

3 Upper Terrace, London, NW3 6RH

Heritage Statement

**Firstplan Ref:** 18196/JG/ta

**Date:** November 2018

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# Section 1: Introduction

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- 1.1 This Heritage Statement has been prepared in support of applications for planning and listed building consent for internal and external alterations to the existing dwelling house at 3 Upper Terrace, London, NW3 6RH. The proposed alterations include a single storey ground floor rear extension and other internal alterations to enhance the residential dwelling at the site.
- 1.2 The property is Grade II listed, along with nos. 2 and 4 Upper Terrace, and lies within the Hampstead Conservation Area.
- 1.3 Pre-application advice has been sought separately on the Council's views on a number of alterations to the property and this advice is awaited.
- 1.4 This statement provides a statement of significance and a heritage impact assessment of the proposals in relation to the impact on the listed building and the effect on the wider conservation area and is set out as follows:
- **Section 2** sets out the relevant policy context;
  - **Section 3** provides the background of the site, including the site description and planning history;
  - **Section 4** includes the application proposals;
  - **Section 5** assesses the heritage significance and historical development;
  - **Section 6** assesses the heritage impact arising from the proposals;
  - **Section 7** draws conclusions.
- 1.5 This statement should be read in conjunction with the other application documents.

## Section 2: Policy Context

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- 2.1 The site forms part of a wider Grade II Listed terrace and lies within a conservation area. As such it is relevant to set out the policy context for these designations.

### **a) The Planning (Listed Building and Conservation Areas) Act 1990**

- 2.2 Section 66 of the Act requires the Local Planning Authority 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 considering whether to grant planning permission.
- 2.3 Section 7 of the Act requires the approval of works affecting statutorily listed heritage assets (through Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. As such, it is important to understand the special interest of the listed building and any impacts of the works on its significance, fabric and setting.

### **b) National Planning Policy Framework (2018)**

- 2.4 The revised NPPF was published by the Government in July 2018. The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied.
- 2.5 Chapter 16 of the NPPF relates to ‘conserving and enhancing the historic environment’. In determining applications affecting heritage assets, paragraph 189 notes that 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 asset’s importance and no more than is sufficient to understand the potential impact on their significance. Paragraph 192 also sets out that 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.”**

- 2.6 Paragraph 194 outlines that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.
- 2.7 Paragraph 196 sets out that where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.8 In terms of conservation areas, paragraph 200 sets out that proposals that preserve those elements of the setting of a conservation area that make a positive contribution, or which better reveal its significance, should be treated favourably.

#### **c) London Plan (2016)**

- 2.9 The London Plan provides the strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.
- 2.10 With regard to heritage, **Policy 7.9** sets out that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

#### **d) Camden Development Plan**

- 2.11 The statutory development plan for Camden is made up of a suite of documents comprising of the Policies Map (adopted 2018), Local Plan (adopted 2017), Site Allocations (adopted 2013) and other supplementary planning guidance and documents.

##### **i. Camden Local Plan**

- 2.12 **Policy D2** seeks to protect and, where appropriate, enhance the character and appearance within conservation areas. In relation to listed buildings, this policy states:

**“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.”

ii. Hampstead Neighbourhood Plan (2018)

2.13 Camden have prepared a Hampstead Neighbourhood Plan; the document provides further policy and guidance specific for development proposals in Hampstead.

2.14 Furthermore, this policy states that:

“All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.”

2.15 **Policy DH2** requires development to pay regard to the Conservation Area Appraisal(s) and Management Strategies. New development should explore the opportunity to enhance the conservation area by protecting and restoring original architectural features that would make a positive contribution to the Conservation Areas.

iii. Hampstead Conservation Area Statement

2.16 The Hampstead Conservation Area Statement sets out the special interest within the conservation area, as well as a clear indication of the Council’s approach to the preservation and enhancement of the Hampstead Conservation Area.

2.17 The conservation area was originally designated in 1968, the reasons given for its designation were:

- “the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;

- the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;
- the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;
- the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side.”

2.18 The conservation area was named Hampstead Village Conservation Area, however when extended beyond the original village was renamed Hampstead Conservation Area. There have been several alterations to the conservation area throughout the years, with the last being in 2001 where some sections were transferred to the Fitzjohns/ Netherhall Conservation Area.

2.19 The Statement outlines that Hampstead has an exceptional combination of characteristics that contribute to its distinct and special qualities. This includes the variety of spaces, quality of the buildings, relationships between areas, and the dramatic setting of the steep slopes. Additionally, it is noted that the contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. The statement demonstrates that the historic development of the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it.

