

## Heritage Statement



## 49 Fitzjohn's Avenue, Hampstead

On Behalf of Jetty Properties LTD

June 2018

Project Ref: 4210A

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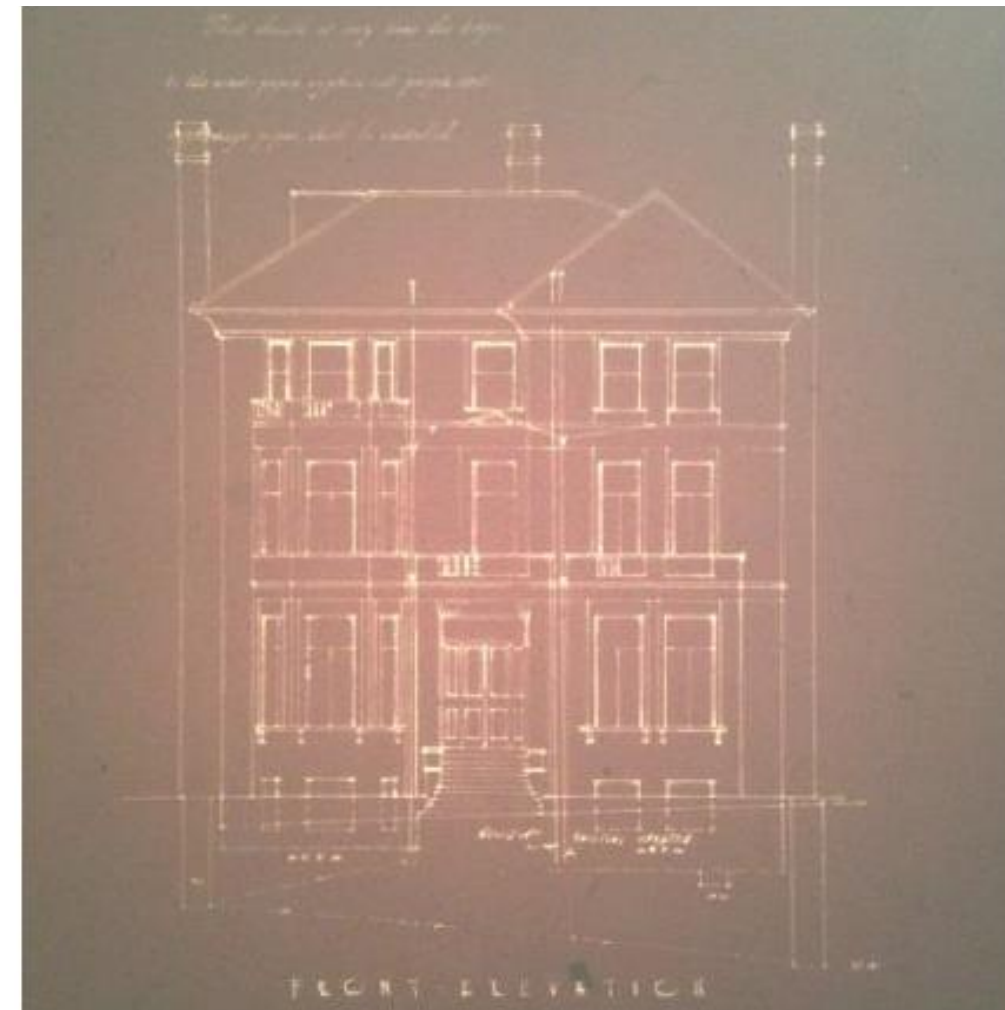
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## INTRODUCTION

1. This Heritage Statement has been prepared by Heritage Collective on behalf of Jetty Properties Ltd in connection with the proposed scheme to add a single storey at third floor level to 49 Fitzjohn's Avenue, a late nineteenth-century brick house located on a main road in Hampstead.
2. The property consists of four storeys - including a basement—and is three bays wide. Primarily constructed of red brick in Flemish bond, 49 Fitzjohn's Avenue utilises terracotta detailing which sees it conform with the wider street scene. It has a shallow expansive hipped roof with over-sailing eaves clad in slate. **Figure 2** gives an impression of the principal elevation in 1948.
3. Work is currently on-going to convert and extend 49 Fitzjohn's Avenue into six new apartments. This application seeks to provide one further residential unit within the current building whilst retaining the existing roof form one storey higher.
4. The application site was developed—alongside the other properties on Fitzjohn's Avenue—during the decades following 1876, and the local area is rich in architectural prowess as a result, covering the full spectrum of architectural styles during that period.
5. While the application site is not listed, it lies within the Fitzjohn's Netherhall Conservation Area (FNCA), and is considered to make a positive contribution to the surrounding area. It conforms to the character of the locality in terms of its form, architectural style and plot size. The building falls within Sub Area 1 identified within the published conservation area appraisal and management plan (March 2001).
6. 49 Fitzjohn's Avenue also sits adjacent to No. 47 Fitzjohn's Avenue, a listed (grade II) property laid out at a similar date. The two buildings were adjoined by a single storey extension between the years of 1954 and 1956. **Figure 1** depicts the application site's immediate setting while **Figure 9** shows the extended boundaries of the FNCA and the position of 49 Fitzjohn's Avenue within the original 01/03/1984 designation.
7. This report considers the potential effects on the heritage assets resulting from the proposed addition of a single storey of accommodation, raising the eaves level by one floor. It has been informed by a combination of historical research and a site visit. It provides an assessment of the heritage asset to understand the potential for the change brought about by the proposed works to cause harm to an appreciation of its heritage significance. Both the direct effects of the proposals and any changes to setting will be considered, thus bringing the report in line with paragraph 128 of the National Planning Policy Framework, 2012 (NPPF).
8. The report should be read in conjunction with the Design and Access Statement and drawn submission prepared by Oakley Hough, and alongside the Planning Statement prepared by DP9.



**Figure 1:** Map centred on 49 Fitzjohn's Avenue (highlighted)



**Figure 2:** Drawing of the front elevation of 49 Fitzjohn's Avenue, 1948

## LEGISLATIVE AND POLICY FRAMEWORK

### Legislative Framework: Built Heritage

9. Legislation relating to listed buildings and conservations areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Section 66(1) of the Act provides:

*"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."*

10. It is a well-established concept in case law that 'preserving' means doing no harm.
11. In addition, Section 72 of the Act stated that a similar duty exists for conservation areas, requiring special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
12. There is a strong presumption against the grant of permission for development that would harm the character or appearance of a conservation area and/ or listed building, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

### National Planning Policy Framework

13. Pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration. It was published in March 2012 and constitutes guidance for local planning authorities and decision makers.
14. Section 12 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 126 to 141. The NPPF places much emphasis on heritage "significance", which it defines in Annex 2 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. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

15. Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution of their setting, to a proportionate level of detail. Setting is defined as;

*"The surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. 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."*

16. Paragraph 129 of the NPPF requires essentially the same approach from local planning authorities: to identify and assess the "particular significance" of any heritage asset, against which the impacts of a proposal are to be assessed. The same paragraph highlights taking measures to avoid or minimise conflict between a heritage asset's conservation and any aspect of a proposal.

