Georgian style semidetached houses. Their rear elevation is visible from Heath Street and the roof terrace at No.42 is a negative feature as it dominates the skyline. The rear brick wall abuts the Heath Street pavement."

Holly Bush Hill

"This commences just south of Holly Bush Hill Public Open Space, listed in the London Squares Preservation Act 1931. Nos.1-4 are listed mid 18th century cottages. Next to No.4 is Romney's House (listed grade I) built in 1797 for George Romney as his studio. In 1807 it became the Hampstead Assembly Rooms and was later was redesigned in 1929 by Clough Williams-Ellis. It has cement render that is referred to in Pevsner as weatherboarding. The high brick garden wall with gate piers forms the east side to the triangular Holly Bush Hill green."

Holly Bush Steps and Golden Yard

"The Steps lead from Heath Street to Holly Mount and Golden Yard is a courtyard on the south side. The Yard is an intimate space with three listed buildings, two of which are early 18th century, that sit directly onto the courtyard.



Figure 6.11: The Holly Bush public house on Holly Mount.



Figure 6.12 View looking south along Holly Mount from in front of the Holly Bush public house.

6.0 Assessment of Significance

Holly Mount runs to the east of Holly Bush Hill. It is formed by a group of early/mid 18th and 19th century buildings that articulate the qualities of the area. It can also be approached via an alleyway between Nos.73&75 Heath Street that rises steeply between retaining walls (formerly 18th century) to emerge at the open end of Holly Mount with impressive views to the north and west. The houses on the west side (all listed) take full advantage of the topography, with the three and four storey buildings creating a dense urban fabric. The view north is closed by Holly Bush pub (1797 - listed), built as stables it became a pub in 1807. A flight of steps to the east returns to Heath Street, with the tiny courtyard of Golden Yard halfway down.

The Mount leads from Heath Street up to Mount Square. At the southern end the houses face Heath Street and form part of its streetscape, particularly Nos.1-4, two pairs of semidetached 18th century stuccoed houses (listed). No.5 (also known as 6 Cloth Hill) is a listed detached house (1694), set back within the garden. The Heath Street Shrubbery is a long narrow Public Open Space that forms a central reservation between The Mount and Heath Street. As the road separates from Heath Street and starts to rise Heath Mansions dominates the road. A four storey mansion block in brick with red brick dressings and stone stringcourses, ironwork at the balconies and bay windows. Progressing up the hill on the east side are some two storey buildings linked to properties on Heath Street. On the west side are high brick walls with foliage tumbling over them. As the road reaches Mount Square the major characteristics are the narrow lanes, three storey properties, glimpses through the gaps and paths of other properties.

The Mount Square All the properties in the Square are listed. It is an intimate, compact space, led into by narrow lanes, with the three storey properties packed in tight together sitting hard onto the pavement.”

Summary of Significance of Sub Area 4 of Hampstead Conservation Area

- The area to the west of Heath Street, between Church Row and Upper Terrace, contains the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development;
- Moving away from the densely packed streets by Heath Street, Hampstead Grove has some larger houses, including Fenton House on the west side. On the east side is the mansion block Heath Mansions that descends to The Mount. Old Grove House and New Grove House are listed early 18th century houses that back onto The Mount Square;
- Holly Bush Hill including No.4 Holly Bush Hill;
- Holly Bush Steps and Golden Yard;
- Holly Mount; and
- The Mount Square.

Key Views Contributing to Character and Appearance of Conservation Area

The LPA's Conservation Area Statement does not indicate what the key views in the conservation area that contribute to the character and appearance of the conservation area. We have undertaken an outline assessment of those views in the immediate surroundings of the Site likely to contribute to the character and appearance of the conservation area. These are as follows:

- Views along Holly Mount in both directions;
- Views In both directions along Holly Hill and Holly Bush Hill;
- Views In both directions along Frogna Rise;
- Views in both directions along Hampstead Grove;
- Views up and down Holly Bush Steps;
- Views along Heath Street in both directions; and
- Views In both directions along The Mount.

6.0 Assessment of Significance

1 The Mount, Hampstead (Grade II listed)

Architectural Description

See Section 5.0 Pages 16-25.

Assessment of Significance

Please see the **Significance Plans at Pages 28 and 29** detailing the significance of the interior.

The subject building likely forms the original or (later) secondary development of this part of the conservation area and therefore comprises part of the important historic building stock of the area. It forms part of the intervening period of Hampstead architecture after the original growth and popularity of the settlement in the early 18th century, but before the rapid expansion in the Victorian period and after the arrival of the London Underground Station in 1907. In that sense the building holds a high degree of communal and historical value.

The building possess high aesthetic (design) value due to its well-executed, modest early 18th century Classical Revival style and also wider aesthetic visual value due to its visually appealing, historic and well-preserved elevations. There remains scope for a limited degree of evidential value.

The building also has a high degree of group value with the historic buildings fronting Heath Street, The Mount and Holly Bush Steps.

Contribution of Setting to the Site's Significance

The building forms part of a listing of two pairs of semi-detached houses. No. 2 adjacent to No. 1 forms the other property that forms the direct pair of the semi-detached houses. This building still retains its two bay width, unlike No. 1, but is an important local reminder of the original proportions of No. 1. It forms part of the original and historic setting of the listed building having been designed and built by the same architect and therefore the two buildings shared a contextual link by association. No. 2 is considered to contribute towards the significance of the listed building by way of setting. No. 3 & 4 adjoining are architecturally of different styling to No. 1 & 2 but loosely follow a Classical Revival style complementary to those at Nos. 1 & 2. They also form part of the historic setting of the listed building and fall within its experiential, visual and aesthetic setting. These buildings are therefore considered to contribute towards the significance of the listed building.

Heath Street and The Mount forms part of the historic street pattern of Hampstead, indeed Heath Street has been identified by the LPA's Conservation Area Appraisal as being the most important street in the conservation area, along with High Street, one leading into the other. This area forms part of the historic and original setting of the listed building and is considered to contribute towards its significance as an element of setting.

The historic built form along Holly Mount and Holly Bush Steps form a most interesting collage of buildings, stepping up the hillslope, incorporating a mixture of architectural styles (vernacular/polite), periods, status, building materials, etc.. The change in land levels from Holly Mount to Heath Street is pronounced and highly noticeable and is a defining element of this part of the conservation area. Collectively these buildings have a high degree of group value and they are considered to contribute towards the significance of the listed building as an element of setting.



Figure 6.13: Front elevation of Nos. 1-2 The Mount.



Figure 6.14: Oblique aerial photograph of Nos. 1-2 The Mount (Bing Maps).

6.0 Assessment of Significance

Summary of Significance

- The front elevation of the original two bay building, as well as the legible addition to the southern side of the mid 19th century addition.
- The irregular side elevation as the building steps up the hill of Holly Bush Steps.
- The irregular, much altered, asymmetrical rear elevation of the original building.
- The 19th century extensions to the south and to the rear.
- The extant historic plan form, although much altered. The legibility of the original one room per floor plan of the original 18th century building and the 19th century extension to the south and rear and installation of internal corridors at ground, first and second floors.
- The historic ceiling cornices to the 19th century extension on the ground floor and the front room (original house) at first floor level.
- The coloured glass sash windows to the rear stairwell and the Victorian sash window to the first floor rear bathroom.
- The Arts & Crafts chimneypiece and overmantel in the 19th century extension, ground floor.

2-4 The Mount, Hampstead (Grade II listed)

Architectural Description

No. 2 is largely identical to the original two bay width of No. 1 architecturally, in particular the front elevation. The rear elevation is much altered from No. 2's original construction although it retains its mirrored stair closet wing to the rear. It also contains a large three storey closet wing extension to the northern end.