2.20 The Statement divides the Conservation Area into 8 sub-areas, the application site lies within sub-area 4. Church Row/Hampstead Grove (Sub Area Four). Within this Sub Area, the site lies within the Fenton House Area. The Statement describes this area as:

**“defined by winding lanes, small open green spaces and high brick walls with abundant foliage, giving a very rural feel. It is made up of the streets to the west of Hampstead Grove. Windmill Hill has three green Public Open Spaces, comprising lawn and shrubberies and designated in the UDP. In addition at the south of this group at the foot of Windmill Hill is a small triangular green, defined as Holly Bush Hill Public Open Space in the UDP and listed in the London Squares Act 1931.”**



2.21 Upper Terrace is described as:

**“Upper Terrace stretches east/west from Heath Street to beyond Windmill Hill. Only the western end has buildings on it; Upper Terrace House was built as a terrace of three houses in 1740 (listed) and Nos.1-4 is another listed terrace of 18th century houses. Past Windmill Hill the road is a cul-de-sac that has a 1990s house by Rick Mather at its end, which can be glimpsed over the boundary wall. A unique building that may not echo the materials of the area but makes a distinct contribution of its own to the Conservation Area.”**

## Section 3: Background Information

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### **a) Site and Surrounding Area Description**

- 3.1 No. 3 Upper Terrace is located within the former village of Hampstead, the site sits on the southern side of Upper Terrace. This part of Upper Terrace is a cul-de-sac leading from Windmill Hill. Judges Walk runs along the rear of the property to the north. The surrounding area is predominately residential with large green open spaces.
- 3.2 Hampstead is an area of much architectural character and aesthetic and historic interest derived principally from the 18th century street pattern, buildings and pattern of development as well as the local topography, proximity of the heath and the green and verdant gardens and landscape. Photographs of the site are attached at Appendix 1.

### **APPENDIX 1**

- 3.3 The application site forms part of a short row of houses, that form nos. 1-4 Upper Terrace. No. 3 Upper Terrace is situated at the middle of the row. Nos. 2, 3 and 4 are Grade II listed and built around 1740. No. 1 Upper Terrace is a separately listed Grade II building also built around 1740. The buildings were listed in 1950. Copies of both the list entries are attached at Appendix 2.

### **APPENDIX 2**

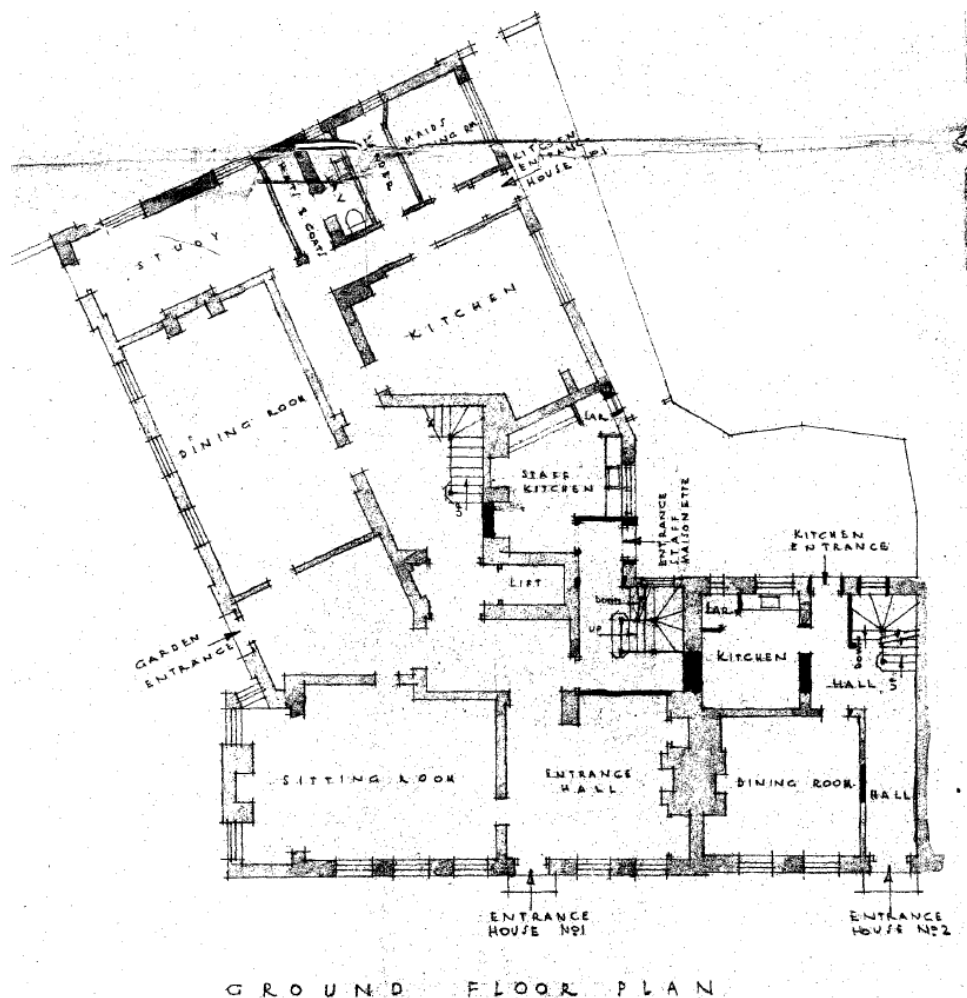
- 3.4 The application site is a four storey plus basement dwelling house. The site differs from the adjoining properties as the third floor is not a mansard, whereas the adjacent properties have a mansard third floor. All the properties are constructed of a similar brick. Additionally, all the properties are set back from the road with a substantial front garden. A brick wall separates the site and adjacent dwellings from the public footpath and provides privacy for the front gardens.
- 3.5 The site also lies within the Hampstead Conservation Area and is near to Hampstead Heath.
- 3.6 There are many listed buildings in the area immediately surrounding no. 3 Upper Terrace. However, many of these do not have a direct physical relationship or visual connection with the application site.