17. Paragraph 132 applies specifically to designated heritage assets, such as listed buildings and conservation areas. According to this paragraph, 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.
18. Paragraph 133 deals with substantial harm to, or total loss of significance, of a designated heritage asset. Case law has clarified the concept of substantial harm. Paragraph 133 is not relevant to this case because the proposals would not cause the scale of harm that could reasonably be categorised as 'substantial harm'.
19. Paragraph 134 of the NPPF deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The PPG describes public benefits as "anything that delivers economic, social or environmental progress".

### The London Plan (2016)

20. The London Plan (2016) is the overall strategic plan for London and it forms part of the development plan for Greater London.
21. Policy 7.8 seeks to ensure that heritage assets are valued, conserved, restored and reused. All development affecting the significance of heritage assets should be sympathetic in terms of scale, form, materials and architectural detailing.

### Local Development Plan

#### Camden Local Plan (2017)

22. The Camden Local Plan was published in 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents which were adopted in 2010. The local plan sets out Camden Council's vision, objectives and spatial strategy for future development in the Borough up to 2031.
23. The relevant policies within the local plan are D1: Design, and D2: Heritage. The applicable parts of these policies have been reproduced below:

**Policy D1 Design**—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.

**Policy D2 Heritage**—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.

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.

The Council will seek to protect other heritage assets including nondesignated 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.

#### **Camden Council Planning Guidance 1: Design (CPG.1), (updated March 2018).**

24. Camden’s Planning Guidance 1: Design forms part of the Council’s supplementary planning documentation. The document notes that the addition of storeys or roof alterations are likely to be acceptable where:

*i) Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form*

25. This is contrasted with circumstances in which roof alteration of addition is likely to be unacceptable:

*(i) Where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene;*

*(ii) Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*

*(iii) Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*

*(iv) The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*

*(v) Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*

*(vi) Where the scale and proportions of the building would be overwhelmed by additional extension.*

#### **Fitzjohn’s Netherhall Conservation Area Appraisal Statement (March 2001).**

26. The conservation area statement was adopted in 2001. It provides a description of the conservation area, outlines the general issues facing the conservation area and identifies development pressures which were deemed to be of concern at the time of adoption.

27. The issues deemed to be of specific importance in preventing the erosion of significance within Fitzjohn’s Netherhall Conservation Area—and of relevance to this application—have been outlined below:

*Extensions, Conservatories, Backland— Extensions and Conservatories can alter the balance or harmony of a property or of a group of properties by insensitive scale, design and inappropriate materials. A number of additions have harmed the character of the area and further inappropriate erosion will be resisted. In an area with large plots with open green land there is also pressure for backland development which can reduce the quality of the visual as well as ecological environment.*

*Roof alterations—A feature of the architecture of the mid to late Victorian period is the visibility of the roof. Insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows, and in many instances there is no further possibility of alterations.*

*Design—Not all development has been successful in contributing to the character of the Conservation Area. Where development has not positively contributed to the character and appearance of the Conservation Area, it concerns: (i) the use of inappropriate materials; (ii) inappropriate bulk, massing and / or height; (iii) inappropriate signage; (iv) impact upon views; (v) possible impact upon soil stability.*

28. The issues noted above have been carefully considered and taken into account during the design process. The ways in which the current scheme responds to these specific issues have been outlined on pages 12 and 13.

## RELEVANT HISTORICAL BACKGROUND

### History of the area

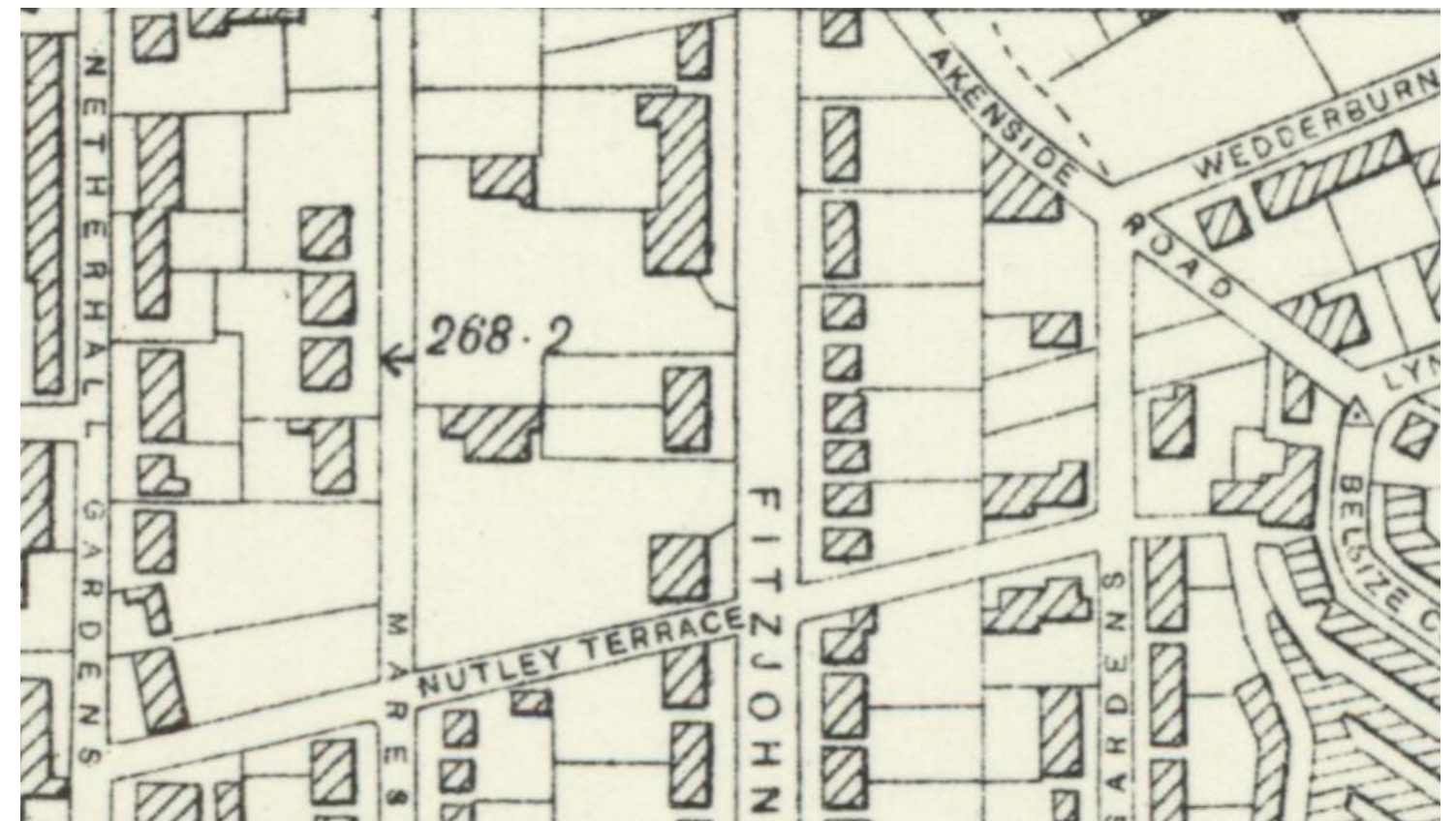
29. In order to inform the assessment of significance in relation to the existing building and its proposed changes, historical research was carried out in order to understand the evolution of the application site.
30. In the medieval period Hampstead was a small rural upland village, with Hampstead Manor stretching westward from the village to Watling Street (known today as Kilburn High Road). The land belonged to Westminster Abbey and was notable for having the best farmland in the area. After the dissolution of the Monasteries, the manor passed to Sir Thomas Wroth, before being sold in 1707 to Sir William Langhorne. At this stage Hampstead village comprised of two main components: the main estate of Manor Farm with 356 acres in the vicinity of Finchley Road, and the area known as East Park, part of what is now Hampstead Heath.
31. By the beginning of the nineteenth-century, Sir Thomas Maryon Wilson had become lord of the manor, but upon his death in 1821 the estate was divided between his sons. The will limited his heir's ability to build on the land as they could only grant short agricultural leases, inhibiting the younger Sir Thomas' desire to develop the land for housing. A long legal battle ensued: Sir Thomas Wilson tried to amend the will some fifteen times, to no avail. Both areas were essentially thus kept as open land until the mid nineteenth-century. The local area is depicted in **Figure 3**, which highlights the large open spaces divided into fields, and the start of the encroachment of building development.
32. Sir Thomas died in 1869, and his brother - Sir John Maryon Wilson - was eventually given the right to provide building leases to his heir. Sir John then went about developing the area around Finchley Road, before agreeing in 1875 to divide the estate with his son Spencer. It was Spencer's portion of land which included two newly proposed roads: Fitzjohn Avenue and Priory Road.
33. In 1875 the contract for Fitzjohns Avenue was let to Culverhouses (tenant at will of two main estate farms on the site of Fitzjohns Avenue and a builder) at a price of £8,087, and road making began. Culverhouse had previously been given a lease to exploit the East Park estate as a brick-field: in fact, brick from the fields on the Heath were said to have been used for houses on Fitzjohns Avenue.
34. The design of Fitzjohn's Avenue came from the grand vision of Spencer Wilson, who envisaged a 50ft wide road and 10t pavement. The road was called 'one of the noblest streets in the world' by Harpers magazine in 1883, with the general sense of spaciousness one of its defining features. One either side of the road alternate red and white chestnuts were planted, creating a long green avenue with the grand houses set well back from the road by long front paths.

