

Design, Access and Heritage Statement

24 Church Row, London. NW3

February 2019

Butler Hegarty Architects

Turley
Heritage

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Client

Lady Gavron

Our reference

CASH3001

February 2019

1. Introduction

Context and Purpose of Report

- 1.1 This Design, Access and Heritage Statement has been prepared by Turley Heritage and Butler Hegarty Architects on behalf of Lady Gavron ('the applicant'), in support of applications for planning permission and listed building consent relating to a range of minor internal and external works at No.24 Church Row, Hampstead, London Borough of Camden ('the Site') that form the basis of applications for planning permission and listed building consent.
- 1.2 No.24 Church Row is a grade II* listed building, which is located within the Hampstead Conservation Area. The list entry for the building is included at **Appendix 1**. No.24 Church Row forms part of a terraced row of properties and is still in its original use as a single family dwelling house.
- 1.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback (**Appendix 3**).
- 1.4 These proposals have been prepared following the implementation of a range of other consented works¹, which were brought forward to resolve matters arising from efforts to remediate, as far as possible, the effects of works undertaken in 2017. Importantly, however, for the purposes of determining these applications for planning permission and listed building consent, the proposed works do not form part of the strategy to resolve the impacts arising from the 2017 works. The current applications relate to new proposals and for works to facilitate the ongoing residential use of the listed building.
- 1.5 This report should be read in conjunction with the detailed drawings and specification(s), prepared by Butler Hegarty Architects and Hockley and Dawson Consulting Engineers that accompany the applications.

Requirement for Report

- 1.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building 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. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 1.7 The revised National Planning Policy Framework ('the Framework') provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements it sets out that:

¹ Application refs.: 2018/0775/P, 2018/1389/L, 2018/4109/L, 2018/4112/L and 2018/4809/L

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”²

- 1.8 Paragraph 190 then sets out that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Structure of Report

- 1.9 In accordance with these legislative and policy requirements (**Appendix 2**), Section 2 of this report firstly identifies the relevant heritage asset that may be affected by the proposals.
- 1.10 Section 3 then provides statements of significance the identified heritage assets that would be affected by the proposals. In this section, a description of the heritage significance of the listed building at No.24 Church Row, in terms of its special architectural and historic interest, is provided. In addition, an assessment of the character or appearance of the Hampstead Conservation Area, in terms of its character or appearance, including the contribution of the Site to that character or appearance, is also undertaken. Assessment is undertaken on the basis of on-site visual survey, archival research and existing published information, and is proportionate to the importance of the identified heritage assets.
- 1.11 **Appendix 2** sets out the relevant heritage policy context, including the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and local planning policy for the historic environment.
- 1.12 Section 4 then assesses the effect of the proposed development on the special interest of the listed building and the character or appearance of the Hampstead Conservation Area, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and regional and local planning policy for the historic environment.
- 1.13 The conclusion at Section 5 summarises the findings of the report.

² DCLG, Revised National Planning Policy Framework 2018 – para.189

2. The Heritage Assets

Introduction

2.1 The Framework defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest³.”

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Listed Building: No.24 Church Row

2.3 No.24 Church Row is a terraced townhouse, situated on the south side of Church Row. The property is listed for group value as part of a group of terraced properties at Nos.24-28 Church Row. Nos. 24-28 were included as a group on the statutory list of buildings of special architectural or historic interest at grade II* on 11th August 1950. The list entry is included at **Appendix 1**.

2.4 There are a number of statutory listed buildings of special architectural or historic interest located within the vicinity of the Site. Due to their nature and extent, the proposals will not affect the significance of any other nearby listed buildings within the vicinity of the Site through impact on their settings. Accordingly, they are not considered further in this report.

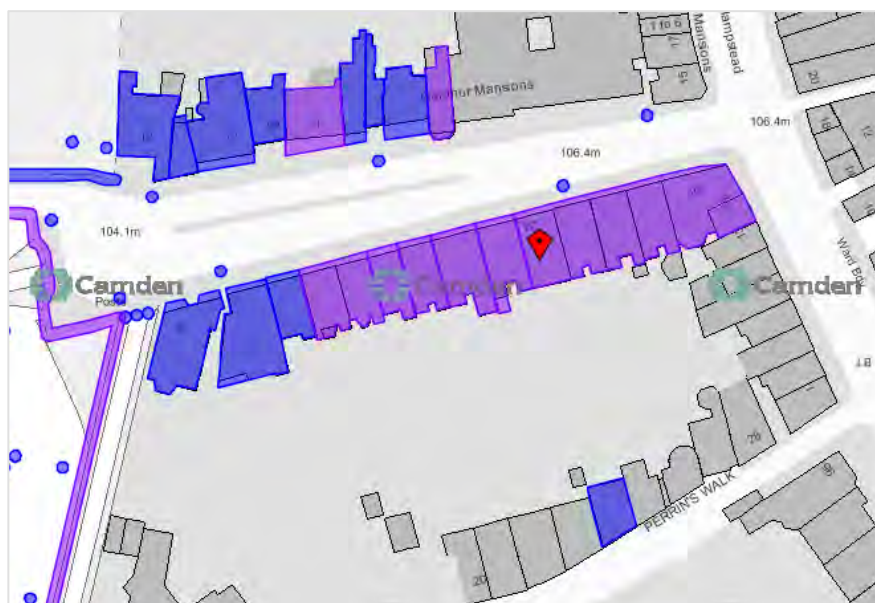


Figure 2.1: Listed buildings in the local area (Camden Council)

³ DCLG, Revised National Planning Policy Framework 2018 - Annex 2: Glossary

Conservation Area: Hampstead

2.5 No.24 Church Row is located within the Hampstead Conservation Area. The conservation area was first designated by the London Borough of Camden in 1968, at which time it was known as Hampstead Village Conservation Area. Its boundaries have been subsequently extended, altered and amended, most recently in 2001. As the conservation area has been extended beyond the original village it is now known as Hampstead Conservation Area. A map of the conservation area boundary is included at Appendix 2. A conservation area statement was adopted by the Council in October 2002. This document identifies the main architectural features and important qualities of the area's character, and also makes recommendations and provides guidance for its preservation and enhancement.

Non-Designated Heritage Assets

2.6 The Framework⁴ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The Council adopted their Local List on 21st January 2015. There are no locally listed buildings, which would be affected by the internal proposals to the listed building. Accordingly, it is not necessary to consider this matter further in this report.

⁴ DCLG, Revised National Planning Policy Framework 2018 - Annex 2: Glossary

3. Significance of the Heritage Asset

Introduction

- 3.1 The Framework defines the significance of a heritage asset 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 setting⁵”.

- 3.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department for Digital, Culture Media and Sport⁶, and supported by Historic England’s Listing Selection Guides for each building type. The relevant selection guide for the listed buildings affected by the proposals is Domestic 2: Townhouses.⁷
- 3.3 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has issued guidance in respect of conservation areas and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.⁸

No.24 Church Row (Grade II* Listed Building)

- 3.4 The following assessment of significance is proportionate to the importance of the identified designated heritage asset and provides a sufficient level of description to understand the impact of the proposals upon its significance, given its nature and extent. The assessments are based on existing published information, archival research and on-site visual survey.

Introduction

- 3.5 No.24 Church Row is a grade II* listed building, which forms part of a larger terrace located on the south side of Church Row. The property consists of three stories with attic and basement, and dates from the early 18th century, with later sympathetic re-facing and alterations during the course of the 19th century.
- 3.6 The terrace is shown on Rocque’s map of 1746, however, the footprint of the building first appears in detail on the 1871-79 Ordnance Survey (OS) map (Figure 3.1). The map illustrates that the properties to the south side of Church Row occupied long, narrow plots, and consisted of rectangular plans, with generous gardens to the rear. Smaller, square buildings, which housed stables and coach houses, were situated to the southern end of the plots, accessed via a small lane to the south of Church Row. To the north side of Church Row was a shorter terrace of buildings, adjoined on its east side

⁵ DCLG, Revised National Planning Policy Framework 2018 - Annex 2: Glossary

⁶ DCMS, Principles of Selection for Listing Buildings, 2018

⁷ Historic England. Domestic 2: Townhouses Selection Guide. 2017.

⁸ Historic England, GPA1 (Second Edition): Understanding Place: Conservation Area Designation, Appraisal and Management, 2019

by a larger plot with, seemingly, an open space laid out as a formal garden, sited opposite No.24. To the western end of Church Row stands the grade I listed St. John's Church, built in 1745-47.