## b) Planning History

### i. Application Site

- 3.7 A review has been conducted of the planning history available on Camden's website and archives, the most relevant applications are set out below. The historic development of the site is set out in Section 5.
- 3.8 Permission was granted (ref: D6/5/B/5385) in 1953 for the subdivision of Upper Terrace Lodge, Upper Terrace, Hampstead, into two houses by a vertical separation, the conversion of the wash-house and storerooms on the ground floor of the garage buildings adjacent Branch Hill into an additional garage and the widening of the existing means of access to the highway. The approved drawings and decision notice are attached at Appendix 3, the approved ground floor plan is also shown below.

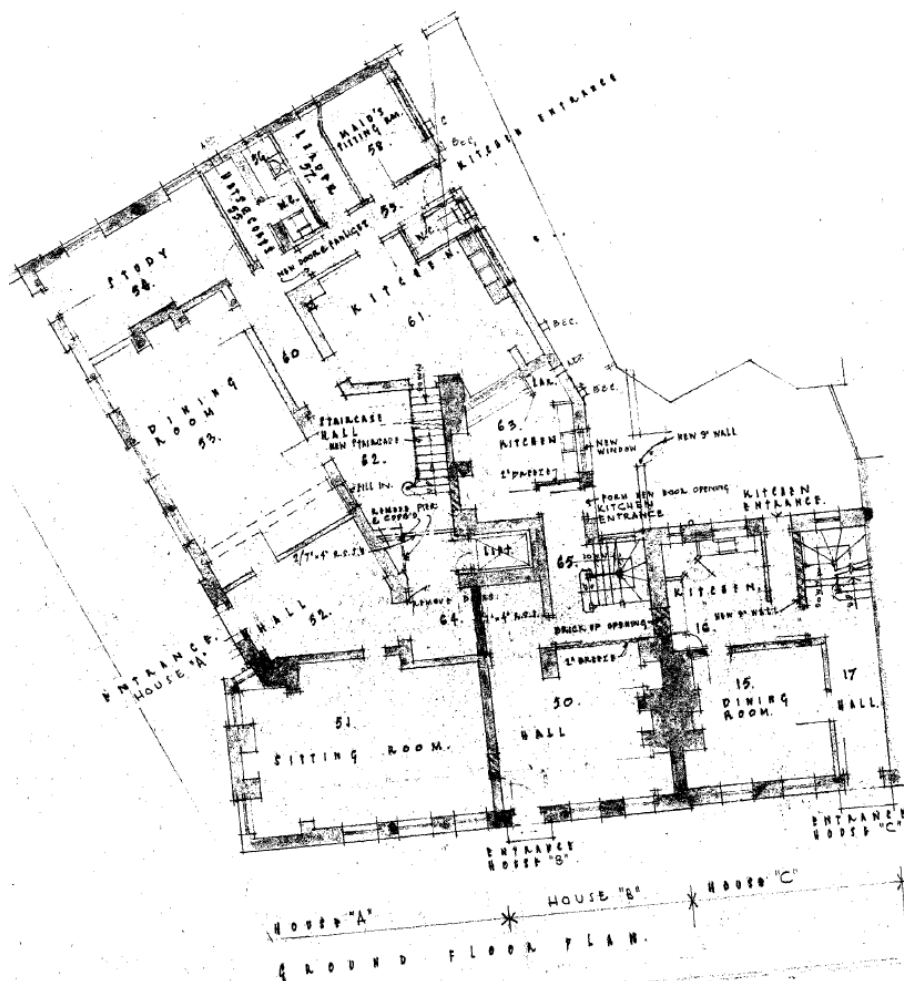
## APPENDIX 3



**Image 1. Approved Ground Floor Plan (ref: D6/5/B/5385)**

3.9 Permission was granted (ref: TP69582/271) in 1954 for 'the vertical subdivision of Upper Terrace Lodge, Upper Terrace, Hampstead, into 3 single family dwelling houses.' The arrangement with regard to the application premises didn't change, but the house to the west was to be subdivided further with an entrance to house A to the side. This is detailed in the approved drawings attached at Appendix 4. Appendix 4 also includes the decision notice and for ease the proposed ground floor plan is shown below.

## APPENDIX 4



**Image 2. Approved Ground Floor Plan (ref: TP69582/271)**

- 3.10 It is understood that number 4 Upper Terrace still remains as a single house so it is unlikely that this 1954 permission was implemented. Number 3 was however separated off from the larger house, presumably pursuant to the 1953 consent.
- 3.11 In 1986 permission was granted in relation to Upper Terrace Lodge (ref: 8670101) for the "creation of a new access to the front basement elevational alterations at rear ground floor level and internal

*alterations in connection with the self- containment and refurbishment of two existing dwelling units”.*

The application form and decision notice for the application are attached at Appendix 5. The plans were requested from Camden Council but it is understood that none are available and it is not therefore clear whether this application relates to number 3 or 4 or both.

## APPENDIX 5

3.12 The permissions indicate that numbers 3 and 4 were previously used as one dwelling house, before being altered, presumably in the 1950s.

