

South Lodge
Hampstead, London, NW3

Heritage Appraisal

May 2018

Consultancy for the
Historic Built Environment

KMIHeritage

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1 Introduction

- 1.1 This report has been prepared to support the planning and listed building consent application for South Lodge, Hampstead London, NW3.

Purpose

- 1.2 The purpose of the report is to set out the history and heritage significance of South Lodge, and to comment on the emerging proposals for its alteration.
- 1.3 This report should be read in conjunction with all other relevant documents.

Organisation

- 1.4 This introduction is followed by a description of the history of South Lodge. Section 3 analyses the heritage significance of the listed building and its context. Section 4 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline is provided in Section 4 of the merits of the scheme in heritage terms. Appendices include the list description.

Author

- 1.5 The drafting of this statement was undertaken by Nick Collins BSc (Hons) MSc MRICS IHBC. Nick has been a Principal Inspector of Historic Buildings & Areas in the London Region of English Heritage. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick has extensive experience in dealing with proposals that affect the historic environment and also has a background in research, in policy analysis and in understanding historic buildings and places.
- 1.6 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years experience. She has worked for leading national bodies as well as smaller local

organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

2 The history of South Lodge

- 2.1 This section of the report describes the history of South Lodge and its surroundings.



Figure 1: Figure 1: South Lodge in 2017

- 2.2 South Lodge and the adjoining house (East Heath Lodge) are a pair of Grade II listed¹ Georgian semi-detached houses dating from the second half of the 18th century, located in a quiet lane facing south-east on the lower slopes of the hill looking towards Hampstead Heath. Even today the houses command a prominent, yet private position. Heathside is at the centre of the Hampstead Conservation Area and comprises just four properties, all located on the site of the former Wells Gardens and Spa in early 18th century Hampstead (see Figure 4). When built, the pair of large houses would have dominated the area overlooking the Heath. In the mid-19th century the road stopped at the houses, with a track continuing across the heath called Middle Heath Road in 1862 (see Figure 7).

¹ East Heath Lodge was listed in 1950 and South Lodge in 1974.



Figure 2 & 3: Original railings and gate posts at South Lodge

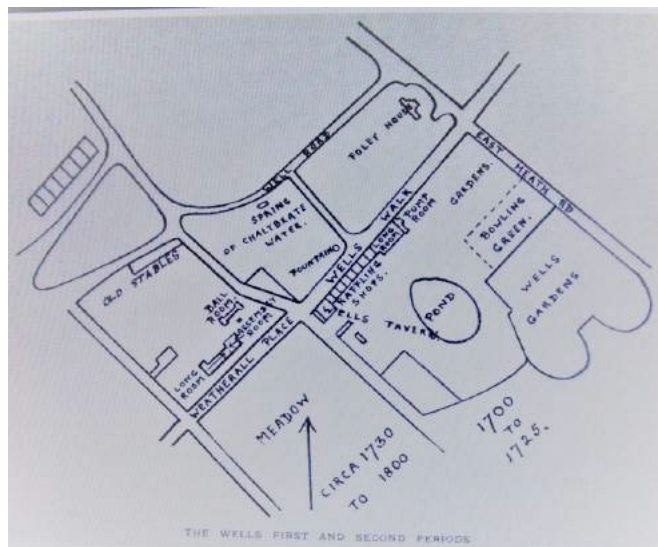


Figure 4: The area around Well Walk c.1761, based on an annotated plan

2.3 Hampstead Wells was a pleasure garden and spa and a popular place of retreat and entertainment for much of the 18th century. A redrawn plan based on one of 1761, shows the layout of the facilities that included a bowling green, raffling shops, a long room, a tavern, an ornamental pool and gardens (Figure 4). The distinctive curved plots to the right of the ornamental pond and below the bowling green were later reused as the site of the semi-detached South Lodge and East Heath Lodge, and Nos. 1 & 2 Heathside just to the south-west. South Lodge is actually built on Wells Gardens and the bowling green, which for much of the 18th century was part of the larger entertainment venue.