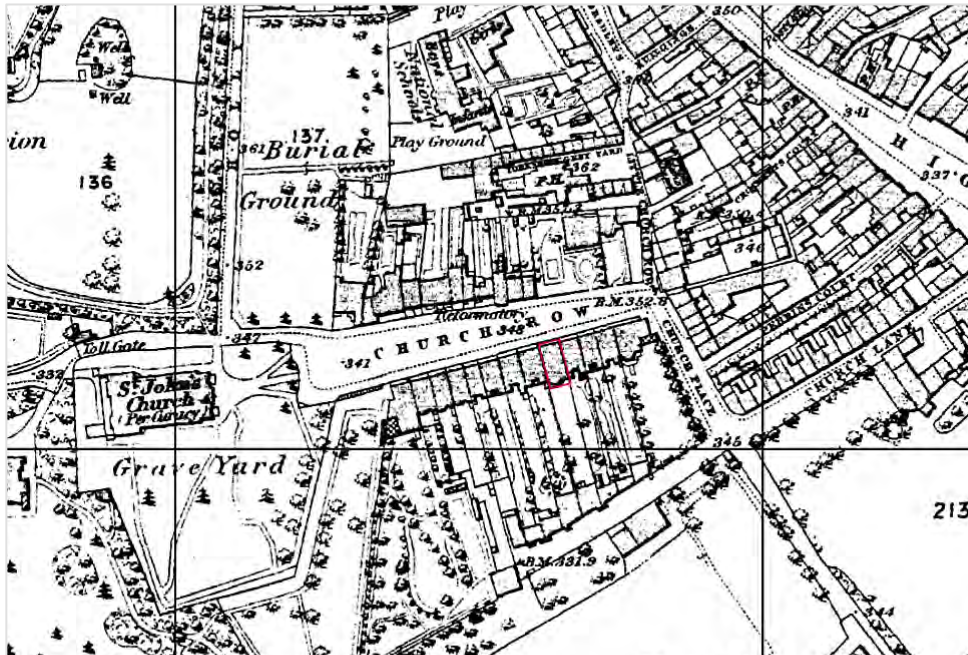


Figure 3.1: 1871-79 Ordnance Survey Map⁹

- 3.7 As found today, the property at No.24 Church Row is still in its original use as a single family dwelling house. The early 18th century brick built townhouse has had a later 19th century, complementary early Georgian style, re-facing, and also early-mid 19th century alterations to the rear, interior and at roof level. Notwithstanding these later phases of works, the 18th century core of the house remains. In overall terms, the property retains the general plan form associated with an early Georgian townhouse of two rooms per floor without a prominent rear closet, which was a later Georgian innovation, albeit with the entrance hall now opened up into the ground floor rooms. Therefore, overall, the historic character and appearance of the property remains legible.

Architectural Interest

- 3.8 As the proposals principally focus on external works the assessment of the heritage significance of the listed building is focussed on its exterior with a proportionate commentary on the relevant internal areas.
- 3.9 The listed building is of architectural interest as an example of a high status terraced townhouse dating from the early 18th century, which retains much of its historic appearance, historic fabric and decorative features. As a whole, the property is a good example of the Queen Anne and Georgian architectural styles applied to domestic architecture in the 18th and 19th centuries, which is expressed in its elevational proportions and design, surviving plan form and interior features. It has group value as part of a terraced group of properties, and as part of the wider terraced row to the

⁹ Promap

south side of Church Row, comprising similarly designed and almost uniform townhouses, within this part of Hampstead.

- 3.10 In the Buildings of England, London 4: North, Pevsner describes the overall character of Church Row and the architecture of the early 18th century houses to its south side as:

“Church Row, leading w from Heath Street to the parish church, is the best street in Hampstead....The s side, Nos.28-17, gradually descends in stages towards the church. The houses, built between 1713 and 1730 as a speculative development by Richard Hughes, a gentleman of Hampstead, are handsome examples of a common early C18 type. Each is of three bays, three storeys over basement, of brown brick with red dressings, with slender segment-headed windows and doorways with straight hoods on richly carved brackets. The present nearly uniform impression owes a great deal to sensitive later C19 refacing. The houses are to a standard plan, with front and back rooms, rear staircase and closet, and retain much good panelling and joinery. The backs are now very irregular, with many later bows added to take advantage of the splendid views s. (In the garden of No.24 a pretty brick Gothic summerhouse).”¹⁰

Street Frontage

- 3.11 The principal elevation of the early 18th century listed building at No.24 Church Row (Figure 3.2) displays, as previously identified, a refaced Georgian style frontage¹¹. This alteration to the property was carried out in the late 19th century by builder Charles Bean King, who specialised in Neo-Georgian work in Hampstead.¹² There are a number of elements to this elevation, which are typical of the Georgian architectural style, including the iron railings, and the fenestration pattern, which consists of three bays, with the windows decreasing in size as the building rises. The sash windows are slightly recessed, with exposed boxing, and have gauged red brick cambered arches. To the first floor central window is a cut and rubbed brick fleur-de-lys, which was a trade mark of Charles Bean King.
- 3.12 The property comprises three stories with attic and basement, and is constructed of brown brick with red brick dressings. To the first floor is a sill band of plain brick, and the attic storey sits above a cornice. The attic storey is accommodated within a slated mansard roof with three segmental-arched dormers. The main entrance to the building is situated at ground floor level within the left end bay and has an early 19th century door case, which surrounds an arched entrance with patterned fanlight and panelled door. The attached cast-iron railings with urn finials demarcate the front area or lightwell for the basement and retain the cast-iron overthrow with Windsor lantern.
- 3.13 The wider terraced group at Nos.24-28 Church Row comprises largely uniform Georgian style facades of three bays, which provides an overall cohesiveness to the street frontage; albeit with No. 25 and No.27 having brick built third floor storeys, and No.28 adjoining No.13A Heath Street, which turns the corner onto Church Row.

¹⁰ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002

¹¹ Listed building consent (ref: 2003/1648/L) was granted in October 2003 to insert steel ties in front wall to secure bulging brickwork of front elevation

¹² Historic England, List Entry: Nos.24-28 and attached railings to front and walls to rear



Figure 3.2: Principal elevation of No.24 Church Row (February 2016)

Interior

3.14 Internally, No.24 Church Row consists of the general, early Georgian townhouse floor plan of two rooms per floor and staircase incorporated within the depth of the plan, although as noted earlier, the entrance hall now extends into what would have formerly been the ground floor front room. The property has a later, shallow rear closet wing set on the landing, as can be found in some of the neighbouring houses. The main staircase lies opposite to the main entrance, to the east side of the house at the rear.

Lower Ground Floor

3.15 The plan form at lower ground floor level originally comprised the standard two rooms, one to the front and one to the rear of the property, to the west side of the staircase. This is illustrated in drainage plans for, held by Camden Archives, the earliest of which date from 1911 (Figure 3.3). In addition to the two main rooms, the plan shows the cellars to the front of the property, below the pavement, and a WC to the rear behind the staircase. To the rear room is a segmental bay window, which allowed views out over the garden from the upper storeys.

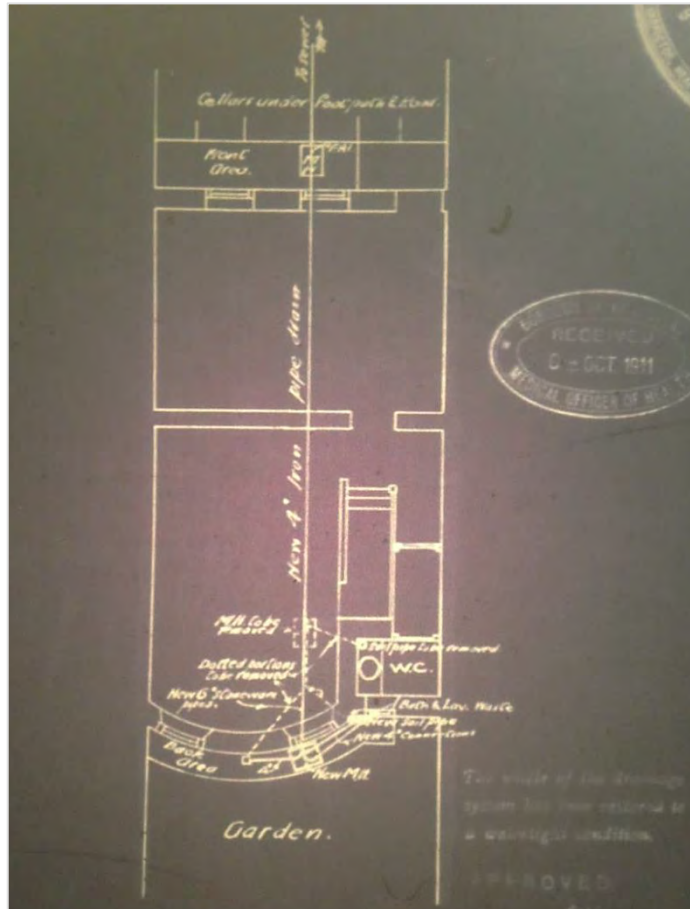


Figure 3.3: 1911 drainage plan: lower ground floor¹³

- 3.16 Lease documents for No.24 Church Row, dating from 1860 and 1886, identify that these rooms were formerly both kitchens, listing them as 'Basement Kitchen' and 'Back Kitchen'.¹⁴ This is consistent with the fact that, historically, the lower ground floor level would have been of a lower status, in comparison to the principal upper ground and first floor levels, and would originally have been used as a service level.
- 3.17 A later drainage plan, dated 1925, shows part of the lower ground floor level (Figure 3.4). This provides more detail and indicates that chimneybreasts (and presumably fireplaces/ranges) existed to both rooms. This plan illustrates the access between the main house and the cellars, through the open 'front area', and also shows the external staircase up to street level. The main rooms are marked as kitchen and scullery.