### ii. Wider Area

3.13 In recent years, there have been various applications seeking amendments to the adjacent no. 4 Upper Terrace, which forms part of the same listing as the application site. These are as follows:

- *“Alterations to boundary wall including widening of existing brick piers to match the width of the existing crossover and installation of new timber gates for the provision of one parking space, along with associated landscaping for single dwelling house (Class C3)”* (ref: 2011/1301/P and 2011/1300/L), granted March 2011;
- *“The provision of an area of hard surface in the front garden of the existing house (Class C3)”* (ref: 2012/2893/P), granted June 2012;
- *“Erection of basement extension to provide swimming pool and gym facilities beneath rear patio and garden of single dwelling house (Class C3)”* (ref: 2013/2894/P), granted May 2013;
- *“Internal and external alterations associated with the erection of basement extension to provide swimming pool and gym facilities beneath rear patio and garden of single dwelling house (Class C3)”* (ref: 2013/2952/L), granted May 2013;
- Details of condition 6 (programme of archaeological investigation) and condition 7 (qualified chartered engineer) in relation to planning permission ref:2013/2894/P (ref: 2013/6015/P), granted September 2013;
- *“Installation of a pedestrian access gate adjacent to approved vehicle gate within the front boundary wall of the property”* (ref: 2016/1296/P), granted April 2016;
- *“Insertion of emergency escape stair from basement levels connecting to existing lower ground floor lightwell, insertion of new door at lower ground floor level and minor increase to basement”* (ref: 2016/1495/P), granted April 2016;
- *“Installation of a pedestrian access gate adjacent to approved vehicle gate within the front boundary wall of the property”* (ref: 2016/1786/L), granted April 2016;

- *“Insertion of emergency escape stair from basement levels connecting to existing lower ground floor lightwell, insertion of new door at lower ground floor level and minor increase to basement”* 9ref: 2016/1950/L), granted April 2016;
- *“Minor amendments to building from previous consented works (ref: 2011/1301/P & 2013/2894/P). including use of new matching bricks to the front wall; New gas meter enclosure with lead covered flat roof; changes to the front forecourt layout; raised terrace; front steps and; railings fronting the light well and glass walkway over”* (ref: 2016/6758/P), granted January 2017; and
- *“Minor amendments to building from previous consented works (ref: 2011/1301/P & 2013/2894/P). including use of new matching bricks to the front wall; New gas meter enclosure with lead covered flat roof; changes to the front forecourt layout; raised terrace; front steps and; railings fronting the light well and glass walkway over”* (ref: 2017/0463/L), granted January 2017.

- 3.14 At the rear of the application site is a property known as Capo di Monte, Windmill Hill NW3 6RJ. This site is a Grade II listed building.
- 3.15 In November 2014 listed building consent was granted for the *“change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations, landscaping and parking”* (ref: 2014/6987/P).
- 3.16 The floor plan from 1929 shown below (within the Heritage Statement submitted with the application, prepared by Turley) shows the rear of Upper Terrace Lodge and the area that is now the rear garden to no. 3 Upper Terrace.



## Section 4: Heritage Significance

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4.1 The following section considers the significance of the heritage assets in accordance with the requirements of paragraph 189 of the NPPF.

4.2 There are a number of heritage assets to consider in the context of this application. The property itself is a Grade II listed building, but also forms part of a group with numbers 2 and 4. The adjoining building at number 1 is also Grade II listed along with the property to the rear at Capo Di Monte. The neighbouring building at Upper Terrace House is also Grade II listed but the nature of the proposal, which only relates to internal alterations and a ground floor rear extension means that the development will not have any material impact on Upper Terrace House and the heritage significance in relation to Upper Terrace House is not therefore considered further. The Hampstead Conservation Area is also a heritage asset and the impact of the proposals on this heritage asset are also considered. There are no locally listed buildings within the vicinity of the site which would be affected by the proposals.

4.3 In order to assess the significance of the asset regard has been paid to the advice in the NPPF and the document Conservation Principles, Policies and Guidance. This advises that the following should be considered:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** 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.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.4 The document notes that:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”



4.5 An understanding of the significance of a place helps to inform the capacity for change.

**a) Significance of the conservation area and development of Hampstead**

4.6 Hampstead was originally settled from the Middle Ages; the name derives from the Anglo-Saxon 'Hamestede', meaning homestead. It was around the 17th century that development began to increase in the area, as wealthy residents from London, especially lawyers, merchants and bankers, were drawn by the advantages of its elevated position and the absence of resident landed aristocracy.

4.7 In the early 18th century, a pump room and assembly room were built by The Wells Trust, after from the Gainsborough family gifted six acres of an area east of the High Street out to 'the poor'. This stimulated the growth of this part of Hampstead and many properties were built to accommodate the temporary residents. A number of these houses built in the 1700s still survive. More modest cottages sprang up along Flask Walk.

4.8 The spa enjoyed a brief revival in the 1730s, with a new Long Room and Ball Room built beside Burgh House. The spa did not remain fashionable for too long as the close proximity to London meant that it attracted lower class visitors.

4.9 Church Row was constructed in the 1720s. By the time the first detailed map of the area by John Roque was published in 1746 the village had a population of over 1400, compared with 600 a century before. Much of the street pattern that exists today is recognisable in Roque's map. Number 3 Upper Terrace can be identified on the map as lying on the outskirts of the settlement, with the open areas of Hampstead Heath beyond.