- 2.4 In 1786 Henry White, a local builder, was said to have recently built East Heath Lodge and South Heath as a pair, at the junction of East Heath Road and Heathside, then described as 'at Pollard Hill near the brick clamps'.² The elegant curve of the handsome front garden railings to both houses with their double-axe gateposts (Figures 2 & 3), is echoed in the sweeping lawns and bow windows of Nos.1 & 2 Heathside next door. These two smaller houses to the west were probably built by 1814, creating a small enclave of four houses on the lower heath, all built on the former pleasure gardens of the Wells Tavern. The group is clearly shown on the Stanford's Map of 1862 and the OS Map of 1879, sited in their wooded spacious gardens in an isolated position.
- 2.5 In March, 1833, East Heath Lodge, South Heath and their surroundings were described by a visitor to Hampstead: 'The Lower Heath is very pleasant and there is a path leading up to two large houses on the hill (one of which is occupied by the Rev, Mr Evans) which is open and for the most part dry'.³ An etching dating from 1825 shows the semi-detached pair of houses (see Figure 5).



Figure 5: South Lodge in 1825

² T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in A History of the County of Middlesex: Volume 9, Hampstead, Paddington, ed. C R Elrington (London, 1989), pp. 15-33.

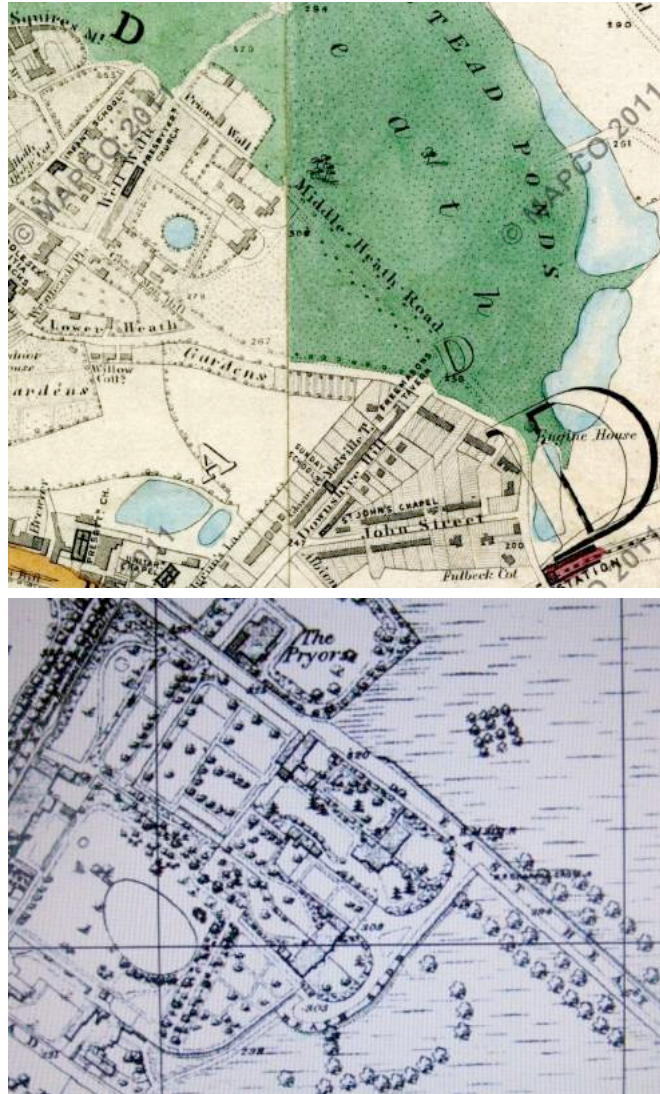
³ Camden History Review, No. 17 A Month in Hampstead: The Journal of a visit March-April 1833, by Jane Tilt

- 2.6 South Lodge is today arranged over five floors. The listing description states that the house was altered c.1820. This was probably when the 2-storey (plus basement), canted bay was added to the front of the house, ornamented with the cast-iron balcony to the first floor, covered by a hipped canopy. This increased the ability to view the heath from the main first-floor reception room. It seems likely that the windows in the gable pediment were added at that time, creating an extra attic floor. The side and rear extension existed by 1862, and may have been built at the same time (see plan in Figure 7 & photos in Figures 10 & 11).