No. 3 dates to the mid 19th century and is arranged over lower ground, upper ground and two upper floors, across three bays. It is also brick built, stucco render and painted. Built in a restrained Classical Revival style with a *piano nobile* at first floor level. At upper ground floor level is a Roman Ionic prostyle portico to the northern, right hand bay, and two 'one over one' sashes to the remainder of the floor. The ground floor also includes banded stucco rustication and stucco flat arches and keystones to the window heads. The remainder of the elevation is stucco rendered and painted white.

At first and second floors are three 'one over one' sashes, those on the first floor being of taller proportions. From the first floor and above are long and short stucco quoins to the elevation extremes. Above is an eaved cornice, parapet and roof hidden from view. The side elevation to the southern side is a stark flank elevation with no windows (unrendered).

No.4 dates to the early 19th century. The building is also brick built, stucco rendered and painted. The low pitched roof is covered with traditional grey slates with projecting eaves. It is arranged over three storeys and across two principal bays. At ground floor is a canted bay window to the left hand side surmounted by cast-iron balconies to elongated 1st floor windows. To the right hand side of the ground floor is a 'two over two' sash window with margin lights. The central entrance comprises a moulded architrave, reeded 1/4 columns, half glazed door and fanlight above. At first floor level are

Figure 6.15:
No. 3 The Mount as seen from The Mount.



Figure 6.16:
No. 4 The Mount as seen from The Mount.



6.0 Assessment of Significance

two sets of metal French doors opening onto balconies with cast iron railings. At second floor are four 2-light metal casements.

Assessment of Significance

The buildings likely form the original secondary development of this part of the conservation area and therefore comprises part of the important historic building stock of the area, giving them communal and historical value.

The buildings possess high aesthetic (design) value due to their well-executed, modest early 18th century and mid 19th century design, and also wider aesthetic visual value due to their visually appealing, historic and well-preserved elevations. There remains scope for a limited degree of evidential value.

The buildings also have a high degree of group value with the other historic buildings fronting Heath Street, The Mount and Holly Bush Steps.

Contribution of the Site to Significance (by way of Setting)

The setting of these listed buildings is similar to that laid out for No. 1 The Mount. The Site is considered to contribute towards the significance of these listed buildings as a historic element of their setting.

89 Heath Street (Grade II listed)

Architectural Description

A three storey, three bay early 19th century end of terrace house. The building is built from buff London brick in a modest Georgian style. At ground floor level is a fine Regency style multi-paned glazed timber shop front, part glazed, part panelled entrance door with fanlight above. The remainder of the elevation is stucco rendered and painted with the right hand angle being chamfered. At first and second floors are '6 over 6' sashes with gauged brick flat arches. Parapet above and roof not visible from street.

Assessment of Significance

The building has both aesthetic (design) value and wider aesthetic visual value. It forms part of the intervening period of Hampstead architecture after the original growth and popularity of the settlement in the early 18th century, but before the rapid expansion in the Victorian period and after the arrival of the London Underground Station in 1907. In that sense the building holds a degree of communal and historical value.

The building also has a high degree of group value with the historic buildings fronting Heath Street, The Mount and Holly Bush Steps.

Contribution of the Site to Significance (by way of Setting)

The setting of the listed building is similar to that laid out for No. 1 The Mount. The Site is considered to contribute to the significance of the listed building as a historic part of its townscape setting.

Kit Kat House and Attached Railings (Grade II listed)

Architectural Description

A three storey, three bay early 19th century end of terraced house. The building is built from buff London brick in a modest Georgian style. The central entrance on the northern, flank elevation contains a doorcase comprising panelled pilasters and brackets supporting a dentil cornice and fluted frieze, broken forward over brackets. The central entrance panelled door with overlight is inscribed "Kit Cat House/AD 1745" (possibly relocated from an earlier building). The ground floor has a 'six over six' sash either side of the entrance. The upper floors' window contain gauged brick flat arches to the recessed sashes; with the second floor left being blind. Parapet wall and roof above (hidden from view).

Assessment of Significance

A well-executed townhouse surviving in a well-preserved condition. The building has both aesthetic (design) value and wider aesthetic visual value. It forms part of the intervening period of Hampstead architecture after the original growth and popularity of the settlement in the early 18th century, but before the rapid expansion after the arrival of the London Underground Station in 1907. In that sense the building holds a degree of communal and historical value.

The building may have some connection with The Kit-Cat Club (sometimes Kit-Kat Club), which was an early 18th-century London club with strong political and literary associations, for the furtherance of Whig objectives. They met in various locations including at a location on Upper Flask in Hampstead. This link is uncertain, but given the rarity of the house's name remains a possibility.



Figure 6.17: Front elevation of No. 89 to the left, on side elevation of block is the front elevation of Kit Kat House. The Site lies immediately to the north, right hand side.

6.0 Assessment of Significance

The building also has a high degree of group value with the historic buildings fronting Heath Street, The Mount and Holly Bush Steps.

Contribution of the Site to Significance (by way of Setting)

The setting of the listed building is similar to that laid out for 1 The Mount. The Site is considered to contribute to the significance of the listed building as a historic part of its townscape setting.

8 Golden Yard (Grade II listed)

Architectural Description

A small, 1 bay, three storey terraced house dating to the early 19th century, built in a restrained Georgian style. It is located in a small backland yard off Holly Bush Steps. The building was built of London stock buff brick with a painted ground floor. The former ground floor shopfront overlooking Holly Bush Steps, comprises a canted bay window with small panes and projecting hood. The entrance includes a fine, 20th century pine entrance door. Slightly recessed sash and casement windows with exposed boxing.

Assessment of Significance

A well-executed former shop with upper parts that has survived in a well-preserved condition. The building has both a moderate degree of aesthetic (design) value and wider aesthetic visual value.

It forms part of the intervening period of Hampstead architecture after the original growth and popularity of the settlement in the early 18th century, but before the rapid expansion after the arrival of the London Underground Station 1907. In that sense the building holds a degree of communal and historical value. The building also forms part of tightly knit group of 18th century terraced houses. The yard was originally called Goulding's Yard after a local family that lived in the yard for nearly 200 years from 1646 onwards.

Contribution of the Site to Significance (by way of Setting)

The setting of the listed building is identical to that laid out for 1 The Mount. The Site is considered to contribute to the significance of the listed building as a historic part of its townscape setting.

Savoy Cottage, 1 Golden Yard (Grade II listed)

Architectural Description

A mid 19th century terraced corner house forming part of Golden Yard. Built from buff London stock brick, since browned with soot, with red brick dressings, in a plain classical style with occasional more exuberant details. The ground floor is stucco rendered and a stucco band is visible between the ground and first floors. The entrance comprises a part-glazed door and overlight. In addition, the entrance and ground floor window contain vermiculated keystones and impost bands.

The return along Holly Bush Steps retains a 19th century shopfront with pilasters supporting an entablature and a half-glazed panelled door with overlight and former shop window with 9 panes. At first floor the windows contain '6 over 6' sashes with red dressings to the sides, red rubbed bricks to the heads as well as a stucco, vermiculated dropped keystone. The second floor windows are smaller in proportions without the keystones. Slated roof with projecting eaves above.

Figure 6.18: No. 8 Golden Yard from within the yard.



Figure 6.19: No. 1 Golden Yard from within the yard.



6.0 Assessment of Significance

Assessment of Significance

A well-executed former shop with upper parts that has survived in a well-preserved condition. The building has both a moderate degree of aesthetic (design) value and wider aesthetic visual value. The building forms part of the rapid expansion during the Victorian period and holds a degree of communal and historical value for this reason. The building's group value with the surrounding Golden Yard buildings is notable and contributes towards its significance. The yard was originally called Goulding's Yard after a local family that lived in the yard for nearly 200 years from 1646 onwards.