¹³ Camden Archives

¹⁴ London Metropolitan Archives, Leases relating to 24 Church Row, Hampstead, 1860-1886

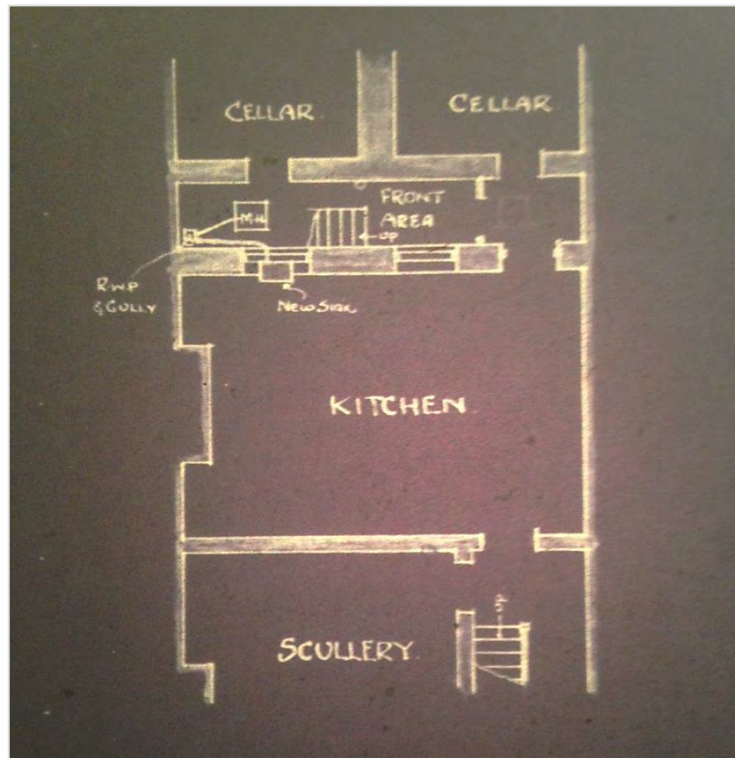


Figure 3.4: 1925 drainage plan: lower ground floor¹⁵

- 3.18 The most recent drainage plans date from 1950 (Figure 3.5) and illustrate the alterations to the floorplan at lower ground floor level that had occurred by this date. A new kitchen had been fitted into the rear room, and the plan shows that boilers now occupied the space within the chimneybreast. A service lift/dumbwaiter had also been inserted to the northwest corner of the room. Between the two main rooms, a partition wall had been added to create a narrow room, possibly for use as a larder or additional storage. The plan highlights that a new fireplace was inserted to the front room.

¹⁵ Camden Archives

margin that previously existed to the front room to the 'landing' leading into the former kitchen, with new stone flooring to the entirety of the front room, with replacement stone samples also approved²⁰.



Figure 3.6: Kitchen to rear room of lower ground floor, showing metal casement windows (February 2016)

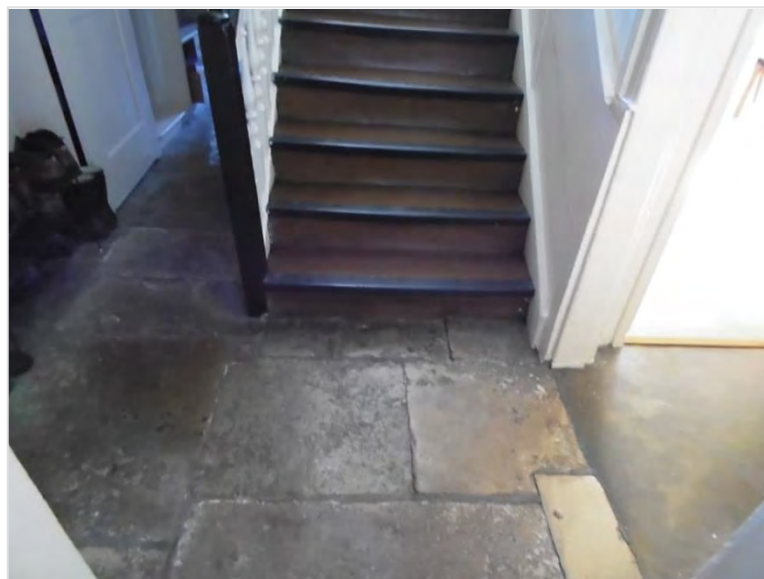


Figure 3.7: Original stone flooring (February 2016)

- 3.21 The front room at this level, which served as a reception room (Figure 3.8), retained its original plan form. The chimneybreast remains; however, as identified on the 1950 drainage plan, the fireplace has been modified and infilled with later brickwork. This has recently been re-opened and covered over again (see Section 5). Features such as the historic door, which provides access to the front area remain (Figure 3.9) as do elements such as a short section of panelling and traditional joinery. The floor to ceiling

²⁰ Application ref.: 2017/1671/L

height in this room is surprisingly generous and atypical for a property of this date and typology. The 2016 consents²¹ authorised the insertion of new partitions in this space to form a corridor leading to the door accessing the vaults and lightwell and to form a shower room. These works have been undertaken, albeit with some now approved some minor variations.



Figure 3.8: Reception to front room of lower ground floor (February 2016)



Figure 3.9: Original door within front room (February 2016)

- 3.22 The corridor and hallway at this level retain the greatest semblance of the early 18th century character, with the retention of stone flags, historic staircase and elements of traditional joinery, including an unusual integral shutter and brace and 18th century 2

²¹ Application refs.: 2016/3546/P and 2016/3657/L

panel door leading to the new corridor leading to the front pavement vault and lightwell. The small room at the rear of the property, under the stairs leading to the garden, appears to date from the early 19th century alterations to the property and is a comparatively plain space.

- 3.23 In overall terms, the general arrangement of the historic planform at this level remains legible, and some original features are retained, which contribute positively to the significance of the listed building. The historic changes to this level and previously authorised works confirm, however, that its overall contribution is comparatively less than other parts of the building, which retain a greater degree of integrity and decorative fabric (even prior to the 2017 works). Consistent with the historic patterns of change, this is part of the listed building that is less sensitive to change, albeit mindful of the positively contributing elements that remain.
- 3.24 Further works at lower ground floor level have previously been approved by Camden Council, in conjunction with discussions with Historic England²².

First Floor

- 3.25 The first floor has been more altered as part of the 19th century phases of works. The broad arrangement of the early 18th century plan form remains legible (as shown on the 1950s floorplan – Figure 3.10), as do the early 19th century additions of the curved bow window. The front and rear rooms do not contain panelling and have a character of decoration (i.e. door surrounds and cornice) more consistent with Regency style (Figure 3.11). The overall proportions and spatial character of these rooms reflect their relative importance within the traditional hierarchy of a terraced townhouse and contribute positively to the special interest of the listed building. Notwithstanding this broadly consistent early 19th century character, the ceiling in the front room had, at some point prior to 2017, been overlaid in plasterboard, resulting in an unsatisfactory and compromised relationship between the ceiling and cornice (Figure 3.10). The proposals for the first floor front room ceiling have come about as an attempt to repair the historic ceiling located above the plasterboard (see Section 4).

²² Application refs.: 2018/0775/P, 2018/1389/L, 2018/4109/L, 2018/4112/L and 2018/4809/L

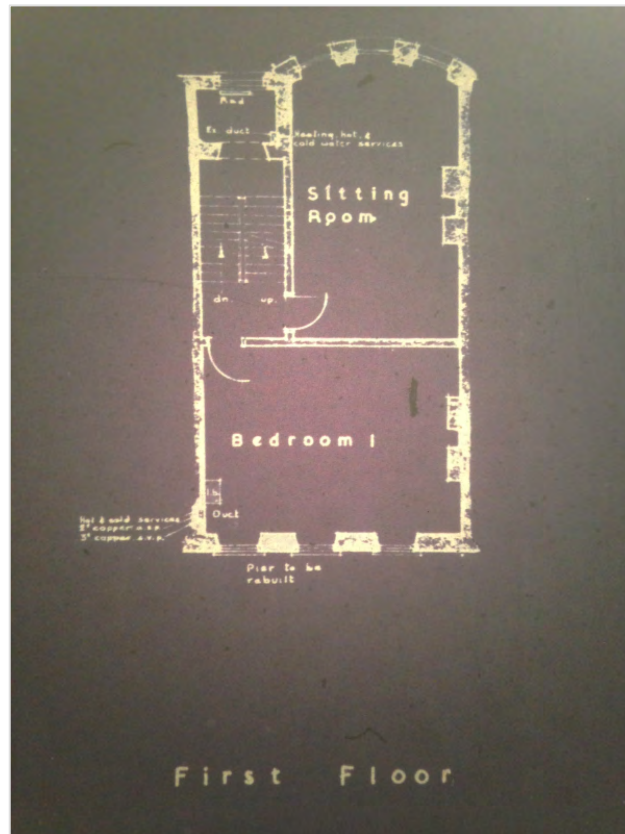


Figure 3.10: 1950 Drainage Plan First Floor²³



Figure 3.11: First Floor Front Room (pre-2017 works)

²³ Camden Archives

Third Floor

- 3.26 Historically, the third floor would have been a more functional and secondary space within the traditional hierarchy i.e. used as servant's or children's bedchambers. This is reflected in the generally squatter rooms and proportions, albeit altered with the early 19th century extension of the rear room. The early 18th century plan form remains legible at this level (being confirmed within the original roofscape) and contributes strong to the special interest in those terms (Figure 3.12).

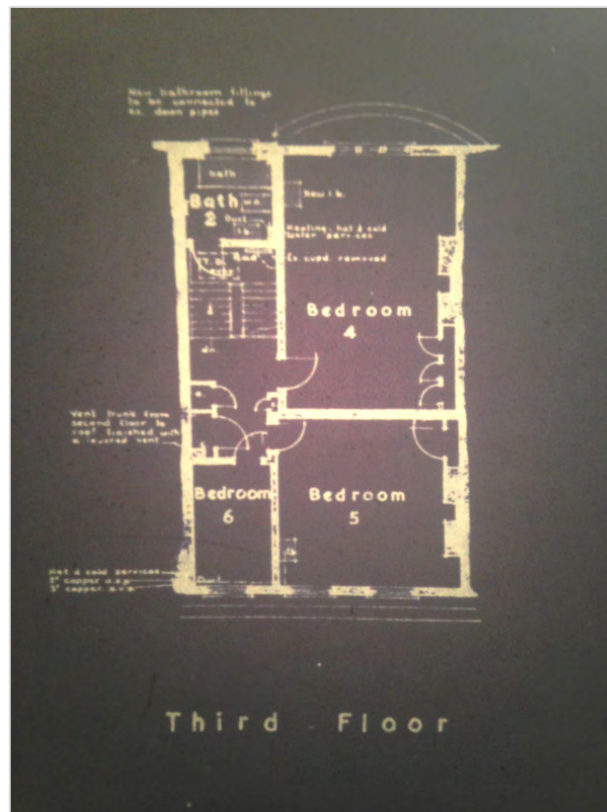


Figure 3.12: 1950s Drainage Plan (Third Floor)²⁴

- 3.27 The larger of the two front rooms retains a modest domestic scale and character and is fully panelled with original varying width floorboards. This space is evocative of the original 18th century character of the property and its function with the traditional hierarchy of a traditional townhouse (Figure 3.13). It is lit by two timber sash windows. This space contributes positively to the special interest of the listed building in those terms.