Figure 6: The front of the house in 2017, with the canted bay of c.1820

- 2.7 Maps from 1862 and 1879 show South Lodge in its large garden. Behind the house beyond the south-west boundary wall there appears to have been a stable and carriage block (see Figures 7 & 8). Between 1862 and 1879, the unmade Middle Heath Road was further developed and became known as East Heath Road.



Figures 7&8: Stanford's Map of 1862 and the OS Map of 1879

2.8 In January 1939, works were undertaken to South Lodge, with 'modernisations' and alterations carried out by the builders Mullen and Lunsden of Holborn, to the designs of architects W. E. Riley and E. B. Glanfield of Grays Inn.⁴ Surviving drainage plans show it was at this time that the

⁴ Now operating as John Glanfield & Partners, the firm has said to have 'been dealing with the sensitive inspection, repair and design of special buildings since 1919'. In its formative years, as Riley & Glanfield, the practice was based in Grays Inn'. William Edward Riley is best known today as the Chief Architect to the London County Council from 1899 to 1919. On retiring he entered into partnership with Glanfield

main drawing room was enlarged, by knocking through into an adjacent room. New fireplaces were added and behind the drawing room a cocktail bar was built. At least one fireplace was moved from the first floor to the drawing room and various bathroom and WC alterations took place (see Figure 9).

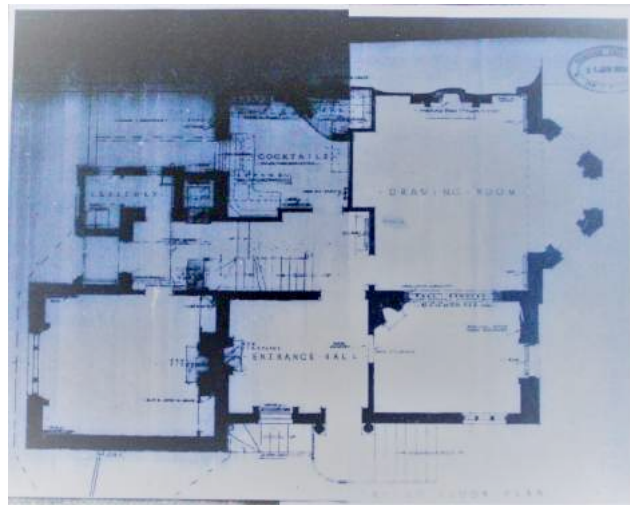


Figure 9: Upper Ground Floor in 1939 [© Camden Local Studies and Archives Centre Drainage Plan 3518]

- 2.9 In 1965, the drainage at South Lodge (at that point known as South Heath), was improved with new WC's and bathroom fittings, with the work carried out by Cluttons.⁵ The property was owned at the time by Lord Cottesloe of Hampstead Grove. In 1972, the Hon. David Bathurst of South Lodge received permission to add a single storey extension to the house, to contain a child's bedroom, a nanny's room, a kitchen, WC and hall. The architects were Notman & Lodge, of Glasgow.⁶ The extension is shown in a recent photo (Figure 12).

⁵ Camden Local Studies and Archives Centre Drainage Plans, Application No. 7826 (April 1965)

⁶ Camden Planning Online Application No. 7/10/5



Figures 10&11: The side and rear extension of South Lodge in 1972 [© Guildhall Collage Collection Image Nos. 66629 & 66628]



Figure 12: The single-storey rear extension of 1972

- 2.10 The house was described as having been in the same family's ownership for 50 years, when put up for sale for £9m in 2016.⁷ The organic gardens were a special feature and extend to nearly half an acre. They are landscaped and contain a variety of mature trees and specimen shrubs. As part of the original Wells Garden grounds, they are unique. The house is screened from the quiet lane behind a deep front garden (about 78ft x 67ft), and behind fine Georgian railings and a later wall. Original features survive, the most important of which is the original doorcase with open dentilled pediment on Corinthian columns with Tower of Winds capitals and entablature (see Figure 13).

⁷ Estate Agents details by Anthony Casingena



Figure 12: Original features at South Lodge include the Tower of the Winds doorcase

3 The heritage significance of the site and its context

- 3.1 This section of the report describes the heritage significance of South Lodge and its surroundings.