Contribution of the Site to Significance (by way of Setting)

The setting of the listed building is similar to that laid out for 1 The Mount. The Site is considered to contribute to the significance of the listed building as a historic part of its townscape setting.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

7.1 Scheme Overview

INTERIOR

Basement

- Removal of part of the original external wall to the original house between the proposed kitchen and proposed family room.
- Removal of existing joinery to side of chimneybreast in front room (original side).
- Existing rear lightwell ground level lowered to same as floor level in lower ground floor.
- Existing window to rear elevation W.C. to be removed and replaced with new glazed timber door to provide access to garden.
- Removal of the water pipe boxing in to the current rear W.C. that visually blocks the window head.
- Existing bathroom to be rearranged to form a utility room.
- Water cylinder relocated.
- New high-grade secondary glazing or potential for upgrading the existing sashes e.g. through the use of a Ventrolla draft excluding system.
- Removal of the security grilles to the inner side of the basement windows and doors (where present).
- Removal of the perforated lining to the window jambs to the front room (original side).
- Existing window to be infilled at basement rear level overlooking Holly Bush Steps.

Ground

- Existing rear W.C. rearranged. Remove section of wall and door. Creation of new servery in existing W.C. location.
- Change of existing storage cupboard into new W.C.
- Existing door swing reversed in front study (non original side).
- Removal of existing joinery to side of chimneybreast in front room (original side).
- Removal of the modern stone corbels for wall statues in the front room within the 19th century addition.
- Potential removal of the security grilles to the inner side of the windows and doors (where present).
- Remove security grille and insect screen from stairlight between ground and first floor.
- Removal of joinery and assumed boxing out to ducting in rear storage room opposite W.C.

First Floor

- Remove existing wall jambs in rear bathroom to allow more open plan use of room. Removal of the faux barrel vaulted plasterboard ceiling above, reinstating the level ceiling, and retaining a small downstand at the junction, of say 200-300mm.

- Existing door and architrave removed from proposed dressing room through to hallway corridor.
- Existing door opening blocked up between dressing room and master bedroom.
- Existing joinery removed to Master Bedroom.
- Remove section of wall between the proposed Master Bedroom and hallway. Retain a downstand in this location of say 200-300mm.
- Existing joinery to arched opening removed in hallway of first floor and opening blocked up.

Second Floor

- Doorway into Bedroom 2 partially infilled, existing door removed and new doorway and door introduced.
- Existing doorway from Bedroom 2 to Family Bathroom to be reopened.
- Existing joinery in Bedroom 2 removed to side of chimneybreast.
- Remove insect screen to 1st/2nd floor stairlight.
- Remove non-original cornice to entire second floor level.

EXTERIOR

- New York Stone steps and new copings to front entrance steps.
- New painted black metal railings introduced into the front boundary wall overlooking The Mount and Heath Street..
- New rear external stairs to provide access from the rear garden to the rear lightwell. York stone cladding to treads and riser. New painted black metal balustrade to lightwell.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

7.2 Assessment of Heritage Impacts

7.2.1 1 The Mount (Grade II listed)

INTERIOR

Basement

Removal of Part of Wall between Proposed Kitchen and Proposed Family Room

This section of wall is proposed to be removed to allow for a more open plan layout between the kitchen and the family room. This would result in the loss of a small area of historic fabric that once formed part of the original external walls of the original 18th century building prior to the 19th century side extension. This would result in a minor degree of harm to the significance of the listed building. The impact would be mitigated by the retention of a downstand of say 200mm in the affected area following the change to allow legibility of the original room/floor layout. Notwithstanding this measure to minimise the impact, a small area of original historic fabric would be lost due to this part of the proposals, with the residual impact assessed as falling between neutral and less than substantial harm at the lower end of the spectrum.

Removal of Joinery to Side of Chimneybreast in Front Room (Original Side)

The existing joinery either side of chimneystack was installed in approximately the 1990s. It is of adequate quality but not of such craftsmanship so as to be considered to contribute to the significance of the listed building. Moreover, its removal would increase the visual prominence of the chimneystack, fireplace and chimneypiece as originally intended. At present these elements are visually overwhelmed by the surrounding, copious joinery. For these reasons removal of the joinery is considered a minor heritage benefit and to enhance the significance of the listed building.

Existing Bathroom Rearranged to form a Utility Room

The current bathroom fittings are entirely modern, date from the last 20 years and are of no heritage value. In fact, this space was not used as a bathroom at all in the mid 20th century, instead being the location for the re-sited staircase as shown in Figures 5.5 and 5.6. The existing floor plan of 1958 for the basement shows the bathroom had returned to this location. However, Figure 5.7 shows that the location had changed to a small cupboard adjoining the staircase, the latter again having been repositioned. The present situation is that the staircase has been reinstated in its original location and the south-west corner of the floor plan used as a W.C. once again.

The proposals seek to introduce a new utility use to this room in place of the existing bathroom. This ties in with the typical, historic service character of the basement floor. This use is considered an appropriate alternative used for the room. The scheme also proposes infilling the existing modern window installed in the 1940s overlooking Holly Bush steps. The concrete window lintel and window are formed of low grade materials, are unsightly and disrupt the flank elevation as they neither match the prevailing fenestration of the building nor introduce modern fabric of high quality. Once the window has been removed, the wall would be infilled with matching reclaimed London stock bricks laid in lime mortar. This part of the proposals would reintroduce lost detailing to the building using appropriate traditional materials and is considered a heritage benefit. Overall, this part of the proposals is considered to enhance the significance of the listed building.

New High-Grade Secondary Glazing or Potential for Upgrading Existing Sashes e.g. Ventrolla Draught Excluding System

The existing secondary glazing is formed of low grade materials and considered to be detrimental to the significance of the listed building. Higher grade systems designed to blend more seamlessly with the historic fabric exist through suppliers such as Selectaglaze and these can substantially improve the thermal efficiency and noise reduction whilst safeguarding historic fabric. The design team may decide to opt for a Ventrolla draft excluding system, which retains the existing sashes but upgrades their thermal efficiency. These options will be discussed with the conservation officer on-site when the application is being considered. No firm decision has been made by the design team at the time of this report. Either option would remove the current unsightly, low-grade secondary glazing and either replacement strategy can be appropriately detailed so that the overall impact of this part of the proposals would be to enhance the significance of the listed building.

Removal of Security Grilles to Inner Side of Basement Windows and Doors (Where Present)

At present many of the internal sides of the windows and doors contain low grade steel concertina security grilles. These are visible from the exterior when the house is not occupied and the grilles are closed across the windows. These grilles are unsightly and considered detrimental to the significance of the listed building. In all instances where these elements are installed, they would be removed, which is considered a heritage benefit and to enhance the significance of the listed building.

Removal of Perforated Lining to Window Jambs to Front Room (original side)

The lining to the window sides was likely installed in the 1990s as part of the secondary glazing installation. It is highly unsightly and an inappropriate addition to the window jamb of a Georgian terraced house of this period. This part of the proposals is considered to be a heritage benefit and would enhance the significance of the listed building.

Ground Floor

Existing Rear W.C. Rearranged by Removal of Section of Wall and Door

This would create a new open-plan servery off the main reception room, in the existing W.C. location. The present W.C. contains entirely modern bathroom fittings of no heritage value (see Figure 5.40) and these therefore are not considered to contribute towards the significance of the listed building. This wall appears to be formed of modern stud partitioning and is not located in the location of an historic wall. For these reasons it too is not considered to contribute towards the significance of the listed building.