²⁴ Camden Archives



Figure 3.13: Third Floor Front Room (February 2016)

- 3.28 The larger rear room has a plainer character, both before and following the June 2017 works, with square profile skirting boards, simple coving and fire surround, of uncertain date/provenance but consistent with the role of these spaces within the traditional hierarchy of a townhouse (Figure 3.14). As outlined in a separate application for listed building consent, the historic third floor structure was removed as part of the 2017 works; listed building consent has been granted to reinstate a more appropriate floor structure with associated works, which has since been implemented²⁵. Notwithstanding this comparatively plain character, this space forms part of the extended early 19th century house and contributes positively to the special interest of the listed building in those terms, albeit of a comparatively lesser sensitivity to change, given its plain character and limited decorative fabric.
- 3.29 The kitchenette at third floor level is a small part of the plan form, albeit panelled, and likely to have come about in its current form in the early 19th century, when the roof was remodelled. In its condition prior to the 2017 works, it was not possible to appreciate the full character of this room, with one side being obscured by 20th century kitchen fittings, with the visible panelling painted an unfortunate shade of yellow (Figure 3.14). The 2017 works revealed that panelling survived behind the kitchen fittings. In overall terms, this part of the listed building contributes positively to the special interest of the listed building, with opportunities to better reveal and appreciate the qualities of the panelling as part of the early 18th century townhouse interior.
- 3.30 There are elements of the 19th century phase of adaptation, in the form of attractive cupboards and 6 panelled doors, which complement the domestic scale and character of this part of the listed building and help to illustrate an important phase in the buildings' history.

²⁵ Application ref.: 2018/4109/L



Figure 3.14: Third Floor Rear Room (February 2016)



Figure 3.15: Third Floor Kitchenette (February 2016)

Rear Elevation

- 3.31 The rear elevation of the listed building is of a late Georgian/Regency character. A photograph of the rear elevation is shown in the 1924 Country Life article (Figure 3.16) with a subsequent photo taken in 1943 (Figure 3.17) confirming its character and showing limited change, with the exception of the removal of areas of ivy growth, which reveal the stepped coping to the bay window that is aligned with the dormer window.
- 3.32 As mentioned previously, this article identifies that the rear projection, which would have formerly existed as a powdering closet, was replaced in the early 19th century

with the segmental bay window. This article also notes that one of the old projections to the rear was added to the landing space, to the east of the segmental bay, as still exists today. This rear closet to the half landing provides additional space and views out over the garden and is largely consistent with the seemingly early 19th century phase of major works to the building.

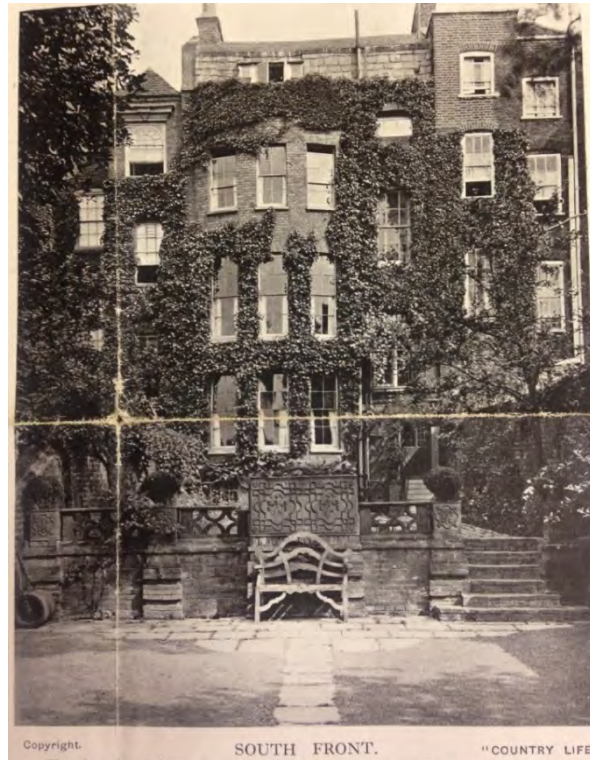


Figure 3.16: Rear elevation, Country Life article (15th November 1924²⁶)

²⁶ Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in Country Life, 15th November 1924



Figure 3.17: Rear Elevation (1943)



Figure 3.18: Rear elevation (February 2016)

- 3.33 A photo in February 2016 shows that the rear elevation of the property, in overall terms, retains its Regency character and appearance (Figure 3.18), which contributes

strongly to the significance of the listed building, as well as the iterative and informal character of the rear elevations of the Church Row group. The central blocked up window at lower ground floor appears to be historic.

- 3.34 The 2016 planning permission and listed building consent²⁷ authorised minor changes to the rear elevation in the form of two new timber sash windows at to replace the metal casement windows in the bay window at lower ground floor. In addition, a full range of external works was previously approved by Camden Council in June 2018²⁸ to resolve a range of the 2017 works and other necessary repairs.

Rear Garden

- 3.35 The current character of the garden, including the brick paved path, seems likely to be derived from the works of the owner of the property in the early parts of the 20th century, discussed in detail by Country Life²⁹. The rear garden was formerly arranged over two levels; the upper level retains the character of an area of lawn to the rear of the property, with planted borders, and enclosed by brick walls (Figure 3.19), which is consistent with the general pattern found in other properties in the group (Figure 3.20), albeit with variety in detailed treatment within the group. The lower level, now not part of the Site³⁰, is accessed via a set of steps, and now comprises, principally an area of raised lawn, that seems to be accessed from No.24 Perrins Walk (Figure 3.21). It no longer appears to retain the formal gardens noted by Country Life (Figure 3.16).



Figure 3.19: Rear Garden (February 2016)

²⁷ Application refs.: 2016/3546/P and 2016/3657/L

²⁸ Application refs.: 2018/1389/L and 2018/0775/P

²⁹ Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in Country Life, 15th November 1924

³⁰ See Drawing No.: 0919317/Sk60



Figure 3.20: Rear Elevations of Nos.23-27 Church Row (1975)



Figure 3.21: Former Lower Garden (February 2016)

- 3.36 In this case, the full extent of the historic garden has been curtailed in the 20th century, even from that noted in the Country Life article of the property, which provides a detailed description of the rear garden³¹. The date of this change is not clear; however, given that No.24 Perrins Walk (the former coach house to No.24 Church Row) was added to the statutory list of buildings of special architectural and historic interest in its own right in 1974³², it seems likely to have been in the latter part of the 20th century. This reduction in the historic extent of the rear garden is unfortunate, given the reciprocal relationship between the high-status town house and its grounds has been further amplified by the severance functional and/or ownership links with the former

³¹ Rackham, A, 'A Lesser Town House: No.24, Church Row, Hampstead', in Country Life, 15th November 1924

³² <https://historicengland.org.uk/listing/the-list/list-entry/1139056>

coach house/garden room, albeit the visual links to this unusual structure in 'Strawberry Hill Gothic' remains to provide a legible indication of this ancillary relationship. The historic brick boundary wall to the shared boundary with No.23 Church Row was substantially demolished by 1943 (Figure 3.17), with a small section retained and consolidated as part of a replacement 20th century boundary treatment comprising brick piers and timber trellis (Figure 3.22), as well as lower sections within the garden of No.23 Church Row. Whilst maintaining the legibility of the historic plots, the character of this boundary treatment, excluding the retained stump of historic brick, is not consistent with the traditional pattern of brick boundary walls found elsewhere in the group and does not contribute positively to the special interest of the listed building.



Figure 3.22: Current Boundary Treatment to No.23 Church Row

- 3.37 In overall terms, the rear garden remains an attractive area of soft-landscaping from which it is possible to appreciate the character of the rear elevation of the listed building, including the differences in the different phases of adaptation and alteration, as well as the group value of the informal rear elevations of the terraced group of which it forms a part. They also provide a commensurate, albeit reduced, area of commensurate private amenity space and together with the local topography, provide long views to the south. In those terms, it contributes positively to the special architectural and historic interest of the listed building and to a better understanding of that heritage significance.

Historic Interest

- 3.38 In the late 17th century, mineral waters were discovered in Hampstead and in 1698; 'The Wells Trust' was established to develop the chalybeate springs as a spa.³³ The spa was situated to the east of the High Street, near Flask Walk, where the water was bottled. The spa stimulated development within this part of Hampstead and villas and boarding houses were built to accommodate temporary residents. A more select area

³³ London Borough of Camden, Hampstead Conservation Area Statement, 2002

grew to the west of the High Street, with a mixture of detached houses, terraces and cottages.³⁴

- 3.39 Church Row was constructed in the 1720s, to the west of the High Street, as a speculative development by Richard Hughes. Church Row, with St. John's Church to its western end, can be seen in John Rocque's map dated 1746 (Figure 3.23) (southern terraced row marked on map). The map illustrates the concentrated area of development, to the north of Church Row, however the surrounding area was still largely rural. The majority of the street pattern which is present here is still recognisable today.