### The application site

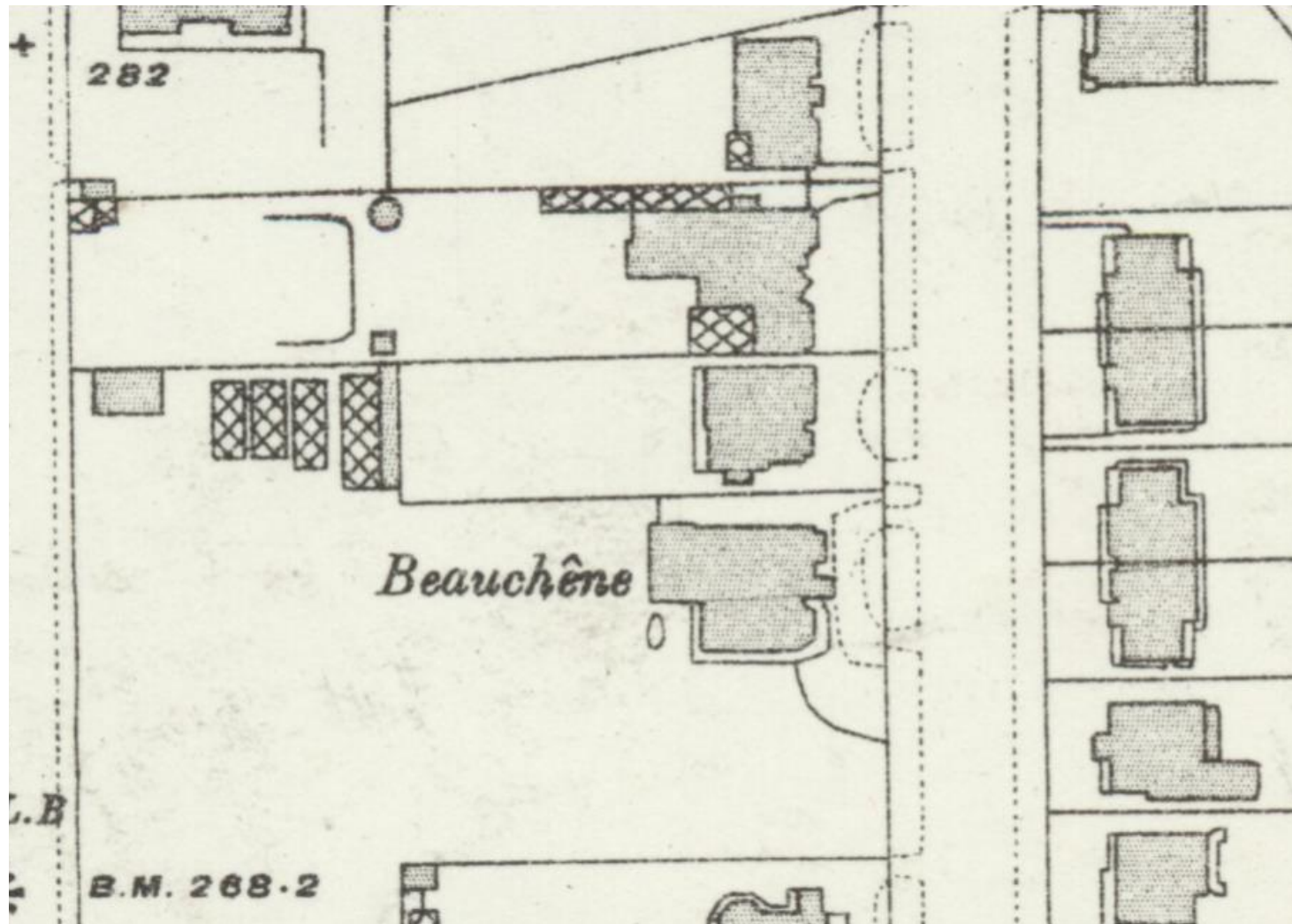
35. The property at No.49 Fitzjohn's Avenue was constructed sometime in the 1880s and / or 1890s. While there is no known architect for the building, Pevsner notes that the practice Battersbury and Huxley built many of the properties in the local area, and thus the firm is one possible candidate for the design.
36. No.49 is situated on the west side of Fitzjohn's Avenue, about halfway from the top of the road at Hampstead village and the bottom at Swiss Cottage. The building was positioned within a large, deep plot and makes use of a large rear garden. An outline of the building is first visible on the 1895 OS revision illustrated in **Figure 4**. The development of the area is shown in **Figures 5 & 6** between the years of 1912/13 and 1935/37.