A W.C. may have been installed in this location in the later 19th century or early 20th century, as was common for houses of this kind depending on the circumstances. This location is not shown as a historic W.C. however by the archival research uncovered, and that use is to be reprovided in the room opposite the proposed servery. This location on the rear elevation, in a suitably secondary position, is considered an appropriate alternative location. This part of the proposals is considered to have neutral impact on the significance of the listed building.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

Change of Existing Storage Cupboard into new W.C.

The current room is used for storage and is fitted with modern cabinetry of no heritage value (see Figure 5.38). The proposed use for this room is considered an appropriate alternative with the existing not being historic nor considered to contribute towards the significance of the listed building. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

Existing Door Swing Reversed in Front Study (non original side)

The existing door in this location was installed in the past 20 years as part of a modern set of redecoration works. The door is of adequate quality but not such that it is considered to contribute towards the significance of the listed building. The doorway in this location was likely installed in the 19th century when the 19th century side extension was added. However, the historic door and architrave has since been lost and there is no indication which way the door originally swung in this location. The proposed minor amendment here to change the swing of the door is considered to have a neutral impact on the significance of the listed building.

Removal of Joinery to Side of Chimneybreast in Front Room (Original Side)

The existing joinery either side of the chimneystack was installed in approximately the 1990s. It is of adequate quality but not of such craftsmanship so as to be considered to contribute to the significance of the listed building. Moreover, its removal would increase the visual prominence of the chimneystack, fireplace and chimneypiece as originally intended. At present these elements are visually overwhelmed by the surrounding, copious joinery. For these reasons removal of the joinery is considered a minor heritage benefit and to enhance the significance of the listed building.

Removal of the Modern Stone Corbels in Front Room Within 19th Century Addition

The existing modern corbels have seemingly been installed to display artwork by a previous occupant of the house. They are modern, likely dating to within the past 15 years and are not considered to contribute toward the significance of the listed building. Indeed, they are unsightly, and have been built into the internal side of the existing external wall of the 19th century extension. This part of the proposals would include removing these additions and infilling the wall with matching reclaimed buff London stock brickwork to match the existing brickwork and using lime mortar pointing as necessary. This would remove a harmful addition to the listed building, reinstating lost fabric using appropriate traditional building materials. This part of the proposals is considered a heritage benefit and to enhance the significance of the listed building.

Removal of Security Grilles to Inner Side of Ground Floor Windows and Doors (Where Present)

At present many of the internal sides of the windows and doors contain low grade steel concertina security bars. These are visible from the exterior when the house is not occupied and the grilles are closed across the windows. These grilles are unsightly and considered detrimental to the significance of the listed building. In all instances where these elements are installed, they would be removed, which is considered a heritage benefit and to enhance the significance of the listed building.

Removal of Insect Mesh to Ground Floor Rear Door and Stairlights at All Levels

The uPVC framed insect grilles were installed within the past 15 years using low grade materials. They are not an historic element of detailing typically found in this building typology and in fact are considered unsightly and detrimental to the significance of the listed building. Their removal is a heritage benefit and would enhance the significance of the listed building.

First Floor

Remove Existing Wall Jambs in Rear Bathroom to Allow More Open Plan Use of Room

At present the original layout of the room is concealed by the faux barrel vaulted ceiling above. As set out in Section 5, the bathroom at this floor level was extended in the 1990s and the semi-circular headed doorway and wall mark the junction of the 19th century extension and the 1990s addition. This wall however appears to be built of modern stud partitioning and plasterboard. The impact of removing a section of this wall has been mitigated by the retention of a small downstand at the junction, of say 200-300mm, to maintain the legibility of the room's evolution. In addition, the proposals include the removal of this faux barrel vaulted ceiling above and re-exposing the level ceiling above to view once again. This would reinstate the original dimensions of the room and this element is considered a heritage benefit. Overall, the proposals in this room are considered to have at worst a neutral impact on the significance of the listed building.

Existing Door Removed from Proposed Dressing Room Through to Hallway Corridor

The existing door and architrave are of no heritage value and likely date to the 2000s. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

Existing Door Opening Blocked up Between Dressing Room and Master Bedroom

This opening was made within the original external wall of the Georgian house. The date of the existing opening is not known but is likely to be mid-late 20th century. It is not likely to form part of the 19th century alterations as another access to the kitchen exists from the corridor. The proposals would reintroduce lost fabric and plan form by reinstating this lost element of walling using reclaimed buff London stock brick to match the surrounding brickwork and using lime mortar. This part of the proposals would reintroduce part of the historic floor plan and replace lost fabric and therefore is considered to enhance the significance of the listed building.

Existing Joinery Removed to Master Bedroom

The existing joinery and cabinetry in this room date to the 1990s phase of internal redecoration. Even bearing in mind the modest dimensions and social status of the original Georgian house, panelling in the first floor drawing room is possible. However, no evidence has been found indicating historic panelling in this location.

The existing modern panelling is visually overwhelming, built of low grade timber. Typically panelling in the Georgian period might have been painted pine or in the Victorian period perhaps been built of oak or grained softwood used. The heavily varnished dark timber used for the existing panelling is oppressive and not likely to be an aesthetic used in either the Georgian or Victorian periods. As discussed, the panelling is also modern, low grade timber and not a high calibre reproduction of oak or grained softwood for instance. The status quo is not considered therefore to contribute towards the significance of the listed building and given its oppressive quality is considered in fact to be detrimental to the significance of the listed building. Its removal is therefore considered a heritage benefit and to enhance the significance of the listed building.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

Remove Section of Wall between Proposed Master Bedroom and Hallway

The corridor in this location likely dates to the 19th century and is not original to the house, but does form part of its layered history. In this sense the existing wall makes a contribution to the significance of the listed building, albeit more limited than the original Georgian internal historic fabric. By removing part of the wall in this location a degree of harm would be caused to the significance of the listed building. This harm would be minimised by the retention of downstands of say 200mm from this section of the wall to maintain legibility of the room's evolution, as well as the 19th century cornice. The room when originally built in the Georgian period would have been a one-room plan, without the current corridor and so there is a marginal heritage benefit from being able to better appreciate the original dimensions of this room prior to the Victorian insertion of a corridor in this location.

To maintain privacy in the Master Bedroom the existing doorway from the stairwell to the first floor accommodation would be blocked up using stud partition, plasterboard and painted. Access to the Master Bedroom would be via the existing doorway from the stairwell.

Overall, taking into account the downstand and improved legibility of the original room this part of the proposals is considered to have a neutral impact on the significance of the listed building.

Second Floor

Existing Doorway from Bedroom 2 to Family Bathroom to be Reopened

This wall forms part of the original external wall to the original Georgian house. At present the former doorway between these two rooms, which once mirrored the doorway at first floor level in the same location, has been infilled with timber shelving. This shelving dates to the 2000s approximately and is of no heritage value. The proposals here include the removal of the built in shelves to reopen the doorway in this location. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

Doorway into Bedroom 2 Partially Infilled. Existing Door Removed and New Doorway and Door Introduced

The existing doorway in this location does not align with the staircase in the fashion one would typically find in a Georgian or Victorian building of this typology. The corridor as discussed is a later addition, added in the mid Victorian period, and it appears likely that the original door into this room (if it existed) lay closer to the party wall with No. 2 The Mount in the location proposed in the scheme proposals. No historic plans have been uncovered to confirm this however, although opening up works might confirm the location of historic openings if historic lintels or architraves could be found. The area of wall proposed to be lost might thus have infilled the previous doorway and may be unlikely to be historic. On that basis, overall this part of the proposals is considered to have a neutral impact on the significance of the listed building.