*Image 4. Roque's Map 1746*

- 4.10 Between 1746 and 1801, Hampstead's population grew from 1400 to 4300 residents. The site is clear on Stanford's map of London (1862).



*Image 5. Stanford's Map 1862*

- 4.11 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. Hampstead village spread downhill with the development of stuccoed villas and terraces in Downshire Hill and John Street (now Keats Grove).
- 4.12 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 carts, brought on Bank Holidays and weekends crowds to South End Green and the Heath.
- 4.13 The development of the village created alleyways, tenements and cottages that lay between Church Row and the High Street. After much debate, it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street. These improvements were completed in 1888. 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.
- 4.14 In the 20<sup>th</sup> Century, more prestigious houses were 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. More 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. After the Second World War both private and public housing attempted to fit sensitively into Hampstead.
- 4.15 The part of the conservation area in the immediate setting of the application site retains a semi-rural character, with the formal appearance of the terrace being softened by the large number of trees, mature gardens and open spaces apparent in the vicinity.

#### **b) History of Application Site**

- 4.16 No. 3 Upper Terrace was built in approximately 1740 as part of a short terrace of houses (nos. 1-4) of varying styles on the edge of Hampstead Village, and it is understood that they were initially constructed as four separate houses. This is clearly articulated in the form of the row with varying



heights, widths, roof forms and fenestration patterns, as shown in the existing photograph, and paintings of Upper Terrace below.



*Image 6. Existing Frontage*



*Image 7. Painting showing Capo di Monte at the corner of Upper Terrace and Judges Walk. The rear of Upper Terrace is shown to the back.*



*Image 8. A late 19th century watercolour of Upper Terrace*

- 4.17 The buildings in the row were eventually joined in ownership and nos. 3 and 4 were laterally converted to form a larger unit before being converted back to individual properties.
- 4.18 No. 3 Upper Terrace was listed at grade II in 1950 together with nos. 2 and 4 Upper Terrace. The Historic England list description for the entry (List Entry Number: 1379054) describes the site as follows:

**“Formerly known as: Upper Terrace Lodge UPPER TERRACE. 3 terraced houses. No.2: c1740 with early C20 refacing in facsimile. Brown brick. 4 storeys 3 windows. C20 Doric doorcase with open pediment; panelled door. Gauged red brick flat arches to flush framed C20 sashes. Parapet, mostly rebuilt. INTERIOR: not inspected. Nos 3 & 4: c1740 with C20 Neo-Georgian refacing; alterations by Basil Champneys c1882 and 1888; Lutyens c1925-30 added a rear extension for one of the Brocklebank family. Brown brick and tiled mansard roof with dormers. 3 storeys and attics. 6 windows. Central entrance with pedimented doorcase having Roman Doric columns and fretted frieze; panelled door. Gauged red brick flat arches to recessed sashes. Parapet. Rear extension in Neo-Georgian style. 2 storeys 5 windows. Pedimented case to French doors. Segmental arched flush framed sashes with exposed boxing to upper floor; flat arched to ground floor. INTERIOR: not inspected.”**

- 4.19 No. 3 Upper Terrace is an attractive house that demonstrates the Georgian character of the Hampstead area. The interior of the house has changed considerably over the years, in part due to the amalgamation of the building, subdivision and various reconfiguration works that have taken place.
- 4.20 No. 1 Upper Terrace is also a Grade II listed building, this building is listed separately from the rest of the terrace, but was listed at about the same time. The Historic England description for the entry here (List Entry Number: 1379049), also sets out that the interior was not inspected but the exterior description uses the same brown brick referenced in the list entry for no. 3.
- 4.21 The property is shown in Ordnance Survey mapping of 1871, 1896, 1915 and 1936 (all shown below). The earlier maps (1871) annotate the row of houses as 'Upper Terrace' and it is unclear how, if at all the buildings were split at this point. The 1896 plan suggests the buildings were at this stage divided into two houses. The garden boundaries on the later plans suggest that this remained the case until at least 1936.