Figure 3.23: John Rocque's Map dated 1746

- 3.40 Pevsner, in the Buildings of England, London 4: North describes how the uniform terraced houses on Church Row enjoy a magnificent southward view towards London from the rear. He also outlines how the architecture of the houses illustrates the outward expansion of London stating:

*"The terrace houses, used in the C18 as summer retreats by Londoners and by spa visitors, demonstrate how urban forms were beginning to invade the villages around London."*³⁵

- 3.41 As noted previously, the footprint of No.24 Church Row first appears in detail on the 1871-79 OS map (Figure 3.1). By this date, the development of Hampstead village had spread downhill and the opening of the Hampstead Junction Railway's station in 1860 had stimulated the urbanisation of Hampstead.³⁶ Despite this, a history of 1878

³⁴ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002

³⁵ Cherry, B and Pevsner, N, The Buildings of England, London 4: North, 2002

³⁶ London Borough of Camden, Hampstead Conservation Area Statement, 2002

describes Church Row as remaining very much as it did when George III was king, and states:

*“Long may it remain in status quo, this venerable relic of the days when the fashionable crowd—the "quality"—gentlemen with powdered wigs and gold-headed canes, and ladies in farthingales and "hoops of wondrous size"—used to make "the Row" their evening parade, after drinking the waters at the chalybeate spring...”*³⁷

- 3.42 Hampstead was particularly popular with artists and writers, and some lesser artists and writers, mostly fashionable ones throughout the 19th century, moved in to the newer estates or to Church Row. In the 1870s, a group of architects established themselves in Church Row.³⁸ These included the Victorian architect George Frederick Bodley, who lived at No.24 Church Row.
- 3.43 The 1915 OS map (Figure 3.24) shows the development, which had occurred during the late 19th and early 20th centuries. The remaining undeveloped land to the west and northwest of Church Row had been built on, as had the land to the south and south east, which included an orphanage. A short terrace had been erected, which adjoined the rear of the properties to the eastern end of the southern terraced row on Church Row. Most notably, Gardnor Mansions had been constructed in 1898, on the plot sited opposite to Nos.23-27 Church Row.

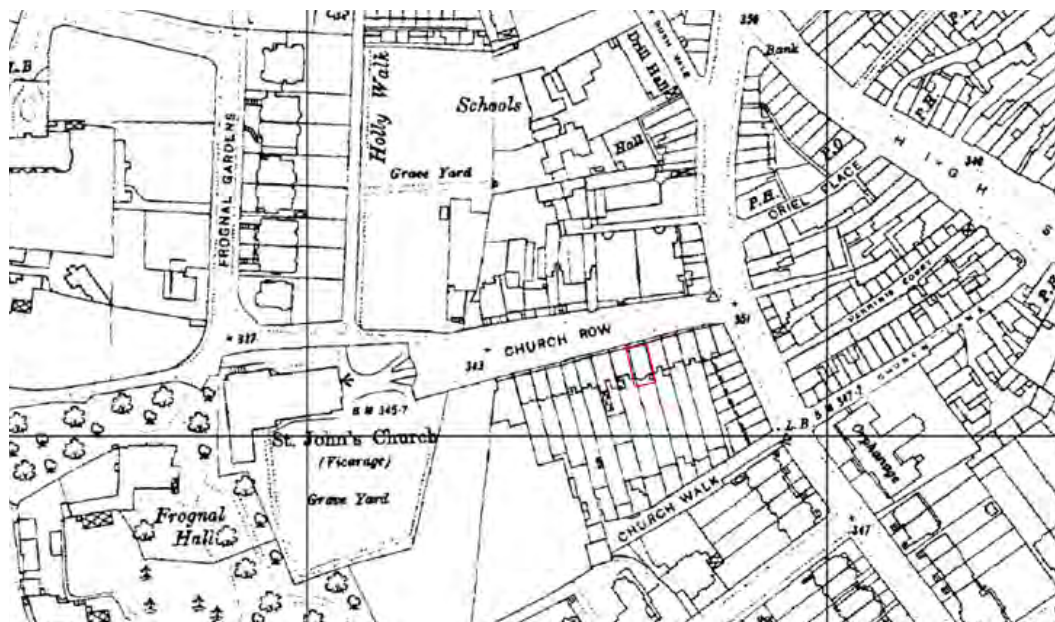


Figure 3.24: 1915 Ordnance Survey Map

- 3.44 The London County Council bomb damage map shows the damage that the area sustained during the Second World War (Figure 3.25). The map illustrates that the area generally suffered little damage, and that the properties along Church Row did not sustain any direct blast damage. A number of the properties to the surrounding area are shown to have suffered some minor damage, or some more serious damage.

³⁷ Walford, E, Old and New London: Volume 5, 1878

³⁸ T F T Baker et al., A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Victoria County History, 1989

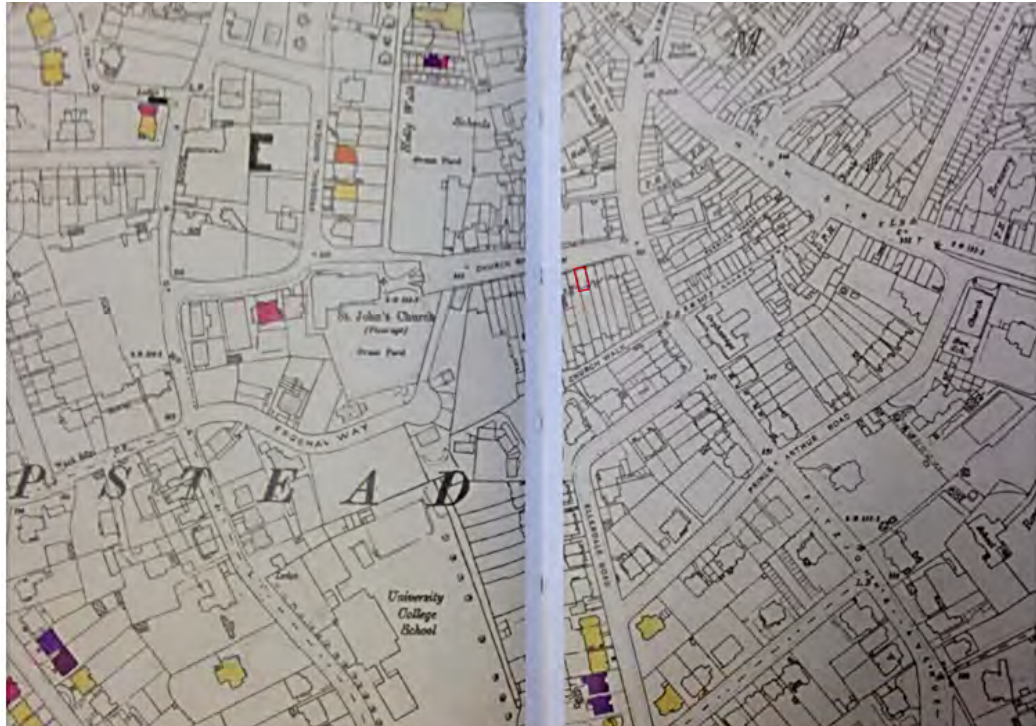


Figure 3.25: London County Council bomb damage map

- 3.45 The historic interest of the listed building at No.24 Church Row is derived from its role in illustrating the growth of Hampstead from the early 18th century, and the development of the area as a spa, with high status townhouses used as summer retreats. It also provides evidence of the stylistic tastes of the period. The listed building is also, historically, associated with the Victorian architect George Frederick Bodley, who lived at the property during the late 19th century, although there appears to be no building fabric specifically linking him to his time at the property. The retention and continued use of the building as a single family dwelling house contributes to its historic interest. In this instance, architectural value and historic value are considered to be interconnected.

Group Value

- 3.46 The List Entry identifies that the listed building was included for group value, as part of a group of terraced properties at Nos.24-28 Church Row. The property at No.24 Church Row also has group value as part of the wider terrace to the south side of Church Row, which forms part of the early 18th century townscape within this part of Hampstead.

Summary of Significance

Architectural Interest

- The listed building is of architectural interest as an example of a high status terraced townhouse dating from the early 18th century, which retains much of its historic appearance, historic fabric and decorative features. As a whole, the property is a good example of the Queen Anne and Georgian architectural styles applied to domestic architecture in the 18th and 19th centuries, which is expressed in its elevational proportions and design, surviving plan form and interior features. It has group value as part of a terraced group of properties, and

as part of the wider terraced row to the south side of Church Row, comprising similarly designed and almost uniform townhouses, within this part of Hampstead.

Historic Interest

- The historic interest of the listed building at No.24 Church Row is derived from its role in illustrating the growth of Hampstead from the early 18th century, and the development of the area as a spa, with high status townhouses used as summer retreats. It also provides evidence of the stylistic tastes of the period. The listed building is also historically associated with the Victorian architect George Frederick Bodley, who lived at the property during the late 19th century. The retention and continued use of the building as a single family dwelling house contributes to its historic interest.

Group Value

- The listed building has group value as part of a group of terraced properties at Nos.24-28 Church Row. The property at No.24 Church Row also has group value as part of the wider terrace to the south side of Church Row.

Hampstead Conservation Area

- 3.47 The Hampstead Conservation Area was designated on the 29th January 1968 and covers a wide area including central Hampstead, the Heath and outlying areas such as North End, the Vale of Heath and the Elms. The Site is located within the '*Church Row/Hampstead Grove*' sub-area.