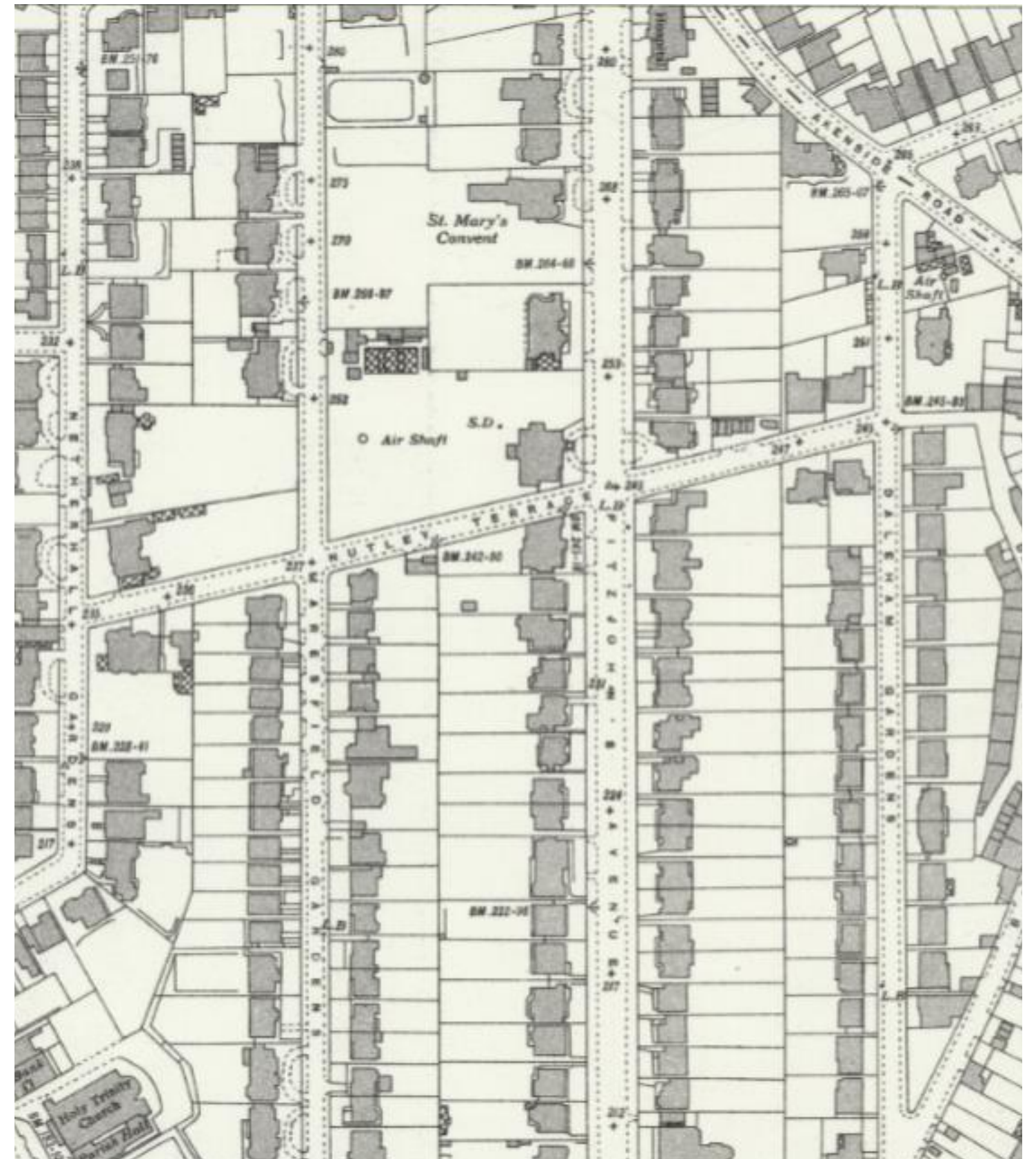
**Figure 3:** London XLII OS Map, surv. 1863 to 1865; pub. 1869



**Figure 4:** London IV.4 OS Map; revised 1891 to 1894; published 1894 to 1896



**Figure 5:** London IV.4 OS Map; revised 1912 to 1913; published 1915



**Figure 6:** London IV.4 OS Map; revised 1935 to 1937; published 1939

37. The local area was fortunate in that it suffered relatively little damage during WWII, as illustrated by the bomb damage map produced by the LCC. Damage to Fitzjohn's Avenue was largely confined to the southern end of the street with only minor damage recorded.
38. Camden Archives hold a series of drainage plans for the property. While the earliest date to 1936, the first depicting a legible floor plan were drawn-up in 1948 and are reproduced in **Figures 7 to 9**. Despite these plans dating from the middle of the twentieth-century, they give a good indication of the probable original floor plan before further later internal alteration and subdivision. For example by 1948 it appears that some subdivision of the plan had taken place at second floor level.
39. Plans from 1956 show the extension building between No. 47 and 49, built sometime in the years 1954 to 1956. This connected the two properties and related to the use of No 47 as a ecclesiastical school. This came about in response to the fact that many of the houses in the area were so big that they were untenable as single domestic dwellings, with No. 55 Fitzjohn's Avenue for instance having over 25 rooms.
40. Much in the same way, No 47 was converted for educational purposes in the early twentieth-century. In c.1927, St Mary's Convent School moved to No 47; the school ran a boarding house and day school for girls, being formally recognized from 1951 before evolving by 1960 to become a Roman Catholic girls' preparatory day school. No.49 was used for the housing of nuns from the Congregation of Jesus until late 2013, in conjunction with the convent school at No.47.
41. The relevant recent planning history for 49 Fitzjohn's Avenue has been reproduced below:

49 Fitzjohn's Avenue London NW3 6PG (2017/4086/P) - Withdrawn (Sep 4 2017)- Non Material Amendments—'Various alterations to elevations, approved under planning permission 2015/5379/P, dated 01/08/2016 (for conversion to 6x self-contained flats; erection of 3 storey rear extension; removal of single storey side extension; and associated alterations)'