*Image 8. Map from 1871*



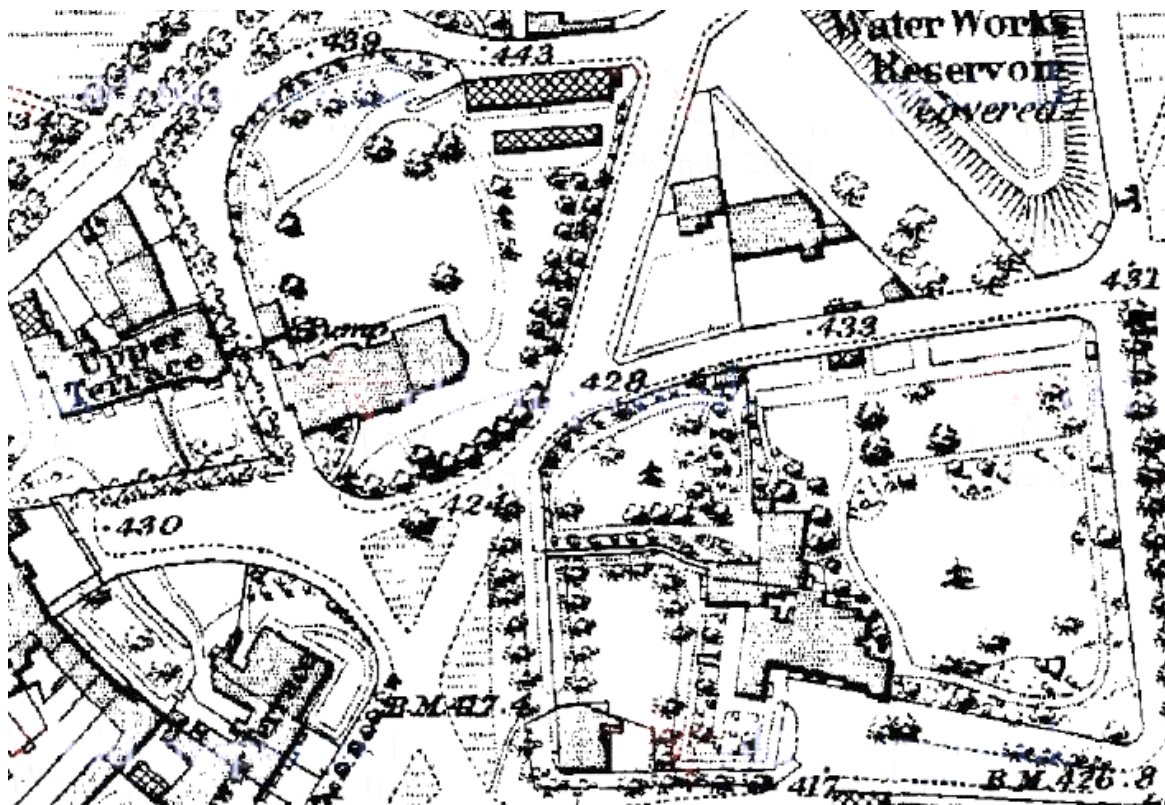


Image 9. Map from 1896



Image 8. Map from 1915



*Image 8. Map from 1936*

- 4.22 It is evident from the plans submitted with the application in 1953, and included in this statement at paragraphs 3.8 and 3.9, that Upper Terrace Lodge at that time comprised what is now number 3 and number 4 Upper Terrace.
- 4.23 The name of Upper Terrace Lodge first appears in the late 19th/early 20th century in census records. In 1901, Upper Terrace Lodge was occupied by William Cracknell Jolly, a Justice of the Peace and retired Draper.
- 4.24 The list description for nos. 2, 3 and 4 Upper Terrace records that Basil Champneys undertook work to the building in circa 1882 and again in 1888. The list description also states that an extension was added to the building by Edwin Lutyens in circa 1925 for a member of the Brocklebank family. It would appear that this is a reference to an extension to the rear of what is now number 4.
- 4.25 Evidence suggests that the Lodge passed to Major Brocklebank and family in circa 1920. It also indicates that he also purchased no. 1 Upper Terrace around this time. This is evident from the drainage plans held by the London Borough of Camden's Local Studies and Archives Centre, attached at Appendix 6.

## APPENDIX 6



- 4.26 In the 1930s and 1940s various small works were undertaken to Upper Terrace Lodge which was then occupied by G. A. Farmiloe, the husband of the daughter of Major Brocklebank.

**c) Significance of the listed buildings**

- 4.27 No. 3 Upper Terrace forms part of a Grade II listed building and is therefore considered to be nationally significant. The building was added to the list in 1950 along with the adjoining properties which were all built at a similar time.
- 4.28 The property is a good example of the early development within this part of Hampstead and has historical and aesthetic significance forming part of a listed terrace of four prominent properties. This significance is principally derived from the front elevation and front garden and the contribution this makes together with the other properties to the overall significance of the conservation area and history of Hampstead.
- 4.29 In this context the front elevation of the property has more evidential significance than the rear. The front garden wall helps to conceal the property and provide privacy, but the upper floors can be seen above the height of the wall. The regular pattern of windows, with red brick soldier courses and the offset front door with arched fanlight and entrance canopy add to the overall composition. The building complements the other houses in the row and forms a pleasant composition with aesthetic value.
- 4.30 It also has historical significance as an example of building styles of this period, although the building has been altered at roof level to accommodate a roof access enclosure and roof garden, which is a modern intervention. There is some evidence of the previous occupiers of the property. The terrace as a whole has communal value as a familiar view within the conservation area and the front elevation in particular contributes to the appreciation of this.
- 4.31 The rear elevation is largely screened from all public views, particularly at lower levels. The setting of the rear has been affected by the extensions to no. 4 and Capo di Monte, which effectively enclose the house to the rear. Historically, the rear elevation was designed to be less significant than the front and this is clearly reflected in this property. The rear elevation was altered in conjunction with the separation of nos. 3 and 4 in the 1950s.
- 4.32 Aesthetically the ground floor at the rear has been much altered, with a relatively modern window and kitchen door inserted following alterations pursuant to the 1950s consent. The basement at the rear was also much altered at this time with the previous access to the rear being blocked up and a lightwell

created to give light to the rear of the basement. Other alterations to the fenestration at second and third floor level were also carried out at this time altering the appearance of the elevation. These can be seen on the plans attached at Appendix 4. This elevation has no communal significance.