The heritage context of South Lodge

- 3.2 South Lodge was listed Grade II in May 1954 along with East Heath Lodge. The garden walls and gates to both properties are separately listed Grade II. The house lies within the Hampstead Conservation Area. The existing Conservation Area Appraisal was adopted in October 2001.
- 3.3 Nearby, Nos 1&2 Heath Side are listed Grade II.
- The relevant heritage assets
- 3.4 In terms of the assessment of the proposals for South Lodge, the heritage assets within the London Borough of Camden most relevant to considering the effect of the scheme are the listed building itself, the adjacent listed East Heath Lodge and the Hampstead Conservation Area.
- 3.5 The effect of the proposed scheme on these assets will be first and foremost on the special architectural and historical interest of the listed buildings and secondly the character and appearance of the Conservation Area.
- 3.6 The Hampstead Conservation Area and listed buildings are 'designated heritage assets', as defined by the National Planning Policy Framework (NPPF). The unlisted buildings that positively contribute to the character and appearance of the conservation area are 'undesigned heritage assets'.
- 3.7 'Significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. The Historic England 'Planning for the Historic Environment Practice Guide'

puts it slightly differently – as ‘the sum of its architectural, historic, artistic or archaeological interest’.

- 3.8 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (Historic England, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.

‘Historic interest’, ‘Historical value’ and ‘Evidential value’

- 3.9 The history of South Lodge as articulated above illustrates its evolution as an important family house occupied by a number of interesting and/or influential people and adapted throughout its history to meet the needs of its occupiers.

- 3.10 Its prominent and picturesque location on the edge of the Heath means that it has also been the subject of illustration – such as the etching produced in 1825 and reproduced in figure 5.

‘Architectural interest’, ‘artistic interest’ or ‘aesthetic value’

- 3.11 It is also clear that South Lodge and the Conservation Area have ‘architectural’ and ‘artistic interest’ (NPPF) or ‘aesthetic value’ (‘Conservation Principles’). In respect of design, ‘Conservation Principles’ says that ‘design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship’.

- 3.12 The special architectural interest of South Lodge as a listed building lies principally in its Georgian architectural style and the detailing and features that relate to this time. Subsequent alteration and extension have not diminished the significance of the original building, but demonstrate that its constant architectural evolution forms part of its character.

- 3.13 The most recent significant addition to the building was the single storey addition to the rear in 1972 which, although broadly sympathetic in terms of materials and window openings, does not particularly contribute to the special interest of the building.
- 3.14 Internally, as described above, many changes have been carried out throughout the history of the building to adapt it to modern living. Where historic features remain, these are of significance, but much of the interior has been altered in a way that does not contribute to its special interest.
- 3.15 In terms of the Hampstead Conservation Area, an understanding of the relevant character and appearance provides the best analysis of its significance. This is done in the Conservation Area Appraisal. The Appraisal describes the character of the immediate area as follows:
East Heath Road winds up the hill between South End Road and Whitestone Pond. It forms the boundary between Hampstead and the Heath, marked by high brick garden walls and occasional groups of houses on the south side of the road. From Foley House up to Whitestone Pond the road hugs these curving brick walls, with no footpath at all on the west side giving a 'walled town' effect. At the south end the houses begin with the imposing East Heath lodge and South Lodge (c.1784) facing south east down the hill. The elegant curve of their front garden railings are echoed in the sweeping lawns and bow windows of Nos. 1&2 Heath Side next door.

4 The policy context

- 4.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

Legislation

- 4.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (1) of the Act requires decision makers to ‘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’ when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay ‘special attention...to the desirability of preserving or enhancing the character or appearance of that area’.

The National Planning Policy Framework

- 4.3 In March 2012, the Government published the new National Planning Policy Framework (NPPF), which replaced Planning Policy Statement 5: ‘Planning for the Historic Environment’ (PPS5) with immediate effect.
- 4.4 The NPPF says at Paragraph 128 that:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.5 A description and analysis of the heritage significance of South Lodge and its context is provided earlier in this report.

- 4.6 The NPPF also requires local planning authorities to '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'.
- 4.7 At Paragraph 131, the NPPF says that:
- 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.
- 4.8 Paragraph 132 advises local planning authorities that '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'.
- 4.9 The NPPF says at Paragraph 133 'Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.' Paragraph 133 says:

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.