Removal of Non Original Cornice to Second Floor Throughout

The existing cornice is modern, likely dating to the 1990s-early 2000s phase of alterations. It lacks any ornamentation and is not considered to contribute towards the significance of the listed building. It is likely that the second floor of this modest Georgian house (with later extensions) did not possess cornices at this level as this floor was for private bedrooms, away from the formal reception rooms of the ground and first floor (part). In any event the current cornice is of such low quality it is in fact considered detrimental to the significance of the listed building and its removal is considered to enhance the significance of the listed building. The walls and ceilings surrounding the removed cornices would be made good following the removal of the modern cornice details.

EXTERIOR

New Metal Railings to Front Boundary Wall

The final design of these metal railings has not at the time of this report been finalised. However, consent was given for similar works for Application Reference P9601684 on 9th August 1996. This part of the consent was never implemented and has since lapsed. Traditional railings in this location are considered an appropriate design response with the view to reinstating lost traditional detailing to the front boundary wall. The design options for the railings can be discussed with the conservation officer on-site when the application is being considered. No firm decision has been made by the design team at the time of this report. Any scheme introducing traditional railings of a suitable design typical of either the Georgian or Victorian periods (given the subject building) can be appropriately detailed so that the overall impact of this part of the proposals would be to enhance the significance of the listed building.

New York Stone Steps and New Coping Stones to Dwarf Walls

The current entrance steps to the house are clad with highly polished modern stone treads and risers likely installed in the past 20 years. These steps, whilst presentable and built of good quality materials, are perhaps overly finished compared to the traditional York stone that would typically have been used in such locations in the Georgian and Victorian periods. They are also perhaps too contemporary to blend seamlessly with the historic flagstones leading to the entrance steps.

The scheme proposes replacing the existing stone steps with traditional York stone treads and risers, reinstating traditional detailing to this part of the exterior. The coping stones to the dwarf walls either side of the entrance steps would similarly be replaced. These measures are considered a heritage benefit and to enhance the significance of the listed building.

New External Stairs Providing access from Rear Garden to Basement Floor Level and Existing Window to Rear elevation Corridor to be Removed and Replaced with New Glazed Timber Door

New Steps and Doorway to Rear Lightwell

At present there are no steps from the rear garden area to the rear lightwell. The latter is currently an inhospitable, unusable space. Georgian houses from the early 18th century would typically contain a rear stair to any rear 'area', and indeed Figure 5.5 shows a new wall to the side of the rear 'area' potentially indicating that the previous staircase had been removed, and the wall built up as necessary to create a lightwell. This is conjecture as there are no historic floor plans or elevations of sufficient age to confirm the position here definitely. It is likely however, that the Georgian service rooms of the basement would have required access to the garden for additional service activities and that a doorway lay on the main rear elevation of the house to the southern side of the rear closet wing in the location marked in red on Figure 7.1. This is the likely location given the walkway above from the ground floor rear door to the garden, which otherwise would have required an undercroft. We consider the proposed doorway to the rear lightwell appropriate given the likelihood a doorway once existed at this level to the rear 'area'. In addition the creation of a doorway in the proposed location was consented in on 9th January 2006 for applications 2005/4617/L and 2005/4616/P. These consents were not implemented and have now lapsed but indicate the potential acceptability of this part of the proposals. Overall, this part of the proposals is therefore considered to have a neutral impact on the significance of the listed building.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

A new staircase to provide access to rear garden from the basement area is proposed, but at this time this part of the proposals have not been fully detailed. Therefore the applicant is content for this aspect of the application to be conditioned. At this stage York Stone cladding to step treads and risers and a new painted black metal balustrade to the lightwell are proposed. These are appropriate design responses using traditional building materials, mimicking those that are likely to have once existed in this location. The detailing of this aspect of the proposals can be finalised when the condition is discharged, but the principles of the proposals appear well considered and appropriate. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

Loss of Basement Window to Create Doorway

This part of the proposals is to allow access from the garden to the basement floor. The existing window is not original, nor very historic having been installed in the 1940s. The window is a mediocre feature of its period, utilitarian in character, and is not considered to contribute towards the significance of the listed building. Its removal therefore would not result in the loss of any historic fabric considered to contribute to the significance of the listed building. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

The proposals also include the installation of a new largely glazed doorway in this location, which would result in the loss of a small area of brickwork beneath the current window. This brickwork likely dates to the 19th century (or perhaps early 20th century) and is not therefore original historic fabric to the building. That said, it does form historic fabric from an identifiable phase of alterations in this time period when the building was extended and aggrandised. It is worth noting again that the creation of a doorway in this location was consented in on 9th January 2006 for applications 2005/4617/L and 2005/4616/P. These consents were not implemented and have now lapsed but indicate the potential acceptability of this part of the proposals. The impact would be minimised by the removal of the existing, modern boxed-in water piping in to the current rear W.C. that visually blocks the window head.

Overall, this part of the proposals would cause a minor degree of harm to the significance of the listed building, falling between neutral and less than substantial harm at the lowest end of the spectrum.

Existing Rear Lightwell Ground Level Lowered

We have discussed that it is likely that the rear lightwell previously served as a rear 'area' to both the Georgian and Victorian house. For this to be the case, it is likely the floor level in this location originally lay at the same level as the basement floor level. By the removal of the present build up and reinstating the likely historic dimensions of the area in this location, this would be a heritage benefit and would enhance the significance of the listed building.

Overall Assessment

Having reviewed the proposals the principal negative impacts identified would be a minor degree of harm from the removal of a portion of original external wall at basement level between the proposed kitchen and proposed family room and the loss of a small area of brickwork on a rear elevation of the 19th century extension to form a new doorway. This cumulative harm lies between neutral and less than substantial harm at the lower end of the spectrum. Numerous heritage benefits also form part of the proposals and these are considered to offset the low level of identified harm. In fact, these heritage benefits, most noticeably the external measures, are considered to bring about an overall enhancement to the significance of the listed building.

Overall, taking the scheme proposals as a whole, the scheme is considered to enhance the significance of the listed building.

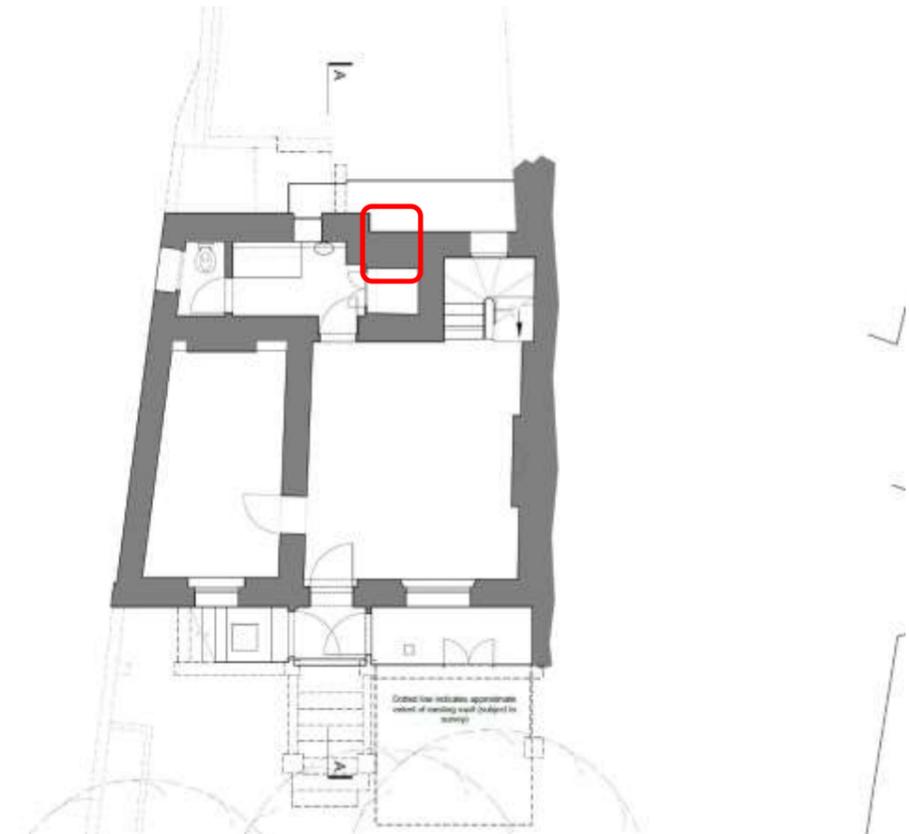


Figure 7.1: Plan of the basement floor with the potential former location of a rear doorway to the rear lightwell marked in red.