Historical Development

- 3.48 Hampstead is situated on a range of sand and pebble-capped hills known as London's 'Northern Heights', which have attracted settlers since the Palaeolithic period. The current settlement derives from the manor of 'Hamstede', given over to the monastery at Westminster by King Ethelred the Unready, which he confirmed in a charter of AD986.
- 3.49 Despite featuring a village and parish church, the first significant phases of development were not until 1349, when the monks came to Hampstead to escape the Black Death and, subsequently, in the 17th century, when the merchant classes came to take advantage of the village's elevated position in the absence of the resident aristocracy. The great plague also brought a significant influx of people to Hampstead.
- 3.50 During the early 18th century, the village achieved brief popularity as a spa resort. This followed the construction of a Pump Room and Assembly Rooms at a water source to the east of Hampstead High Street donated to the poor of Hampstead by the Gainsborough Family. The spa stimulated the development of villas and boarding houses in this part of Hampstead and many early 18th century houses survive. The 18th century also featured development around Church Row (by c.1720), as the medieval parish church (the Church of St John, Church Row) was rebuilt in 1747, to accommodate the increasing population.

- 3.51 Early 19th century development featured a series of large houses, which had been built adjacent to the centre of the village and on either side of the High Street. Dense areas of working class cottages were also on either side of the High Street.
- 3.52 The direction of development also began to move steadily downhill toward London, and the hamlets in the outlying areas around Hampstead were also the subject of development. Development of Hampstead Heath was restricted, however, by the lord of the manor, Sir Thomas Maryon Wilson, and has subsequently been protected by The Heath and Hampstead Society, founded in 1897.
- 3.53 The expansion of the railways brought a further wave of development to the south west of the village, following the opening of the Hampstead Junction Railway in 1860. The late 19th century also brought the development of Victorian municipal buildings at 'North End'.
- 3.54 Hampstead has attracted the development of striking and prestigious houses in the 20th century, particularly in the west of the village with a series of 1930s houses around Frognall Green and, subsequently, during the 1970s when the south of the village achieved a reputation for famous architect designed houses.

Special Character and Appearance

- 3.55 Much of the special character and appearance of Hampstead can be attributed to its variety of spaces. The dense urban heart of the village contrasts with the spacious outer areas, and the area also exhibits a variety of architectural styles and building types, which follow successive stages of development. These include the early 18th century street pattern featuring Victorian development and the addition of 20th century bespoke houses. The topography of the Northern Height hills also makes a strong contribution to the character of the area.
- 3.56 The adopted Hampstead Conservation Area Statement (2002) defines eight sub-areas within the Conservation Area. The Site is located within sub-area 4; Church Row/Hampstead Grove. The Conservation Area Statement notes that this sub-area contains the largest concentration of 18th century houses in the conservation area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace.
- 3.57 The Conservation Area Statement defines three character zones in the sub-area; the Site is located within the Holly Hill/Church Row character zone.
- 3.58 Church Row is a street almost entirely lined with high-status, handsome, early 18th century houses of brown brick with red dressings. Many have cast iron railings forming the front boundary as the traditional interface between public and private spaces. The street widens towards the west, focusing on St John's Church forming a well-proportioned and attractive urban space, marred at times by the traffic. The graveyard set in a mature landscape provides an attractive setting for the Church. The Church was rebuilt in 1747, designed by John Sanderson. On the north side of the Church is the Graveyard Extension running up the hill beside Holly Walk. At No.21a Heath Street there is a garden wooded private open space on backland adjacent to the cemetery.

Together with the rear gardens and extensive mature landscaping in these private spaces, this part of the conservation area maintains a generous spatial quality that illustrates the former character of this part of Hampstead as a high-status 18th century retreat for the wealthy of London.

- 3.59 The houses are generally three storey and three bays wide and some have semi-basements, although a couple on the north side are particularly small and narrow. Many houses have been discreetly modified over the years and No. 15 dates from 1924. There are clear views of the rear elevations of the south side from the lane leading to Frogna Way. The main exception to the streets 18th century character is Gardnor Mansions (1898), which relates in style and scale to the north side of Heath Street, although built after it.
- 3.60 The resultant townscape character is formal and broadly consistent. Whilst the tall, elegant, early Georgian townhouses are not uniform, there is a general conformity in scale, character and materiality that creates a harmonious streetscape. These townhouses enclose a wide street that focusses the view towards St John's Church, creating a dignified setting of very high aesthetic value. This part of the conservation area also best illustrates the important, albeit brief, phase of 18th century development of Hampstead as a spa resort.

Contribution of No.24 Church Row

- 3.61 No. 24 Church Row is an integral part of the early 18th century, consistent townscape of this part of Hampstead. Whilst the façade is a scholarly, late 19th century replica of early 18th century townhouse design, the property is a positively contributing part of the conservation area, as an element of high-quality Georgian domestic architecture that reflects the brief popularity of Hampstead as a spa resort. It also makes some contribution through the documented associations with Bodley, a well-regarded Victorian architect, as part of the broader trend of Hampstead as an attractive place for artists to live in the latter part of the 19th century.

4. Heritage Impact Assessment

Introduction

- 4.1 In this Section the impact of the proposals are demonstrated in relation to their effect on the significance of the identified heritage assets, comprising 24 Church Row, a Grade II* listed building, and the character or appearance of the Hampstead Conservation Area in which it is located.
- 4.2 The relevant heritage policy and guidance context for consideration of the proposed development is set out in full in **Appendix 2**. This includes:
- the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 including the requirement to have special regard to the desirability of preserving the special interest of a listed building and any elements of setting which contributes positively to this special interest and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
 - national policy set out in the Framework; and
 - local policy for the historic environment and other relevant material considerations.
- 4.3 In accordance with the requirements of the Framework the significance of the identified heritage assets, including the contribution made by setting to that significance, has been described at Section 3.
- 4.4 Importantly, great weight and importance should be placed on; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.5 The Framework also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.

Impact Assessment

- 4.6 This Section contains a detailed analysis of the impact of the proposed works on the significance of the listed building at Table 5.1. In addition, a narrative account is provided here to provide an overview of the impact of the proposed external works on the particular significance of the listed building is provided in order to consider their performance against the relevant statutory duties, planning policy and best practice guidance and advice.

- 4.7 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback (**Appendix 3**).

Table 5.1: Heritage Impact Assessment of Proposed Works

Location	Description of Proposed work		Drawings/Information	Relative Significance	Comment	Impact
Third Floor Rear Room	Item 1.0	New Wardrobe/Cupboard The new wardrobe is located between the existing chimneybreast and the rear wall (see general arrangement plan 0919317/SK). The wardrobe has been designed to be freestanding and sits in front of the existing walls. The existing skirting and wall surfaces will be retained in position. The new wardrobe unit has been design to match the retained and existing cupboards on the other side of the fireplace. The wardrobe abuts the existing surface, with timber scribed to profile.	See drawing 0919317/Sk91	The third floor rear room has been substantially altered over a period of time, including as part of the early 19 th century phase of extension and renovation. It provided service accommodation to the main house. It is a comparatively plain space, consistent with its historic low status as part of the traditional hierarchy of a terraced townhouse. Recent consented work ³⁹ includes a new lime plaster ceiling and new floor structure.	As a piece of fitted, free-standing furniture, the need for listed building consent for the proposed cupboard is ambiguous. Notwithstanding this, the applicant has included it as part of the current applications for the sake of completeness and transparency. There were bookshelves in the cupboards proposed location. This joinery is an established part of the character of this space and appears to date from the latter part of the 20 th century and of no particular aesthetic or historic interest (Figure 3.12).	There will be no removal of existing fabric that contributes positively to the special interest of the listed building. The proposed cupboards are of a traditional design that is consistent with the existing character of this room and its relative status in the traditional hierarchy of a terraced townhouse. These works will preserve the special interest of the listed building.
First Floor Front Room	Item 2.1	Strengthening of Floor Beam The first floor front room has two floor beams spanning between the front wall and spine wall of the house. Between these beams are floor joists set at approx. 400mm centres. These joists are haunched tenoned and pegged into the floor beams. The floor structure survives intact but the floor beams are undersized with excessive span depth ratio, some deformation and the floor noticeably defects when walked upon. It is proposed to flitch the large section floor beams to create a composite steel and timber beam to reduce deflection. Flitching the beam will conserve the original carpentry and substantially increase the load capacity of the floor structure whole extending the life of the floor.	See Structural Engineers Hockley and Dawson drawings	The first floor front room is a primary space within the building. It was substantially remodelled in the early 19 th century and retains its original floorboards and floor structure and its early 19 th century architectural details. This room is of high status and makes a strong positive contribution to the special interest of the listed building.	The first floor front room is the largest room in the house and has the potential to have considerable loads. The current deflection within the floor beams could potential result in failure of the ground floor ceilings and under certain loading conditions (a large number of people in the room) possibly result in permanent damaged or failure of the floor. The proposed strengthening of the floor beams have been carefully designed so as not to disturb the original floor carpentry or other fabric and will be entirely hidden with the floor beam.	The proposed works are a timely and traditional repair technique that has been designed to ensure the long-term structural performance of the building in the interests of preserving its special interest. The works will preserve the maximum amount of historic fabric, including original structural carpentry and the subsequent elements that provide evidence of the building's adaptation and modification. In those terms, they will preserve the special interest of the listed building.
	Item 2.2	Repair / Reconstruction of Ceiling This ceiling of the first floor front room was over-boarded before current works started on Site, and prior to the 2016/17 works (Photo 2.2A). The over-boarding created an inappropriate detail at the	See general plan drawing 0919317/Sk See photos 2.2A, 2.2B	The first floor front room is a primary space within the building. It was substantially remodelled in the early 19 th century and retains all its early 19 th century architectural details. Including cornice. This room is of high status and	The over-boarded ceiling had been damaged and in taking down a sheet of the over-boarding approx. 2X1M in an area, to repair it, this revealed the earlier lime plaster and lath ceiling. In the first instance it	The proposed repair strategy has followed best practice guidance/advice. The works sought to make good previous, unfortunate alterations and then undertake targeted, like-for-like repairs where necessary. Where that