4.10 Paragraph 134 says that ‘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.

4.11 Further advice within Section 12 of the NPPF urges local planning authorities to take into account the effect of an application on the significance of a non-designated heritage asset when determining the application. It says that ‘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’.

4.12 Paragraph 137 of the NPPF advises local planning authorities to ‘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’.

4.13 Paragraph 138 says that:

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.

4.14 The NPPF incorporates many of the essential concepts in Planning Policy Statement 5 ‘Planning for the Historic Environment’. PPS5 was accompanied by a ‘Planning for the Historic Environment Practice Guide’, published by English Heritage ‘to help practitioners implement the policy, including the legislative requirements that underpin it’⁸. The ‘Guide’ gives, at Paragraph 79, a number of ‘potential heritage benefits that could weigh in favour of a proposed scheme’ in addition to guidance on ‘weighing-up’ proposals in Paragraphs 76 to 78. These are that:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting;
- It reduces or removes risks to a heritage asset;
- It secures the optimum viable use of a heritage asset in support of its long-term conservation;

⁸ PPS5 was superseded by the NPPF, but the PPS5 Practice Guide is still valid for the time being. It is intended by English Heritage that it will be replaced by good practice advice developed by English Heritage in conjunction with the Historic Environment Forum

- It makes a positive contribution to economic vitality and sustainable communities;
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

4.15 Paragraph 111 of the Guide sets out the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 that local planning authorities when making decisions must 'have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses' and 'pay special attention to the desirability of preserving or enhancing the character or appearance' of a conservation area.

Camden Council's Local Development Framework

4.16 The Camden Local Plan sets out the Council's planning policies. It replaces Camden's Core Strategy and Development Policies planning documents (adopted in 2010).

4.17 Section 7 of the Plan deals with Design and Heritage saying that 'the Council places great importance on preserving the historic environment'.

4.18 Policy D2 Heritage deals with Camden's heritage assets. The policy asserts that:

'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.'

4.19 In relation to designated heritage assets generally the policy says:

‘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.

4.20 In relation to conservation areas the policy says:

‘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.

4.21 In relation to Listed Buildings the policy says:

'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

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

5 The proposed scheme and its effect

- 5.1 This section of the report briefly describes the proposed scheme and its effect on the heritage significance described earlier. The proposed scheme is illustrated in the drawings prepared by Greenway Architects.

The proposed scheme and its effect on heritage significance

- 5.2 As is outlined in detail in the Design & Access Statement, the proposals are for the refurbishment and alteration of the house. Internally this covers the replacement of missing features and detailing, including cornices and panelling, and revisions to the layout of the property that both reverses previous non-original changes and enhances the overall usability of the house.
- 5.3 The proposals have been the subject of comprehensive pre-application discussion and the proposals reflect the Officer's comments.
- 5.4 Externally the main change proposed is the replacement of the existing ground floor modern rear extension with a new structure with basement underneath.
- 5.5 Following feedback from Officers the roof shape has been changed to that of a single ply membrane flat roof and the previously proposed Crittall style glazing changed for full-height dark bronze metal frame windows and doors opening onto the garden. A roof canopy, also clad in dark bronze, will provide shading on these elevations.
- 5.6 The new choice of materials will sit comfortably alongside the brickwork of the main house and will create a simple form that respects the primacy of the listed building while contributing a new element of high quality to the rear of the house.
- 5.7 This proposal will replace an extension that, whilst having pretensions of a historicist design is clearly a modern extension, with one that creates a clear demarcation between the original house and the new extension. It will

sit comfortably alongside the house and be a positive enhancement to the rear of the house.