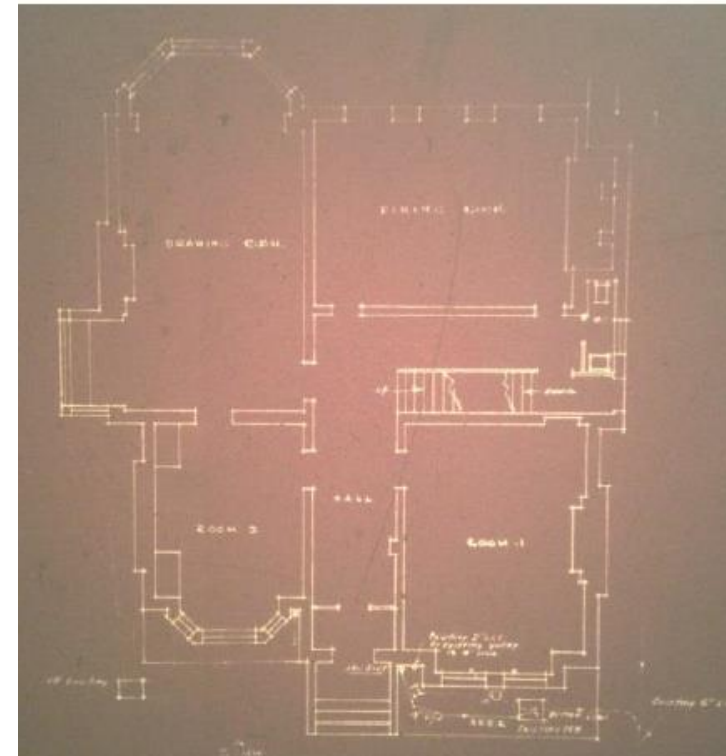
49 Fitzjohn's Avenue LONDON NW3 6PG (2017/2515/L) -Granted (Jul 27 2017) - Listed Building Consent—'Construction of a single skin of brickwork to face the existing Party Wall once half of the single-storey LB curtilage link structure between 47 and 49 Fitzjohns Avenue is demolished.'

49 Fitzjohn's Avenue London NW3 6PG (2015/5379/P) - Granted Subject to a Section 106 Legal Agreement (Aug 1 2016) - Full Planning Permission—Conversion of single family dwellinghouse to 6 no. self-contained flats (2no. 2-bed, 2 no. 3-bed and 2no. 4-bed); erection of a 3 storey rear extension; removal of single storey side extension; and associated alterations

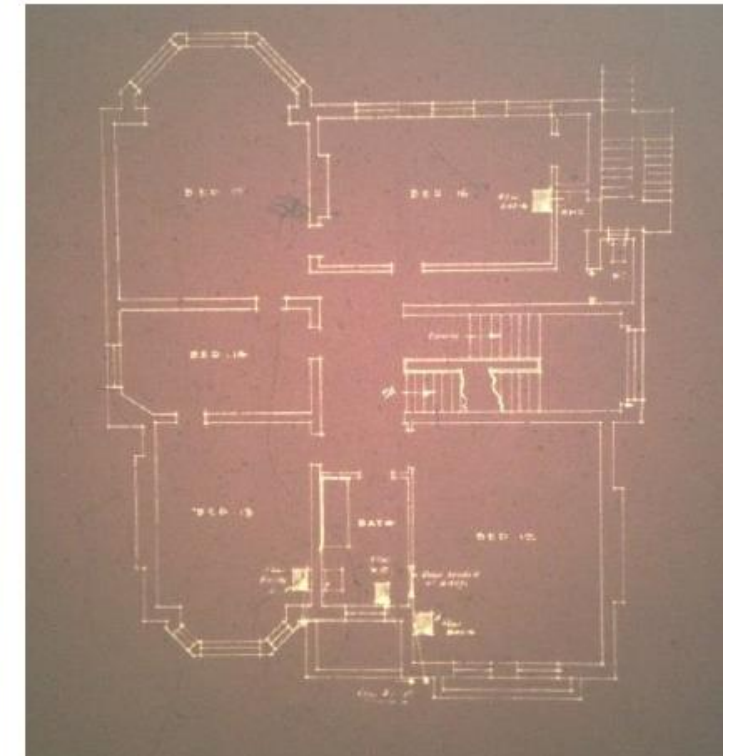
49 Fitzjohn's Avenue London Camden NW3 6PG (2015/5400/P) - Withdrawn (Oct 2 2015)- Certificate of Lawfulness (Proposed) - 'Single storey rear extension.'

49 Fitzjohn's Avenue London NW3 6PG (2013/6477/P) - Granted Subject to a Section 106 Legal Agreement (Apr 11 2014) - Full Planning Permission—'Change of use from a convent (Sui Generis) to a single dwelling house (C3)'

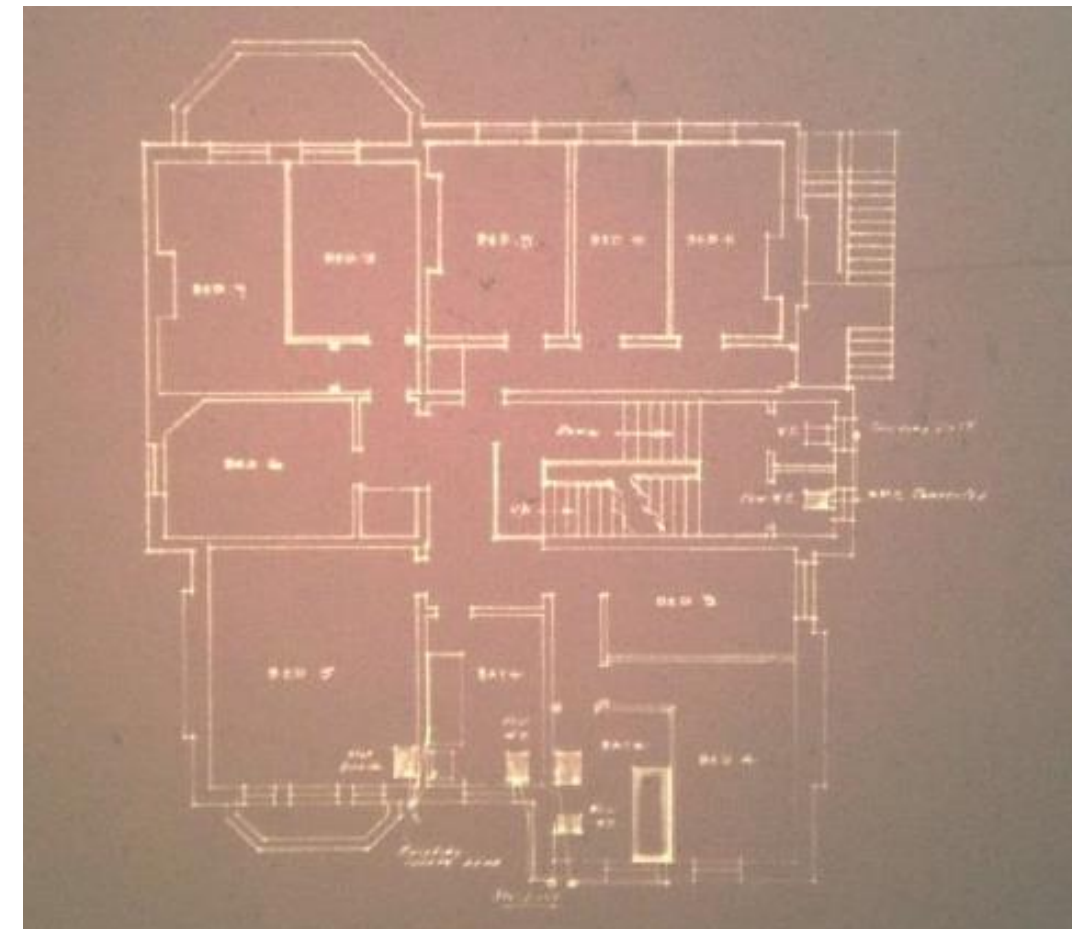
42. During the course of the application for the conversion and extension of the building into flats in 2015/16 a two storey roof extension with significant changes to the roofscape was proposed. Camden Council stated that the bulk, scale and mass of such a proposal would be unacceptable and thus it would not be pursued.