³⁹ Application ref.: 2018/4109/L

		<p>cornice.</p> <p>The original lime plaster ceiling and lathing survived under the over-boarding. Work to the ceiling commenced with an attempt to repair, in a like-for-like manner, the original lime plaster and lath ceiling.</p> <p>The over-boarding was removed. This revealed that the original ceiling had been extensively water damaged (with extensive black mould growth – see Photo 2.2B) and the relatively limited hole in the lime plaster ceiling was only part of a larger problem. In attempting to execute the repair by cutting away the lime plaster to a sound surface, it was discovered that the key of the lime plaster ceiling had failed and large sheets of the plaster surface were loose and fell away (the over-boarding was previously holding the water damaged ceiling in position).</p> <p>The extent of damage meant that it was necessary to remove the lime plaster surface, leaving the cornice and lathing in place to re-plaster (see photo 2.2C). On closer inspection of the lathing, it became apparent that the lathing was causing the much of the plaster key issue and had decayed due to the water damage, the nails of the lathing rusted through, and large areas of the lathing decayed or been diminished in section and had become very friable. In addition, the lathing in many areas was set too close together to provide an adequate key for re-plastering. Attempts were made to rake out plaster snots and broken plaster keys from the lathing but much of the lathing was either abutted or simply too frail (see photos 2.2C and 2.2D).</p> <p>Lathing has been salvaged around the edge of the room and the historic run cornice retained in situ.</p> <p>The proposals in this application is to retain the cornice and edge lathing and repair the majority of the ceiling with new riven chestnut laths and re-plaster the ceiling in three coats of lime plaster work, all to match the original ceiling.</p>	2.2C and 2.2D	has high relative significant.	<p>appeared that the earlier ceiling was repairable (a small area of damage approx. 1Msq) and that the over-boarding had been previously installed as a quick repair. There was some evidence of water damage but this looked localized</p> <p>It was deemed appropriate to remove the over-boarding and cut back to sound the original lime plaster surface and patch repair the original ceiling on a like-for-like basis.</p> <p>Camden Council were notified of this matter by email and confirmed that an application for listed building consent would be required for the repair works.</p>	<p>light-touch approach was not technically feasible, works have been designed to retain as much of the existing fabric as possible to maintain the integrity of the listed building's special interest.</p> <p>Whilst there a large area of historic ceiling fabric will need to be removed as part of these works, it has failed due to water damage and limitations in the original specification/workmanship. Maximum amounts of historic fabric, particularly decorative elements, are retained as part of this approach.</p> <p>The proposed lath and plaster ceiling is to be undertaken using historic materials and traditional construction techniques, appropriate for a listed building of this date and character, and will be integrated into the retained historic elements of plasterwork. The overall result will be a traditional plaster ceiling, consistent with the character of this room.</p> <p>In overall terms, whilst the damage to the existing historic fabric is regrettable, there is no alternative means of repairing the ceiling. The repair works are of an appropriate traditional character and will preserve the special interest of the listed building.</p>
Basement Front	Item	New Entrance and Door BD02N to Lower Ground	See existing drawing	The basement light well area provides service accommodation to the house.	See Item 3.2.	The proposed works will improve the appearance of this part of the listed

Light Well Area	3.1	<p>Floor</p> <p>The proposal is to reform the entrance by replacing the existing basement entrance door BD02 from the basement light well area.</p> <p>The current entrance structure dates from the late 20th century and includes a steeply pitched roof projecting approx. 500mm from the entrance steps covered in lead with flashings to the wall of house, entrance steps and pavement wall (see photo 3.1A). The basement entrance door BD02 is a planked ledged and braced door and frame dating from the late 20th century and is of a limited height at 1600mm restricting access (see Photos 3.1B).</p> <p>The proposal is to remove the existing door and frame and replace them with a taller door approx. 1950mm high. The proposed door will be flush beaded 6 panel door and frame (See drawing and details 0919317/Sk99 and Sk100). The works include reforming and re-pitching the roof to the entrance recovering the roof to the entrance in code 6 lead with new flashing to walls all as shown on the detail drawings 0919317/Sk99 and Sk100.</p>	<p>0919317/Su and proposed drawings</p> <p>0919317/Sk99 and Sk100</p> <p>See photos 3.1A, 3.1B and 3.1C</p>	The current basement entrance is of late 20 th century date and of no particular heritage significance.	No works are proposed to the historic door leading from lower ground floor to the space under the entrance steps.	building, replacing a non-descript modern element with a high-quality, traditional alternative, formed of flush beaded panels consistent with the varied treatment of such elements on other properties within the terraced group. These works will preserve the special interest of the listed building.
	Item 3.2	<p>New Door BD02AN to Lower Ground Floor Vault Area</p> <p>Currently the vault area has a simple cement render opening of the basement corridor area. The proposal is to provide a new door and frame BD02AN in front of the current opening so that the storage area can be secured. The proposed door is a planked beaded door with a simple beaded architrave as shown on the drawings.</p>	<p>See existing drawing</p> <p>0919317/Su and proposed drawings</p> <p>0919317/Sk99 and Sk100</p>	The basement area corridor is service accommodation to the house. There is a rendered opening to the vault storage. This area is primarily 20 th century fabric and is of low relative heritage significance.	<p>See Item 3.1.</p> <p>No works are proposed to the historic door leading from lower ground floor to the space under the entrance steps.</p>	It was not uncommon, historically, for vaults to be accessed via a door. The proposed door is of an ancillary, functional character appropriate and consistent with the historic functions of the lower ground floor and vaults. No historic fabric has to be altered or removed to facilitate the introduction of this door. The special interest of the listed building will be preserved.
	Item 3.3	<p>Burglar Alarm Bell</p> <p>The proposal is to remove the existing redundant light fitting at basement level and associated cables. These will be replaced by a burglar alarm bell and reuse the existing cable route and repoint the hole with lime mortar before fixing the Alarm Bell (See photo 3.3 A).</p>	<p>See proposed elevation showing proposed position of burglar alarm bell</p> <p>0919317/Sk</p>	The front elevation of No.24 Church Row is of high heritage significance. The proposed location of the alarm bell is located at low level. The brickwork in this area has previously been painted. The proposed location is discrete within the overall composition in an area less sensitive to change.	<p>A burglar alarm bell on the front elevation is required for the security system to meet insurance standard Grade 3. In order to meet this objective, whilst minimizing impact on heritage significance, the burglar alarm bell has been sited to have as little visual impact as possible on the principal elevation.</p> <p>It is noted that other houses in</p>	The proposed location of the burglar alarm bell is discrete and located within the 'service zone' of the lower ground floor lightwell. This means that it will not be highly visible and maintain the ability to appreciate the architectural qualities of the principal façade and the high-quality detailing. The burglar alarm bell is sited in the location of a previous light fitting and re-uses existing cable runs to minimize impact on historic

					Church Row are equipped with burglar alarm bells in various locations on the front elevation.	fabric. In overall terms, the proposed works to improve the domestic security provisions for the applicant has been carefully designed to ensure that the impact on the special interest of the listed building is minimized. The works will preserve that special interest.
Rear Garden	Item 4.1	<p>Rebuild Garden Wall</p> <p>The boundary wall between Nos.23 and 24 Church Row currently comprises of an open timber trellis between rebuilt prick piers (see drawing 0919317/Su and photo 4.1A).</p> <p>The ground level between Nos.23 and 24 has a height difference of approximately 800mm. The garden at No.23 is lower than No.24 and the original brick boundary wall survives in position below ground level at No.24 Church Row. The proposal is to rebuild the boundary wall in stock bricks at 1 ½ brick thick, laid in English Garden Wall Bond in lime mortar, to match the lower level brickwork and full height wall adjacent to the house. The proposed garden wall will be built off the original foundation and on the existing below ground brickwork to a height of approx. 1350mm above the levels of No.24 Church Row's garden. The wall will be capped with brick on edge detail, with mortar fillet, to match the capping of the existing high wall adjacent to the house (see drawing 0919317/Sk).</p>	<p>See existing drawing 0919317/Su and proposed drawing 0919317/Sk</p> <p>See photos 4.1A</p>	The houses and gardens forming the south terrace of Church Row are characterized by their regular plot widths; each defined by brick built boundary walls. The current boundary treatment between Nos.23 and 24 Church Row maintains the legibility of the garden plot, however, is of a discordant non-traditional design and appearance, which detracts from the special interest of the listed building and, to a lesser extent, the character or appearance of the Hampstead Conservation Area.		The proposed brick wall reinstates a traditional boundary treatment that was seemingly demolished by the mid-20 th century. The proposed approach is consistent with existing historic examples within the group and utilises the remaining element of historic brick footings surviving in the adjoining garden. The proposed traditional materiality and detailing will integrate with the remaining brickwork and wider pattern of garden walls in the terraced group. In those terms, by replacing the existing, inappropriate boundary treatment with No.23 Church Row, the application proposals will enhance the special interest of No.24 Church Row and the character or appearance of the Hampstead Conservation Area.
	Item 4.2	<p>Rear Garden Seating Area</p> <p>The proposal is to create a hard paved within the garden to facilitate use of the garden as an external space. This area is at the garden level located in close proximity to the house and will be formed from riven York stone, laid in coursed random lengths to falls on a hardcore and sand lime bed and pointed with lime mortar. It will have a brick edge to match existing brick paviers (see drawing 0913917/Sk60).</p>	<p>See proposed drawing 0919317/Sk60</p> <p>See photo 4.2A</p>	The garden setting of the listed building makes a positive contribution to the special interest of the listed building. Its current appearance was probably created in the early part of the 20 th century but has likely been altered since that time. It is the domestic character of that garden, with mature landscaping and views towards the distinctive former stable building, and the reciprocal relationship with the listed building (mostly the principal ground floor rear room) that is the basis of the garden's positive contribution as an	See Item 4.3.	The proposed works will be consistent with the ongoing pattern of historic change of the garden's appearance and design. The positively contributing domestic character will be retained by the proposals, including a large area of lawn, existing brick paviers and planters. The small area of York stone paving is consistent with the character and age of the listed building and incorporates a low-level planter and brick edge detailing that integrates it as part of the overall character of the garden. Accordingly, the proposed works will preserve the special interest