- 4.34 Internally the building has also been altered significantly over the years to accommodate the connection and separation from the adjoining property at number 4. This has detracted from the plan form and some of the internal features. It is clear from the plans at Appendix 4 that the properties were previously connected at all floor levels. It is unclear whether the staircase is original at basement, ground and first floor level, but the plans indicate that this was replaced at second and third floor levels and new partition walls inserted adjacent to the stairs on all levels.

## Section 5: Application Proposals

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- 5.1 The application scheme is fully detailed on the drawings prepared by Sacks Maguire Architects and described in the accompanying planning statement.
- 5.2 The proposals seek a complete upgrade of all floors of the building including a new extension to the rear. The works are detailed below.

### **a) Basement Floor**

- Alteration to the lightwell at the rear;
- Rearrangement of some internal partitions;
- Enclosure of store under entrance steps.

### **b) Ground Floor**

- Single storey extension to the rear with glazed roof and glazed wall to provide an extended kitchen and dining room, including forming new opening to rear kitchen wall;
- Alteration to opening between living room and kitchen;
- A light well providing light to the basement is continued down from the rear ground floor extension.

### **c) First Floor**

- removal of WC and opening up of space into rear room
- enlargement of opening between the current drawing room and reading room to create a first floor reception area with a music room to the rear.

### **d) Second Floor**

- Existing master bedroom and bathroom retained in their present form;

### **e) Third floor**

- Internal reconfiguration of bedrooms, with infill partition between the two front rooms,
- Relocation of bathroom;

- Alteration of staircase access to the roof.

**f) Roof terrace and Roof**

- Existing terrace to the front to remain as existing;
- Alteration to access to the roof.
- Removal of encased tank on roof.

5.3 The proposal does not seek any alteration to the existing fenestration at the site, other than the kitchen window and door. General internal redecoration to the floor, walls and ceilings is proposed throughout.

# Section 6:      Impact Assessment

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- 6.1      In accordance with the requirements of paragraph 189 of the NPPF, the impact on the significance of the relevant heritage asset is assessed in this section. The advice in the Historic England publications, Good Practice Advice Note 2 -Managing Significance in Decision Taking in the Historic Environment, and Conservation Principles, Policies and Guidance was also taken into consideration when assessing the impact of the proposed development on the previously outlined significance of the site and surroundings.
- 6.2      The building is Grade II listed and therefore a designated heritage asset. The property also lies within the Hampstead Conservation Area, itself a designated heritage asset. There are a number of listed buildings adjacent the site. The impact of the proposals on both the building itself, the setting of the adjacent listed buildings and its setting within the conservation area need to be considered.
- 6.3      The proposed development has already been described in the preceding sections of this report.

**e)      Impact of the Proposals**

- 6.4      The impact on the listed building and surrounding conservation area and listed buildings have also been assessed below in terms of Policy D2 and in line with the guidance within the Conservation Area Statement.

<b>Roof Level</b>	<p>The roof has already been altered in the past to create a terrace area. The paving and planters are to be reworked with a metal barrier concealed in the front hedge. The access to the roof is to be altered with a new sliding square glass roof to provide access from the altered staircase below.</p> <p>The alterations at roof level are considered to have a neutral impact on the building and will not be visible beyond the parapet to the roof.</p>
<b>Third Floor</b>	<p>The front rooms are currently divided with a four-panelled folding door opening between the two rooms. This current arrangement is a modern intervention. The slight realignment of the partition as proposed and the removal of the connecting folding doors will not harm the heritage significance and will allow separate bedrooms to be created.</p> <p>The rooms to the rear, storeroom and bathroom, are set back off a central corridor. This reflects an earlier layout when nos. 3 and 4 were connected, but would not have been the original layout and results in wasted space. The</p>

	<p>proposal is to incorporate part of the corridor within the rear bedroom and as a result to relocate the door opening into the front bedroom. This does not result in any harm to the heritage significance and the retention of part of the corridor will allude to the historic development of the house and its former links with no.4.</p> <p>At this level there are modern ceilings and the alterations will not affect any historic features.</p> <p>The staircase access to the roof will be altered removing the modern spiral staircase and replacing this with a dog leg staircase as a continuation of that on the floors below. This is more in keeping with the character of the house and will be a positive beneficial impact.</p>
<b>Second Floor</b>	<p>The master bedroom, bathroom and hallway will remain largely unaltered, and therefore there will be no impact on the heritage significance of this part of the building.</p> <p>General redecoration and refurbishment (painting, tiling, etc) are proposed, which will not have an impact on the significance.</p> <p>Existing fireplace, cornice, window shutter and architrave details remain as existing.</p>
<b>First Floor</b>	<p>The first floor front room will remain largely as is with the exception of enlarging the connection to the rear room. This is currently in the form of an arched opening, but it is proposed to replace this with a pair of folding double door. As there is already a connection between these two rooms this will not have any significant impact. An appropriate downstand and nibs will be retained and the form of the opening better reflects the character of the building, than the arched opening.</p> <p>The modern WC facility on this floor will be removed and the space reincorporated into the rear room. The door will be repositioned reducing the size of the landing, again reversing changes which were brought about when works were carried out to connect no. 3 and 4 and the formation at this time of a corridor to link the two buildings.</p> <p>Existing fireplace, cornice, window shutter and architrave details remain as existing.</p>
<b>Ground Floor</b>	<p>The ground floor entrance hall remains unchanged in form though new floor coverings in lieu of the tiles presently on the floor are proposed.</p> <p>The front room will be redecorated and refurbished and the modern cupboard alongside the fireplace will be removed. This is not shown on the 1950s plans. It is also proposed to amend the size and position of the opening between the front room and the kitchen so that this is more centrally positioned and double width. This will result in a small loss of the partition wall but will not significantly</p>