- 5.8 Below the extension, the new basement family room will extend under the patio with a walk-on rooflight with etched glass to provide natural light. This will have no impact on the listed building.
- 5.9 As described earlier in the report the building has seen considerable change, particularly during the 20th century, and these proposals provide an opportunity to enhance its remaining architectural and historical significance.
- 5.10 Internally, of considerable benefit to the existing house will be the restoration of original details inside the house with re-instatement where missing (cornices, skirting boards, dado rails, panelling etc).
- 5.11 At basement level it is proposed that the existing floor slab will be lowered slightly in order to improve the current ceiling heights which are very low. The existing floor slab is not original – being of a modern concrete – and the difference will change the hierarchy of the different floors in the house.
- 5.12 At ground floor the kitchen will be moved from the front of the house to the new extension – allowing the existing kitchen to be returned to its original use as a principle reception room. All non-original joinery and cupboards will be removed and the room restored to its former importance.
- 5.13 Re-configuration of the existing WCs to create a Pantry area will not affect any space of significance.
- 5.14 On the first floor, the secondary stair between the existing bathroom and the bedroom on the half landing above will be removed. The proposed new Master bedroom suite will be created that respects the original plan form of the existing house.
- 5.15 The proposed new secondary stair will be located just above the existing one and will not require any opening in the original structure.

- 5.16 On the second floor, minor amendments to create a bedroom with an en-suite bathroom and dressing room will again require little intervention and will ensure that the original plan form is retained.
- 5.17 Following the pre-application discussion it is proposed that the existing access to the third floor will be retained and the room layout on this top floor remain unchanged.
- 5.18 The existing dormer with access to the roof terrace will also be retained, but the external timber cladding will be replaced with traditional lead – to be more durable and also more in-keeping with the rest of the roof.
- 5.19 The existing non-original railings on the roof terrace will be replaced with traditional cast iron railings painted black to match the neighbouring property and provide a more appropriate symmetry.
- 5.20 The roof will be repaired on a like for like basis where necessary using lead, existing or reclaimed slates. The asphalt covering to the roof terrace will also be repaired due to its poor condition.
- 5.21 Externally it is proposed that damaged pointing will be repaired using appropriate lime mortar and the building given a gentle wash to ensure that the repairs blend seamlessly with the rest of the house without altering its appearance or character.
- 5.22 Overall the proposals are primarily focused on areas of the building that have already seen alteration, and are intended to restore missing details and features as well as provide modern family accommodation. The building is now in a tired and out-dated state and would benefit considerably by a sympathetic refurbishment. The proposals will not harm any elements of the building's significance but rather will enhance it through the carefully considered interventions and restoration work proposed.
- 5.23 The new extension will replace a structure of limited architectural value and no historical value and other

changes will not affect an appreciation of the special interest of the house.

- 5.24 In keeping with the historical evolution of the house, these proposals ensure the house retains its status as a high-quality family house on the edge of the Heath.

6 Compliance with policy and guidance

- 6.1 This report has provided a detailed description and analysis of the significance of South Lodge and its heritage context, as required by Paragraph 128 of the National Planning Policy Framework. In addition, the report also describes how the proposed scheme will affect that heritage significance. The effect is positive, and for that reason, the scheme complies with policy and guidance.

The level of ‘harm’ caused by the proposed scheme

- 6.2 As outlined in Section 4, the NPPF identifies two levels of potential ‘harm’ that might be caused to a heritage asset by a development: ‘substantial harm...or total loss of significance’ or ‘less than substantial’. Both levels of harm must be caused to a *designated* heritage asset – in this instance, South Lodge, other listed buildings and their settings and the Hampstead Conservation Area.
- 6.3 The proposed scheme, in our considered view, preserves the special architectural and historic interest of the listed building and the character and appearance of the Hampstead Conservation Area, and thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to ‘substantial’ harm or any meaningful level of ‘less than substantial’ harm to the listed building, or any other heritage assets. The proposals reverse changes that have taken place during the 20th century that were detrimental to an appreciation of the house.
- 6.4 The only potential for ‘less than substantial’ harm would be the loss of something in South Lodge that had a direct relationship to what is central to special architectural and historic interest in the listed building. There is nothing about the proposal that would give rise to this level of harm. The proposals, individually or cumulatively, do not reach the threshold of harm that would cause the scheme to fail to preserve the special interest of any listed building

or conservation area and where change is required it is being carried out in a way that is reversible and visually unobtrusive.