7.0 Scheme Overview and Assessment of Potential Heritage Impacts

7.2.2 Group Assessment: Hampstead Conservation Area, 2-4 The Mount, Hampstead (Grade II listed), 89 Heath Street (Grade II listed), Kit Kat House and Attached Railings (Grade II listed), 8 Golden Yard (Grade II listed), Savoy Cottage, 1 Golden Yard (Grade II listed)

The external parts of the proposals include a number of heritage benefits; namely: reinstating traditional York stone treads and risers to the entrance steps; new coping stones to the dwarf walls; traditional metal railings to the front boundary wall to No. 1; and infilling the unsightly basement window on Holly Bush Steps. All of these elements would enhance the character and appearance of the conservation area.

The creation of a doorway in the present location of the casement window on the rear elevation of the basement W.C. would not be visible from within the wider conservation area, nor would the deepening of the lightwell floor level to the same level as the basement floor, nor the proposed rear steps to the basement. These parts of the proposals would have an appropriate material and aesthetic character and would preserve the character and appearance of the conservation area.

The proposed balustrade to the proposed rear steps would to all intents and purposes not be visible from within the conservation area given the limited views into the garden area of the subject property. Some long distance views may be possible in the winter months from those properties on the western side of Holly Mount, however, given the distances involved and the proposed structure, the proposed balustrade would be unlikely to be distinguishable. That said the detail of this part of the proposals has not been finalised at the time of this report, with the design to be discussed on-site with the conservation officer at the time the application is considered, and potentially conditioned. In either event a high-quality railing of traditional design would be proposed. This part of the proposals is therefore considered to preserve the character and appearance of the conservation area.

Overall, the external measures proposed would enhance the contribution made by No. 1 The Mount to the Hampstead Conservation Area and therefore enhance the character and appearance of the conservation area.

No. 1 has also been identified as contributing to the significance of 3-4 The Mount, Hampstead (Grade II listed), 89 Heath Street (Grade II listed), Kit Kat House and Attached Railings (Grade II listed), 8 Golden Yard (Grade II listed), Savoy Cottage, 1 Golden Yard (Grade II listed) as an element of their setting. By enhancing the external significance of No. 1 this would enhance its contribution to the significance of the surrounding listed buildings as an element of their setting.

7.3 Scheme Assessment Against Legislation and Policy Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 contains the following statutory duty: *“In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

We have assessed in this section that the proposals would enhance the significance of the subject property No. 1 The Mount as well as surrounding listed buildings (the latter by way of setting). The proposals would therefore accord with Section 66 of the Act.

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out, regarding applications for planning permission within conservation areas, that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Reviewing the proposals, we have found that all external elements of the proposals would enhance the character and appearance of the conservation area. The scheme proposals therefore accord with the statutory duty under Section 72.

National Policy and Guidance: NPPF and NPPG

In line with Paragraph 128 of the NPPF, the significance of the potentially affected heritage assets has been outlined in Section 6, including any contribution made by setting to the significance of the identified heritage assets (as relevant). In Section 7 we have also undertaken an assessment of the potential heritage impacts of the Scheme.

With regard to the Site, we have assessed that overall the scheme would enhance the significance of the listed building. We have shown in our detailed Assessment of Heritage Impacts how the scheme has sought to minimise any heritage impacts and therefore satisfies Paragraph 129 of the NPPF. The design process has taken account of the key heritage principles of paragraph 131 and 132 of the NPPF. Clear justifications for those elements of the scheme likely to have a heritage impact, are also provided in the Assessment of Heritage Impacts (Section 7), as required under Paragraph 132 of the NPPF.

Since we have assessed that the removal of two areas of brickwork to allow widened or new openings at basement level and the in the rear elevation would cause a minor degree of harm (lying between neutral and less than substantial harm), paragraph 134 of the NPPF requires that this harm should be weighed against the public benefits of the proposal. NPPG makes clear that heritage benefits form part of public benefits, with the numerous heritage benefits proposed being discussed in section 7.2.1 above. We consider that weighing these heritage benefits against the low level of harm identified that the heritage benefits outweigh the harm caused. The scheme overall would enhance the significance of the subject listed building and the significance of the surrounding listed buildings (by way of setting). It would also enhance the character and appearance of the conservation area. The tests set out in paragraphs 133 and 138 in relation to harm would not therefore apply.

Local Policy

For the reasons given above the scheme proposals are considered to comply with London Plan (As Amended) Policy 7.8 (Heritage assets and archaeology), Camden Local Plan (June 2017) Policy D1 Design and Policy D2 Heritage as well as the Supplementary Planning Documents / Guidance Camden Planning Guidance Design (July 2015) and the Hampstead Conservation Area Statement (2002).

8.0 Summary and Conclusions

This Heritage Statement has been produced by Built Heritage Consultancy to accompany planning application and listed building consent applications at 1 The Mount, Hampstead, NW3 6SZ (the 'Site'). The Heritage Statement has assessed the significance of the subject building, which is Grade II listed, and any heritage assets in the surrounding area that might potentially be affected by the scheme proposals. It has also assessed the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

We have assessed in Section 7 that overall the proposals would enhance the significance of No. 1 The Mount as well as surrounding listed buildings (the latter by way of setting). The proposals would therefore accord with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reviewing the proposals, we have found that all external elements of the proposals would enhance the character and appearance of the conservation area. The scheme proposals therefore accord with the statutory duty under Section 72 of the Act.

In line with Paragraph 128 of the NPPF, the significance of the potentially affected heritage assets has been outlined in Section 6, including any contribution made by setting to the significance of the identified heritage assets (as relevant). In Section 7 we have also undertaken an assessment of the potential heritage impacts of the Scheme.

We have shown in our detailed Assessment of Heritage Impacts how the scheme has sought to minimise any heritage impacts and therefore satisfies Paragraph 129 of the NPPF. The design process has taken account of the key heritage principles of paragraph 131 and 132 of the NPPF. Clear justifications for those elements of the scheme likely to have a heritage impact, are also provided in the Assessment of Heritage Impacts (Section 7), as required under Paragraph 132 of the NPPF.

Since we have assessed that the removal of two areas of brickwork to allow widened or new openings at basement level and the in the rear elevation would cause a minor degree of harm (lying between neutral and less than substantial harm), paragraph 134 of the NPPF requires that this harm should be weighed against the public benefits of the proposal. NPPG makes clear that heritage benefits form part of public benefits, with the numerous heritage benefits proposed being discussed in section 7.2.1 above. We consider that weighing these heritage benefits against the low level of harm identified that the heritage benefits outweigh the harm caused. The scheme overall would enhance the significance of the subject listed building and the significance of the surrounding listed buildings (by way of setting). It would also enhance the character and appearance of the conservation area. The tests set out in paragraphs 133 and 138 in relation to harm would not therefore apply.