**Figure 7:** 49 Fitzjohn's Avenue drainage plan: ground floor, 1948



**Figure 8:** 49 Fitzjohn's Avenue drainage plan: first floor, 1948



**Figure 9:** 49 Fitzjohn's Avenue drainage plan: second floor, 1948



## FITZJOHN'S NETHERHALL CONSERVATION AREA

43. The Fitzjohn's Netherhall Conservation Area was designated on the 1st of March 1984, and extended in 1988, 1991, and 2001 to form the current boundary. A majority of the conservation area falls within the original designation, including the application site. The Conservation Area Appraisal and Management Strategy was completed in January 2001.
44. The conservation area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, slightly below the hills of Hampstead village and heath. The street layout is dominated by Fitzjohn's Avenue—which runs through the centre of the conservation area—with other major roads running parallel to both its east and west. The boundary of the conservation area is defined by Hampstead High Street on the western side, and Rosslyn Hill on the east.
45. Overall, the built character of the conservation area is largely of grand urban dwellings laid out with generous gardens and surrounded by the more densely organised areas of the Hampstead Village, Belsize Village, and Finchley Road.
46. The application site is located within 'Sub Area One' of the conservation area, which is centred around Fitzjohn's Avenue. The area was predominantly built over a ten year period, from the late 1870s to the late 1880s, and marks the prevalent architectural and aesthetic styles and preoccupations of the late nineteenth-century.
47. The road layout resembles an organised grid, with Fitzjohn's Avenue on the north/ south axis being the prime street in terms of grandeur, scale and length. The fact that Fitzjohn's Avenue runs through the heart of the conservation area means that views along the road will naturally command importance.
48. Generally speaking, the architectural influences within 'Sub Area One' are the Queen Anne style and the Domestic Revival style, with an array of purple, orange and red brickwork both rubbed and carved, decorative ironwork, bargeboards and roof detailing on display. The impressive scale of the developments is a noticeable feature of their facades, with one grand detached house following another along the road. Building heights within the sub-area are largely four storeys, with some including additional attic accommodation but this height varies with the roof slopes employed and the topography of the street.
49. Pevsner describes the area in his *The Buildings of England London 4: North* series:
- "Whole streets of informal, picturesquely grouped red brick houses, relieved variously by terracotta ornament, tile-hanging and painted timber balconies and porches, were built around Fitzjohn's Avenue, and elsewhere, by the firm of Batterbury & Huxley ..."*
50. 49 Fitzjohn's Avenue is noted within the conservation area appraisal as being an unlisted property that makes a positive contribution to the character of the surrounding area. Other nearby properties which contribute to the locality in this way include Nos. 39, 45, 53 and 57 Fitzjohn's Avenue. No. 47 is another important contextual consideration within the conservation area, it being statutorily listed (grade II).
51. Overall, the defining aspect of the conservation area's significance is the range of substantially scaled properties set within generous grounds. The built form of the street dates to a broadly similar period, and are improved by the large mature trees and vegetation lining the wide streets. The combination of such components equates to an imposing streetscape with a distinctly suburban character.



**Figure 9:** The Fitzjohn's Netherhall Conservation Area, with the application site highlighted

## HERITAGE SIGNIFICANCE AND SETTING

### 49 Fitzjohn's Avenue, Hampstead (Not listed)

#### Heritage Interests

52. While the application site building is not itself listed, it is considered to make a positive contribution to both the local streetscape and the FNCA more generally.
53. The property is of some heritage interest, being an example of a typical detached domestic dwelling laid out in the latter part of the nineteenth-century on a street displaying the full spectrum of late Victorian styles. Its primary expression of significance is in its principal street façade, the east elevation, and its role as part of the wider street scene in views up and down Fitzjohn's Avenue.
54. As previously noted, the property conforms to its time in regards to its architecture, albeit with elements of its significance having been diminished to some extent by later re-fenestration. The removal of the modern extension linking Nos. 49 and 47 as approved by the application dating to 2015 has had a positive impact on the setting of the two buildings.
55. The building's primary artistic/aesthetic value is in its street frontage, whilst the secondary rear elevation is much plainer and enclosed from public view by the dense foliage to the rear of the property. Views towards the building from the western garden are dominated on both sides by the rear elements of Nos. 47 and 51. It is also worth noting that there is no general building line when looking at these properties from the rear, or any regularity of form or pattern to these rear extensions.
56. The building is not known to possess any particular archaeological interest.

### 47 Fitzjohn's Avenue, Hampstead (Grade II)

#### Heritage Interests

57. No. 47 Fitzjohn's Avenue is a grade II listed property of a similar date to No. 49, and was formerly adjoined to the application site via a modern ground floor extension. The listing description is as follows:

TQ2685SE FITZJOHN'S AVENUE 798-1/38/438 (West side) No.47 St Mary's Convent School and attached wall with railings and gates: II

*House, now a school. 1880. By George Lethbridge for LM Casella with mid C20 attached chapel. Orange brick with all detailing, features and decoration in fine quality gauged and rubbed brickwork. Tiled hipped roof with cresting, dormers, tall slab end stacks, ogee domed belvedere with oculus to a small stair tower, and moulded brick boxed eaves cornice.*

*EXTERIOR: 3 storeys and attics. Irregular frontage of 4 bays. Central porch with arcaded openings in Elizabethan inspired style and carried out in gauged and rubbed brickwork; crowned by a terracotta balustrade. To the right, a double height bay and to left, a double height canted bay; both with panelled pilasters, keystones, floor cornice, swag and mask enriched aprons and crowned by balustrades to top floor windows. Sashes, with patterned glazing to top lights, in moulded architraves. Central 1st floor sashes with enriched pediments.*