	<p>alter the plan form or the character of the front room and is not considered harmful.</p> <p>The main alteration is to the rear where it is proposed to create an extension to the kitchen by forming a new room in the rear yard. The rear wall of the kitchen is already much altered with a modern three paned window and modern rear door inserted following the re-establishment of two houses in the 1950s when nos. 3 and 4 were separated. It is these modern insertions that will be removed to form a wider opening , but nibs and a downstand will be retained to ensure the position of the original wall remains clear. There are no original fittings within the kitchen and the ceiling is modern plasterboard.</p> <p>The new extension will have a glazed roof and has been designed to ensure that part of the lightwell to the lower ground floor is retained to the new utility room. The glass is formed around the staircase window to ensure natural light and ventilation is preserved.</p> <p>This extension will alter the appearance of the rear but only within the enclosed yard area which is not readily visible from outside the site. The yard backs on to the substantial extensions to no. 4 and Capo di Monte and can be accommodated without detriment to the heritage significance of no.3.</p>
<b>Lower Ground Floor</b>	<p>It is proposed to make minor changes to the lower ground floor level.</p> <p>In the front lightwell a small store is proposed under the entrance steps. This will not harm the heritage significance, and the works in association is the provision of a door only to this area.</p> <p>The existing accommodation will be rearranged leaving a Bedroom to the front as existing, a new En suite and utility and storage. The door separating the lower ground floor from the ground floor on the staircase will be removed. The existing window to the rear – now enclosed lightwell will be altered to allow a Utility room window into the same lightwell. A WC is added and a store.</p>
<b>Front Elevation</b>	<p>No changes are proposed other than the small store under the front entrance steps and the alteration to the roof terrace access which will not be visible from the front.</p>
<b>Rear Elevation</b>	<p>Views of the rear are extremely limited. The ground floor alterations will only be visible from within the site or the upper floors of the immediate neighbouring properties. The changes will not adversely affect the significance of the building.</p>

6.6 Overall, the proposal includes modest alterations and extensions to the existing building to make efficient use of the site and provide a good modern standard of accommodation that is sympathetic to the listed building. There have been a number of internal alterations to the building historically, including conversion to a single house and alteration following this. Much of the internal layout has been left over from this lateral conversion and therefore no longer makes sense when read in plan

form. Many of the internal alterations now proposed seek to make better use of this redundant space by altering the existing layout, to one which is more consistent with the use as a single house.

- 6.7 It is considered that the proposed alterations to the dwellings will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset. Similarly, the proposals will not harm the setting of the Hampstead Conservation Area.

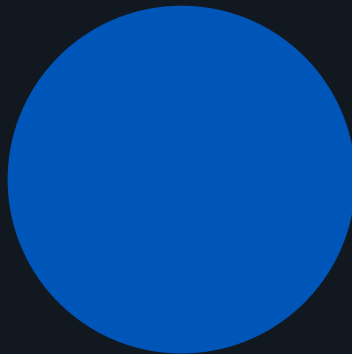


## Section 7: Conclusions

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- 7.1 This statement has been submitted in support of applications for various alterations to the existing dwelling house at 3 Upper Terrace, London, NW3 6RH. The proposal seeks a single storey extension at ground floor, together with a number of internal alterations to create a welcoming attractive family home that respects the significance of the listed building and conservation area setting.
- 7.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’. The statutory approach is reflected in Policy D2 of the Camden Local Plan.
- 7.2 This heritage statement has set out the identified significance of the heritage assets and the impact on this. It has been demonstrated that:
- The significant historic and aesthetic value at the site will remain. The proposal seeks internal alterations and alterations to the rear and roof which will not have a significant impact on the understanding of the building or group appearance. Much of the proposal will update the site, ensuring it remains in its intended residential use;
  - Similarly, there will be no harm to the significance of the conservation area or the positive contribution the property makes to the conservation area with the adjacent buildings. The prominent front façade will remain and the minor alterations to the roof will not be visible;
  - The proposed rear extension seeks to make use of the small rear yard. It is clear that historic changes have rendered this area of limited use as an amenity area. It is enclosed by the high walls to the extensions to Capo di Monte and number 4;
  - the application proposals are entirely consistent with the relevant local and national planning policies.
- 8.3 It is considered that the proposed alterations to no. 3 Upper Terrace will not cause harm to the significance or ‘special architectural or historic interest’ of the designated heritage asset. Similarly, the proposals will not harm the setting of the listed wider terrace or the other Grade II neighbouring buildings, or the character and appearance of the Hampstead Conservation Area.

8.4 Accordingly, it is considered that there is no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or relevant Camden policies.



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