For the reasons given above the scheme proposals are considered to comply with London Plan (As Amended) Policy 7.8 (Heritage assets and archaeology), Camden Local Plan (June 2017) Policy D1 Design and Policy D2 Heritage as well as the Supplementary Planning Documents / Guidance Camden Planning Guidance Design (July 2015) and the Hampstead Conservation Area Statement (2002).

Appendices: Appendix 1: Bibliography

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Appendices: Appendix 2: Historic England List Entries

NUMBERS 1-4 AND ATTACHED RAILINGS TO NUMBERS 1 AND 2

Name: NUMBERS 1-4 AND ATTACHED RAILINGS TO NUMBERS 1 AND 2

List entry Number: 1378991

Grade: II

Date first listed: 14-May-1974

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

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

TQ2685NW THE MOUNT 798-1/26/1616 (West side) 14/05/74 Nos.1-4 (Consecutive) and attached railings to Nos.1 and 2

GV II

2 pairs of semi-detached houses. Nos 1 & 2: C18, refaced mid C19 and probably left hand bay added. Stucco with plain stucco bands at floor levels. 3 storeys and semi-basement. 3 and 2 windows. Recessed doorways with overlights and panelled doors; No.1 with C20 tented canopy. Recessed 4-pane sashes; ground floor tri-partite with shutters. Cornice and blocking course. SUBSIDIARY FEATURES: attached cast-iron railings to areas with spike finials. No.3: mid C19. Stucco with rusticated quoins and ground floor; plain bands at floor levels. Slated roof. 3 storeys and semi-basement. 3 windows. Ionic prostyle portico. Recessed 2-pane sashes. Cornice and blocking course. No.4: early C19. Stucco. Slated roof with projecting eaves. 3 storeys. 2 main windows. Round-arched doorway with moulded surround, reeded 1/4 columns and half glazed door. Recessed casements with margin lights; ground floor canted bay windows

surmounted by cast-iron balconies to elongated 1st floor windows. 4 smaller windows to 2nd floor. INTERIORS: not inspected.

89, HEATH STREET

List entry Number: 1378839

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

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

TQ2685NW HEATH STREET 798-1/26/810 (West side) 14/05/74 No.89 (Formerly Listed as: HEATH STREET Nos.87 AND 89)

GV II

End of terrace house, the right hand return forming "Kit Kat House", Holly Bush Steps (qv). c1800. Yellow stock brick with painted ground floor; right hand angle chamfered. 3 storeys and basement. 3 windows. C20 Regency style shopfront with flat bow window and entrance door with glazing bars and radial fanlight. Flanking door and window to right are slim pilasters supporting a fascia. Upper floors with gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected.



Appendices: Appendix 2: Historic England List Entries

KIT KAT HOUSE AND ATTACHED RAILINGS

List entry Number: 1379071

Location

KIT KAT HOUSE AND ATTACHED RAILINGS, HOLLY BUSH STEPS

Grade: II

Date first listed: 14-May-1974

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

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.

TQ2685NW HOLLY BUSH STEPS 798-1/26/894 (East side) 14/05/74 Kit Kat House and attached railings

GV II

End of terrace house, the return forming No.89 Heath Street (qv). c1800. Yellow stock brick with painted ground floor; left hand angle chamfered. 3 storeys 3 windows. Central entrance with doorcase having panelled pilasters and brackets supporting a dentil cornice and fluted frieze, broken forward over brackets. Square-headed entrance with panelled door having overlight inscribed "Kit Cat House/AD 1745". Ground floor sashes with C20 fascia above but to left remains of old dentil cornice. Upper floors with gauged brick flat arches to recessed sashes; 2nd floor left, blind. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn finials.



8, GOLDEN YARD

Location

8, GOLDEN YARD

Grade: II

Date first listed: 14-May-1974

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

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.

GV II

Terraced house forming part of a small yard. Early C18, altered. Stucco. 3 storeys 1 window. Ground floor former shopfront having canted bay window with small panes and projecting hood. C20 panelled door. Slightly recessed sash and casement windows with exposed boxing. Parapet. INTERIOR: not inspected.



Appendices: Appendix 2: Historic England List Entries

SAVOY COTTAGE

List entry Number: 1078332

Location

SAVOY COTTAGE, 1, GOLDEN YARD

Grade: II

Date first listed: 14-May-1974

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

TQ2685NW GOLDEN YARD 798-1/26/578 No.1 14/05/74 Savoy Cottage

GV II

Terraced corner house forming part of a small yard. Mid C19. Yellow stock brick with red brick dressings; stucco ground floor and 1st floor band. Slated roof with projecting eaves. 3 storeys. 2 windows and 1-window return to Holly Bush Steps. Recessed entrance with part-glazed door and overlight. Gauged red brick flat arches to recessed sashes. Entrance and ground floor window with vermiculated keystones and impost bands; 1st floor windows with vermiculated keystones. Return has C19 shopfront with pilasters supporting an entablature, half-glazed panelled door with overlight and window with 6 panes; shop now part of house. Tripartite sashes to upper floors. INTERIOR: not inspected.



Appendices: Appendix 3: Legislation, Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Buildings

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for; “(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest”

In determining such applications the following duty is placed upon the decision maker: “Section 16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 contains a similar duty, which states: “In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Barnwell Manor Wind Energy Limited (2014)

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting. A particularly appropriate example of upholding a S66 is in the case of West Coast Energy’s proposal for five wind turbines to be installed within the setting of the Grade I listed Barnwell Manor, Northamptonshire. The National Trust advocated that the proposals would have an adverse impact upon the heritage asset’s setting and, reinforced by local opposition, the proposal was rejected by East Northamptonshire District Council in 2010.

The developers won an appeal for four turbines, however, this was overturned at the High Court who said the decision was legally flawed. A subsequent Appeal to overturn the High Court ruling in was also dismissed in February 2014.

Lord Justice Sullivan held that, in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given ‘considerable importance and weight’ when the decision-maker carried out the balancing exercise. It confirmed that ‘preserving’ meant doing ‘no harm’. But Lord Justice Sullivan said that this created a ‘strong presumption against the grant of planning permission’. It is that ‘strong presumption’ which made Barnwell stand out from earlier decisions.

The judgment found that the Inspector considering the appeal had not given special regard to the desirability of preserving the setting and had moved too swiftly to the balancing exercise under the NPPF.

Mordue (2015)

In Mordue v Secretary of state for communities and local government [2015], the claimant argued that the inspector had failed to apply the duty imposed by s.66 by neglecting to give “considerable importance and weight” to the acknowledged impact of a wind turbine on the setting of listed buildings.

The court allowed the claimant’s application. The inspector had referred to the impact on listed buildings but, applying the NPPF guidance, concluded that heritage issues were outweighed by the environmental benefits. However, there was no indication of what weight the inspector had given in each case or cumulatively.

The judge felt bound to follow the judgment in East Northamptonshire v Secretary of state for communities and local government [2014], which placed the onus of proof on the secretary of state to demonstrate that considerable importance and weight had been given to the impact on listed buildings, rather than on the claimant to establish that the decision was legally flawed. In Mordue, therefore, applying the NPPF alone was not sufficient, because it did not demonstrate that the required weight had in fact been given.

Notably, it was held that paragraph 134 (read together with 132 and 133) of the Framework lays an approach which corresponds with the duty in section 66(1) and a decision maker who works through those paragraphs in accordance with their terms, will have complied with the section 66(1) duty.