*INTERIOR: of good quality and little altered, includes panelling and tiled floors.*

*SUBSIDIARY FEATURES: attached brick boundary wall in stepped sections with piers and panels, cast-iron railings and cast and wrought-iron gates.*

*HISTORICAL NOTE: at nearly £10,000 this was an extremely expensive house to build and its quality is apparent in the fine brickwork. Casella was the inventor of the clinical thermometer; his family sold the house in 1927 to its present owners, St Mary's Convent School. Apart from the chapel, the C20 extensions by St Mary's Convent School are not of special interest.*

58. The property was originally conceived as a grand house, but much like many of the other buildings along the street was converted for educational purposes due to the large quantity of rooms meaning that a change of use was more viable. This complete change of function has to some degree diminished an element of the significance of the asset, for it has led to the loss of the original residential use.
59. 47 Fitzjohn's Avenue has a degree of architectural significance on the basis of its form, style and grandeur: consisting of three storeys with a basement and attic, the property displays richly gauged and rubbed orange brickwork detailing and terracotta ornamentation.
60. The property additionally still retains some sense of historic interest deriving from the fact it highlights the prosperity, architectural tastes and domestic requirements of its initial builders and owners.
61. The history of the introduction of the school to the building also provides an element of significance in that it adds to the overall narrative of the property. A chapel had been added to the south of the property by 1939, which is noted within the listing description as being of special interest. The chapel retains a certain architectural and aesthetic quality and a basic degree of historical significance on the basis of its connection with the ecclesiastical girls school.
62. The other ranges of the property include a very large rear extension constructed after 1964, which does not add to the significance of the heritage asset.
63. In summary, the special architectural and historical interest of the listed building hails from its impressive façade with late nineteenth-century detailing, its substantial proportions, and its use of materials.

#### Contribution of Setting to Heritage Significance

64. The immediate and wider setting of the listed building consists of the surrounding suburban conservation area centred on Fitzjohn's Avenue with its wide street affording long views in both directions. The majority of properties which line Fitzjohn's Avenue are of substantial scale and architectural prowess, each sitting within large plots and hailing to a broadly similar period.
65. The application site is considered to be an element of the setting of the listed building due to its proximity and former connection to it via the single storey extension that used to adjoin the two structures.
66. No 49 Fitzjohn's Avenue is considered to make a positive contribution to the significance of the listed building through a broadly mutual historical and architectural relationship which sees the two buildings built during the same decades.

**Fitzjohn's Netherhall Conservation Area**

67. The urban grain within the conservation area consists of large houses with spacious gardens, with the surrounding areas of Hampstead Village, Belsize Village and Finchley Road being much denser in comparison. Fitzjohn's Avenue runs through the centre of the conservation area and dominates the street layout.
68. The conservation area is significant as a predominantly residential area (despite the number of educational and institutional buildings) with a range of building types mixing architectural styles which were prevalent during the late Victorian period. Some of the significant styles on display in the area include the Queen Anne style, the Domestic Revival, properties of Arts and Crafts form and the neo-Gothic.
69. It is this mixture of architectural taste alongside the use of certain materials such as red/ orange brick and terracotta detailing that gives the area such a sense of character. The grandeur of large swathes of the properties within the conservation area, and especially along Fitzjohn's Avenue, provides another source of significance. The scale of some of the buildings are remarkable for single domestic dwellings, and rival many a great country house for size. Indeed, adjacent to No. 49 to the north, No. 51 stands 7m taller than the roof of No.49.
70. Overall it is the combination of relatively well intact large properties dating mainly date to the late nineteenth century in a variety of styles and all of high design quality which provides the principal source of the conservation areas interest. The undulating topography and tree-lined grid of streets affording long views are also significant.

## PROPOSED DEVELOPMENT AND EFFECTS

### Proposed Works

71. This section should be read in conjunction with the full drawn submission and Design and Access Statement prepared by Oakley Hough.
72. It is proposed to provide a new storey at third floor level of the building, replicating the proportions and height of the second storey level to provide an additional unit of living accommodation.
73. The roof volume would thus form the upper half of the additional unit, whereas under the current implemented scheme it forms the upper part of the second floor unit.
74. The new storey would utilise matching materials and details, creating a subservient third floor fenestration in comparison to floor below, thus preserving the hierarchy of the front elevation. It would increase the building to a total of four storeys, plus basement.
75. The scheme presented to Camden Council in 2014 included the addition of a further two storeys and significant alterations to the roof scape to provide the space for the then proposed twelve units. The response to this was: "The proposed two storey roof extensions are also not supported as they would be unsympathetic, too large and have a harmful impact on the existing roof design."
76. The scheme was significantly altered to address the concerns raised and now the proposal for the roof extension is half that of what was previously proposed and is much more sympathetic to the architectural interest of the host building. The new floor will replicate the current second floor in footprint, but with a simpler fenestration and smaller proportions to ensure that the hierarchy of the elevations are preserved.
77. The design of the roof will be the same as it is now, only one storey higher. The form of the roof would be preserved and its materiality and character retained.

### Effects on No. 49 Fitzjohn's Avenue

#### *The addition of a single storey*

78. The addition a further floor to 49 Fitzjohn's Avenue will create a larger footprint to the building and provide one additional unit of accommodation at the top of the property.
79. The primary effect of the proposal would be to increase the height of the property from three storeys plus a basement to four storeys, plus a basement.
80. There will be no change to the consented floors under the new proposals, with the only small change relating to access from the second floor to the third floor via a new staircase.
81. The change in appearance of the building as a result of the additional floor is not assessed as materially harmful because it has been carefully designed to respect the hierarchy of the principal elevation of the building. In addition, it will preserve the traditional roofscape, in both form and materials and preserve the architectural interest of the host building. However, due to the fact that the building is currently a complete composition, the addition of a new floor would alter this original appearance, thus affecting the proportions of the building.
82. With an increase in mass, the height of the building will increase, but it sits adjacent to a much taller building to the north and thus will not appear out of keeping with its neighbour. The proposal respects the architectural composition of the host building and responds to pre-application comments provided in the initial round of negotiations with Camden Council. The effect on the proportions is considered to be within an acceptable tolerance of change.