The National Planning Policy Framework

- 6.5 In respect of Paragraph 131 of the NPPF, the proposed scheme can certainly be described as ‘sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. It secures the ‘positive contribution’ that South Lodge makes to the Hampstead Conservation Area, and the setting of other listed buildings, and it preserves the essential elements of its special architectural and historic interest as a listed building.
- 6.6 The proposed scheme complies with Paragraph 133 of the NPPF - it certainly does not lead to ‘substantial harm to or total loss of significance of a designated heritage asset’.
- 6.7 It also complies with Paragraph 134 for the reasons given in detail earlier in this report – the scheme cannot be considered to harm the listed building, but rather alters it in a fashion that reverses previously harmful alterations – such as the 1970s kitchen – and restores and re-instates original details such as cornices, skirting boards, dado rails and panelling. Any ‘less than substantial harm to the significance of a designated heritage asset’ (Paragraph 134) - if any - that can be ascribed to the scheme is outweighed by the positive restoration and enhancement of the listed building. This is now a tired building in need of considerable updating. The proposed new extension will be a contextual addition of quality and excellence entirely appropriate to enhance the status of the listed building. The proposals will sustain the listed building for the long term and the works are a means of facilitating that use.
- 6.8 It is our view that none of the individual interventions that make up the overall set of proposals can reasonably be considered to cause harm to the listed building when the cumulative extent and impact of the intervention involved

is measured against the overall listed building and the relative amount of historic fabric that remains within them. The interventions - individually and taken as a whole – help secure the ‘optimum viable use’ of the listed building.

Camden’s Local Development Framework

- 6.9 In positively addressing the requirements of the National Planning Policy Framework, the works also meet the policy requirements of the London Borough of Camden’s Local Development Framework relevant to the historic built environment.
- 6.10 In terms of Core Strategy Policy CS14 and its accompanying commentary, and Local Plan Policy DP25, the proposals ‘would not cause harm to the special interest of the building’ or to ‘the setting of a listed building’.
- 6.11 Equally, the proposals will ‘preserve and enhance the character and appearance of the area’.

7 Summary and conclusions

- 7.1 In summary, as described earlier, overall the proposals are primarily focused on areas of the building that have already seen alteration, and are intended to restore missing details and features as well as provide modern family accommodation. The building is now in a tired and out-dated state and would benefit considerably by a sympathetic refurbishment. The proposals will not harm any elements of the building's significance but rather will enhance it through the carefully considered interventions and restoration work proposed.
- 7.2 The new extension will replace a structure of limited architectural value and no historical value and other changes will not affect an appreciation of the special interest of the house.
- 7.3 In keeping with the historical evolution of the house, these proposals ensure the house retains its status as a high-quality family house on the edge of the Heath and within the conservation area.
- 7.4 The effect of the works on the heritage significance described earlier is therefore positive. The works will preserve and enhance the special architectural and historic interest of the listed building and its setting. The proposals will also preserve and enhance the setting of other listed buildings and the character and appearance of the Hampstead Conservation Area.
- 7.5 For these reasons, the proposed scheme complies with the law, and national and local policy and guidance for listed buildings and conservation areas.

Appendix A: List description

CAMDEN

TQ2686SE EAST HEATH ROAD

798-1/17/356 (South West side)

11/08/50 Nos.1 AND 2

East Heath Lodge (No.1), South Lodge

(No.2)

GV II

Semi-detached pair of houses. c1785; alterations c1820.

Multi-coloured stock brick with red brick dressings. Stone string above 2nd floor windows. 3 storeys and semi-basements.

No.1, 2 windows; No.2, 6 windows plus recessed single window bay.

No.1: main doorway at rear with modern porch; garden front with C20 French window approached by steps.

Gauged red brick flat arches to recessed sashes with shutters.

1st floor verandah to extension with tented canopy. No.2: good original doorcase with open dentilled pediment on Corinthian columns with Tower of Winds capitals and entablature; fanlight with C20 lantern. Panelled door approached by steps with cast-iron railings. Gauged red

brick flat arches to recessed sashes with shutters. Early C19 2 storey splayed bay addition with cast-iron balcony to 1st floor with hipped canopy.

INTERIORS: not inspected.

HISTORICAL NOTE: No.1 was formerly the home of Arthur Bliss

(EH plaque).

No.2 (South Lodge) was listed on 14/05/74.

Listing NGR: TQ2689786045

KMHeritage

72 Pymer's Mead
London SE21 8NJ
T: 020 8670 9057
F: 0871 750 3557

mail@kmheritage.com
www.kmheritage.com

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