Forge Field (2014)

Despite the decision in *Barnwell Manor*, the LPAs in the Forge Field and South Lakeland cases (decided in June and November 2014 respectively) fell into the same trap of carrying out a balancing exercise in accordance with Paragraph 134 of the NPPF (after concluding the relevant proposal will lead to less than substantial harm to designated heritage assets) without demonstrably giving “considerable importance and weight” to the desirability of preserving those heritage assets. In both cases, the High Court quashed the grant of planning permission. However, it is clear from the *Babergh* case (decided in October 2014) that provided the decision-maker demonstrably has regard to the statutory duty in section 66(1) and/or section 72(1) of the Act when carrying out the balancing exercise pursuant to Paragraph 134 of the NPPF, the Courts are unlikely to interfere with their decision unless it is so unreasonable that no reasonable person could have made it.

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

National Policy

National Planning Policy Framework (NPPF (2012))

The Government’s guidance in relation to conserving and enhancing the historic environment is set out in Chapter 12 of the Framework. The key paragraphs are provided below for ease of reference:

“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.”

“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.”

Appendices: Appendix 3: Legislation, Policy and Guidance

“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.”

“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.”

“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.”

“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.”

“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.”

“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.”

“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.”

“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.”

“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.”

“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.”

Annex 2: Glossary (Part)

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Annex 2: Glossary (Part)

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Local Policy

Local Strategic Policy

London Plan (As Amended)

Policy 7.8 (Heritage assets and archaeology) states that:

“Strategic

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.

Planning decisions

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. LDF preparation

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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, 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."

Camden Local Plan (June 2017)

Policy D1 Design

This policy states:

"The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses;

and

t. the contribution a building makes to pedestrian permeability and improved public accessibility. In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability. "

Policy D2 Heritage

This policy states:

"The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, 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:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.
- The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

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k. resist development that would cause harm to significance of a listed building through an effect on its setting....”

Other heritage assets and non-designated heritage assets

“The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.”

Supplementary Planning Documents / Guidance Camden Planning Guidance Design (July 2015)

This document sets out general principles on the historic built environment although is policy light.

Hampstead Conservation Area Statement (2002)

London Borough of Camden’s Conservation Area Statement for the Hampstead Conservation Area defines the special interest of the conservation area in order that its key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement. It also includes some useful guidance to the back of the document. Those areas of relevant to the subject proposals are provided below:

EXTENSIONS, CONSERVATORIES, BACKLAND

“Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. A number of additions have harmed the character of the area and further inappropriate erosion will be resisted. Some parts of the Conservation Area have large plots with open green land where there is also pressure for backland development which can reduce the quality of the visual as well as the ecological environment.”

REAR EXTENSIONS/CONSERVATORIES

“H25 Planning permission is usually required for the erection of a rear extension or conservatory. However modest single storey extensions to a single family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.

H26 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

H27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

H28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

H29 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

H30 The infilling of yards and rear spaces between buildings will generally be unacceptable.”

Guidance

National Planning Practice Guidance (2014)

The NPPG provides added to clarity to the interpretation of the NPPF.

Principles for the Selection of Listed Buildings (2010)

The Principles for Selection of Listed Buildings sets out that a building has to be of special architectural or historic interest to be listed compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings on the list are graded to reflect their relative architectural and historic interest. Buildings of historic interest may justify a higher grading than would otherwise be appropriate:

- Grade I buildings are of exceptional interest.
- Grade II** buildings are particularly important buildings of more than special interest;
- Grade II buildings are of special interest, warranting every effort to preserve them.

Selection Guides for different building types published by Historic England should be used to assess the listability of the building. The Selection Guides provide detailed technical information about each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing buildings of a particular type from different periods, regions, or styles. It is recognised that some buildings are unique or will fall into more than one building type. Where a building is a composite of different types, then any relevant criteria from the Selection Guides applies. The general principles outlined below take precedence over the Selection Guides, which are published as supplementary information.

Statutory Criteria

- “Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

- Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

Group Value – “When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.

When considering whether a building is of special architectural or historic interest the Secretary of State may take into account the desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building containing a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building. The desirability of preserving such a feature is a factor which would increase the likelihood of the building being listed. However, in the absence of any other aspects of special architectural or historic interest, such features will justify the listing of the building only if they are of themselves of sufficient interest to render the building of special interest. The provision can be used for a variety of features; examples could include a finely panelled sixteenth century room, a fireplace and over - mantel that has been introduced from another building, or an elaborate plaster ceiling. This provision cannot be used to preserve in situ anything that is not a fixture, such as furniture or paintings.”

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General Principles

Age and Rarity: “The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.”

Aesthetic Merits: “The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.”

Selectivity: “Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State’s policy is to list only the most representative or most significant examples of the type.”

National Interest: “The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.”

State of Repair: “The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.”

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

This Historic England guidance note clarifies how to assess heritage asset significance, suggested archival sources of information, it recommends best practice recording procedures and discussed unauthorised works. It is a useful resource to aid with the interpretation of the NPPF.

Cumulative Impact

Paragraph 28 states: “The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original

setting. Conversely, positive change could include the restoration of a building’s plan form or an original designed landscape.”

Design and local distinctiveness

Paragraph 53 states: “Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- The history of the place;
- The relationship of the proposal to its specific site;
- The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept;
- The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size;
- The size and density of the proposal related to that of the existing and neighbouring uses;
- Landmarks and other built or landscape features which are key to a sense of place;
- The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces;
- The topography;
- Views into, through and from the site and its surroundings;
- Landscape design;
- The current and historic uses in the area and the urban grain;
- The quality of the materials.”

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 GPA Note 3 (Second Edition)

The stated purpose of GP3 is to set “...out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015* and *Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)*.”

A number of the key worthy sections are provided below for ease of reference.

“NPPF Glossary: Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).”

“PPG: What is the setting of a heritage asset and how should it be taken into account?

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the

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significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013, reference ID: 18a-013-20140306)."

Views and setting

"The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

Views which contribute more to understanding the significance of a heritage asset include:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- those where town- or village-scape reveals views with unplanned or unintended beauty;
- those with historical associations, including viewing points and the topography of battlefields;
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected;
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant."

Setting and Views – A Staged Approach to Proportionate Decision-Taking

"...The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree

of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 131-135 and 137).

Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset (s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes."

Historic England: Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (2016)

AN1 provides guidance to LPAs on the management of Conservation Areas. It outlines best practice for their designation and for the production of conservation area character appraisals. The latter should be academically rigorous to allow the special interest of the conservation area in question to clearly intelligible to the reader and therefore be used as a guide to how sensitive to change relative parts of a conservation area are.

Historic England Advice Note 2: Making Changes to Heritage Assets (2016)

The stated purpose of AN2 is to illustrate: "...the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It will be useful to owners, developers, local planning authorities and others in considering works to heritage assets."

English Heritage: Conservation Principles, Policies and Guidance – For Sustainable Management of the Historic Environment (2008)

Paragraph 31 states: "Many heritage values are recognised by the statutory designation and regulation of significant places, where a particular value, such as 'architectural or historic interest' or 'scientific interest', is judged to be 'special', that is above a defined threshold of importance. Designation necessarily requires the assessment of the importance of specific heritage values of a place; but decisions about its day-to-day management should take account of all the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it is has statutory designation."

The values recommended to assesses in the guidance are provided below:

Evidential value

"Evidential value derives from the potential of a place to yield evidence about past human activity."

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."

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“Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have ‘technological value’.”

“Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.”

Aesthetic value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”

“Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.”

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 (particularly associative) and aesthetic values, but tend to have additional and specific aspects.”

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