### Effects on No. 47 Fitzjohn's Avenue

83. The proposed change to the building will result in a visible change to the surroundings of the adjacent listed building at No. 47, that is because of the proximity of the unlisted building to the listed building and its contribution to an experience of the listed building, forming part of the 19th century streetscape.
84. The change is not assessed as harmful to the setting of the listed building and an appreciation of No. 47 because it is designed in such a way as to preserve the architectural character of the host building, and thus views toward it from the surrounding area.
85. Views toward the listed building from the street will include a slightly larger building in the background as a result of the proposed extension, but this will not dominate or overwhelm the listed building, This is due to both the topography of the area, where the roof line steps downwards, down the hill, and the design of the extension, which would preserve the roof design and character of the host building.
86. The changes in views along the road will not have a materially detrimental effect on an appreciation of the grade II listed building because its form and function will continue to be read in the same way and its heritage significance will still be appreciated in its suburban setting, characterised by Victorian detached villas.
87. Overall, the proposals will have a minor effect on the listed building at No 47 Fitzjohn's Avenue: this will be limited to a slight alteration in views of the heritage asset from along the road which if the scheme were to be implemented would see No. 49 a further storey higher. This effect is not assessed as resulting in harm to the setting or interest of the listed building, which is robust enough to withstand the change to the bulk and mass of the adjacent unlisted building in this particular circumstance.

### Effect on Fitzjohn's Netherhall Conservation Area

88. As previously noted there is no general building line to the properties along the street, as the eaves levels fluctuate from one property to another along the street. This means that the proposal would not look out of place in the same way that it would if there were to be a consistent building line along the streetscape. The set back of the property and the size and bulk to the adjacent property at No. 51 means that the addition of a storey would not appear out of place in the street-scene in oblique and long views along the road.
89. Views within the conservation area (both public and private) would change as a result of the additional floor, but this change is not assessed as resulting in a significant effect on the architectural or historic interest of the area. The extension will be assimilated into the area through careful handling of materiality and propositions to ensure the building reads as a substantial brick villa with a hierarchy to its design, according with all the other historical building in the area. The slight extrusion of the building upwards would have a very limited effect on close range views toward the building from within the conservation area.
90. In views along Fitzjohn's Avenue the trees and wide street scene characterise the views. These will not change and the additional bulk will not appear obvious in these street views. It will be evident at close range views from directly outside the property but due to the bulk of the adjacent building and the large scale of many of the houses on the road, it will not be dominant or prominent. As identified above, the propositions of the property will change and the complete composition of the property will change, but through careful handling of the detailing this would result in a very slight negative effect on the historic environment.
91. Taking into consideration the guidance set out by Camden Council in the Supplementary Planning Guidance on extensions the proposed alteration to the building is considered to comply for the

following reasons:

*i) Where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene;*

There will be no breach of the skyline as a result of the proposed extension. The roof will sit below the height of the adjacent No. 51 and its position in relation to No. 47 should be higher, as the land slopes away towards the listed building.

*(ii) Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*

This does not apply in this case

*(iii) Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*

No. 49 has a shallow pitched roof form with eaves which is why the extension is for an addition of a storey below this to preserve the feature of the roof while still providing a level of extra accommodation.

*(iv) The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*

While it is accepted that the building, from the front at least, is a complete composition, the additional level of accommodation has been designed sympathetically to ensure it is not undermined and that its architectural principles are preserved. The additional level will be visible but the house will remain a substantial detached red brick property with two principal floors (ground and first).

*(v) Buildings are part of a ground where differing heights add visual interest and where a roof extension would detract from this variety of form;*

The application site building forms part of the street scape where there are varied roof heights, but the extension will not change this characteristic, it will still sit in a group with a varied roof line, that accords with the topography of the area.

*(vi) Where the scale and proportions of the building would be overwhelmed by additional extension.*

The extension has been designed to ensure the proportions and hierarchy of the elevations are respected, with the existing roof form being used. The new floor level is not considered out of scale and will not be a highly noticeable change to the area.

92. Taking into consideration the specific issues raised within the 2001 Conservation Area Appraisal, the development is considered to comply with the aims and objectives of the appraisal in the following ways;

*Extensions, Conservatories, Backland— Extensions and Conservatories can alter the balance or harmony of a property or of a group of properties by insensitive scale, design and inappropriate materials. A number of additions have harmed the character of the area and further inappropriate erosion will be resisted. In an area with large plots with open green land there is also pressure for backland development which can reduce the quality of the visual as well as ecological environment.*

The proposal will have no effect on the openness of the plot or the wider conservation area.

*Roof alterations—A feature of the architecture of the mid to late Victorian period is the visibility of the roof. Insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows, and in many instances there is no further possibility of alterations.*

The roof form of the application site building will remain as it is, only one storey higher. It will still conform to the character of the building and the area.

*Design—Not all development has been successful in contributing to the character of the Conservation Area. Where development has not positively contributed to the character and appearance of the Conservation Area, it concerns: (i) the use of inappropriate materials; (ii) inappropriate bulk, massing and / or height; (iii) inappropriate signage; (iv) impact upon views; (v) possible impact upon soil stability.*

The proposed additional storey has been carefully designed in order to respond to the correct materials for the area, in a sympathetic architectural style that respects the hierarchy of the building. The building will still be within an appropriate height, bulk and scale for the streetscape.

## SUMMARY AND CONCLUSIONS

93. 49 Fitzjohn's Avenue is a large unlisted property built in the latter stages of the nineteenth century in an affluent London suburb. The building currently consists of four storeys, including a basement, and is three bays wide. It is primarily constructed of red brick with terracotta detailing, and has an expansive shallow hipped roof covered in slate.
94. Work is currently ongoing to convert the building into six residential units, which included some additions to the rear of the building and the removal of a single storey side extension, improving the overall appearance of the building.
95. This proposal seeks to provide one additional storey of accommodation between the 2nd floor and the new third floor (roof level). The new fourth floor plan (roof space) will include the extension of the staircase, a bedroom, en-suite, dressing room in line with what has already obtained consent. The current roof form will be retained. This will provide one additional unit, taking the total to seven.
96. While the property is not listed, it is considered to provide a positive contribution to both the streetscape and the FNCA more generally, falling within Sub Area 1 of the conservation area as identified within the published conservation area appraisal and management plan (March 2001). Immediately adjacent is St Mary's Convent School, listed grade II.
97. Taking into account the significance of the heritage assets and the ways in which they are currently experienced and appreciated, the design team has sought to minimise or remove any detrimental effects on the adjacent listed building through the employment of a series of architectural devices. The new fourth-floor will: (i) replicate the materiality and fenestration pattern of the 2nd floor; (ii) be of a simpler fenestration detail to ensure it is read as a subservient floor to those below; (iii) be of a reduced height to the floor below to reinforce the proportions of the host building. This should ensure that the extended building will appear subservient to both the host building's original scale and proportions, and the setting of the listed 47 Fitzjohn's Avenue.
98. The addition of a storey is considered to be a minor change to both the application site, the setting of the listed building and the FNCA more generally. Although it has been assessed that the addition of a single storey will cause at most a very low level of less than substantial harm to the conservation area as a result of the change in views of the non listed building. The setting of the adjacent listed building is robust enough to accommodate the change without material harm. Taking into account the criteria within the SPG on roof extensions and the issues outlined within the Conservation Statement, the careful design has minimised the effects, addressing the objections raised to the previous pre-application proposal for a two storey extension and will secure one new residential unit with minimal impact.