				element of setting.		and setting of the listed building, as well as the character or appearance of the Hampstead Conservation Area.
	Item 4.3	<p>Rear Lightwell Handrail and Railings</p> <p>The garden level is approximately 1800mm above the bottom of the rear basement lightwell. The edge of the rear lightwell is not protected and is a falling risk to anybody entering the rear garden.</p> <p>The proposal is to provide a new metal handrail and planters to protect the edge of the lightwell. The handrail and railings will be 90mm high and include metal plant containers, approximately 450mm wide. The new handrail and railings and planters will be set upon a Portland stone coping to the top of the basement lightwell and fixed to the face of the retaining wall (See proposal drawing SK0919317/Sk60, Sk101 and photos 4.3A). This handrail railing and planter will provide protection from falling into the rear basement light well.</p> <p>In addition, to reduce water penetration at lower ground floor level, it is proposed to break out the existing concrete base to the lightwell and introduce a French drain, covered by York stone paving.</p>	<p>See proposal drawing 0919317/Sk60 and Sk101</p> <p>See photo 4.3A</p>	The rear basement light well likely forms part of the early 19 th century remodelling of the listed building, further modified during the course of the 20 th century. It is a modest and utilitarian element of the rear elevation, a strongly contributing positive element of the listed building in overall terms, and is comparatively less sensitive to further appropriate change.	See Item 4.2.	<p>The proposed works are a modest addition to the rear elevation and are a traditional element expected to be associated with domestic lighwells. The proposed design is of an understated character that utilises traditional materials, which reflect that of the listed building and the proposed works to create a seating area (see Item 4.2). The scale of the proposed railings means that there will be no impact on an ability to appreciate the architectural quality of the rear elevation or the group of townhouses of which it forms a part. There will also be no impact on the positive reciprocal relationships between the principal rooms of the listed building and garden.</p> <p>The proposed works to create a French drain will help to reduce water penetration at lower ground floor level in a traditional manner, thereby helping to maintain historic fabric in the long-term. There will be no removal of historic fabric and the proposed York stone covering is an improvement on the existing concrete finish and appropriate to the special interest of the listed building.</p> <p>These works will preserve the special interest of the listed building and the character or appearance of the conservation area.</p>

Summary of Heritage Impact and Policy Review

- 4.8 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

“In considering whether to grant listed building consent for any works the local planning authority or 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.”

- 4.9 Section 66 of the 1990 Act imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) 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.”

- 4.10 It is also a statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72):

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

- 4.11 These statutory duties are reflected in the Framework with respect to planning and the historic environment, which states that heritage assets 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 this and future generations⁴⁰.

- 4.12 The significance of the heritage asset and the contribution made by setting to that significance, proportionate to the assets’ importance and sufficient to understand the potential impact of the application proposals on that significance has been outlined in Section 3. This is in accordance with the requirements of paragraph 189 of the Framework.

- 4.13 The detailed impact assessment (Table 5.1) clearly identifies and articulates the impacts of the proposed works contained in the current application for listed building consent and planning permission, consistent with the requirements of paragraphs 192 to 196 of the Framework.

- 4.14 The analysis demonstrates that the application proposals will preserve and, in some cases, enhance the special interest of the listed building and the character or appearance of the conservation area. The proposed works are carefully considered and consistent with the special interest of the listed building and character or appearance

⁴⁰ DCLG, Revised National Planning Policy Framework 2018 – para.184

of the conservation area, the performance of traditional building materials and consistent with conservation policy and best practice.

- 4.15 Accordingly, the proposals will, in overall terms, sustain the significance of the identified designated heritage assets. The proposals are, therefore, consistent with the objectives of the relevant statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990; paragraphs 189, 192, 193, 200 and 201 of the revised Framework, as supported by the NPPG; relevant policies in the Local Plan; and, other material considerations.

5. Summary and Conclusions

- 5.1 This Design, Access and Heritage Statement has been prepared by Turley Heritage and Butler Hegarty Architects on behalf of Lady Gavron, in support of applications for planning permission and listed building consent relating to a range of minor internal and external works at No.24 Church Row, Hampstead, London Borough of Camden that form the basis of applications for planning permission and listed building consent.
- 5.2 No.24 Church Row is a grade II* listed building, which is located within the Hampstead Conservation Area. The list entry for the building is included at **Appendix 1**. No.24 Church Row forms part of a terraced row of properties and is still in its original use as a single family dwelling house.
- 5.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets and further refined in response to pre-application feedback (**Appendix 3**).
- 5.4 These proposals have been prepared following the implementation of a range of other consented works⁴¹, which were brought forward to resolve matters arising from efforts to remediate, as far as possible, the effects of works undertaken in 2017. Importantly, however, for the purposes of determining these applications for planning permission and listed building consent, the proposed works do not form part of the strategy to resolve the impacts arising from the 2017 works. The current applications relate to new proposals and for works to facilitate the ongoing residential use of the listed building.
- 5.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building 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. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 5.6 Section 3 of this report assesses, on a proportionate basis, the significance of the listed building and the Hampstead Conservation Area.
- 5.7 The analysis at Section 4 demonstrates that the application proposals will, in overall terms, sustain the significance of the identified designated heritage assets. The proposals are, therefore, consistent with the objectives of the relevant statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990; paragraphs 189, 192, 193, 200 and 201 of the Framework, as supported by the NPPG; relevant policies in the Local Plan; and, other material considerations.

⁴¹ Application refs.: 2018/0775/P, 2018/1389/L, 2018/4109/L, 2018/4112/L and 2018/4809/L

Appendix 1: List Entry

NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR

List entry Number: 1271917

Location

13A, HEATH STREET
NUMBERS 24-28 AND ATTACHED RAILINGS TO FRONT AND WALLS TO REAR, 24-28, CHURCH
ROW

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 11-Aug-1950

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476951

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2685NW CHURCH ROW 798-1/26/235 (South side) 11/08/50 Nos.24-28 (Consecutive) and attached railings to front and walls to rear

GV

II*

Includes: No.13A HEATH STREET. 6 terraced houses, No.28, now offices with basement restaurant. Probably built by 1720; refaced late C19 in Georgian style by Charles Bean King, a builder who specialised in Neo-Georgian work in Hampstead and whose office was at No.28. No.24: brown brick with red brick dressings. Slated mansard roof with segmental-arched dormers. 3 storeys, attic and basement. 3 windows. Early C19 doorcase with panelled pilaster strips and jambs, impost bands, roundels flanking arched entrance with keystone and cornice. Patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing; 1st floor central window with cut and rubbed brick fleur-de-lys, trade mark of CB King. Plain brick 1st floor sill band. Cornice. Lead lion mask rainwater head and pipe to right. INTERIOR: entrance hall now opened into ground floor rooms, but otherwise retaining the general pattern of two rooms per floor with rear closet set on landing as found in some neighbouring houses. Open string staircase with three twisted balusters per tread, decorated tread ends and fluted newels; ramped handrails are matched by the line of the dado in the full-height wall panelling. Flight from second to attic floor has turned, unfluted balusters. Ground floor front room with raised and fielded panelling, and bolection-moulded fireplace lined in faience tiles. Ground floor rear room in sumptuous early C19 style with curved doors in fluted doorcases, and corresponding canted bay set with fluted pilasters. Fluted decoration also to fireplace, which is lined with faience tiles. Rear closet on half landing with raised and fielded panelling. First floor front room has early C19 cornice and fireplace corresponding with the lowered windows. First floor rear room with c1820s cornice and fluted doorcases. Second floor front has two rooms, the larger retaining early C18 panelling with dado rail and early C19 fireplace and fluted cornice. The rear room at this level similarly treated. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to area with cast-iron overthrow having Windsor lantern to front. Brick walls to long garden at rear. HISTORICAL NOTE: home of the Victorian architect, GF Bodley. No.25: brown brick with red brick dressings. 4 storeys and basement. 3 windows. Architraved doorway with enriched console-brackets carrying cornice hood; radial patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing; 2nd floor central window extended upwards. Plain brick 1st floor sill band. Parapet. INTERIOR: not inspected but noted to retain turned baluster staircase on closed string with corresponding dado. Full panelling on staircase to second floor, with recessed moulded panels and box cornices. Most rooms fully panelled, and

retaining early C18 fireplaces. HISTORICAL NOTE: home of Wilkie Collins, author. No.26: brown brick with red brick dressings. Slated mansard roof with dormers. 3 storeys, attic and basement. 3 windows. Early C19 doorcase with fluted surround and cornice on paired brackets; round-arched doorway with pilaster-jambs, architraved head with keystone, radial patterned fanlight and panelled door. Gauged red brick cambered arches to slightly recessed sashes with exposed boxing. Plain brick 1st floor sill band. Parapet with cornice. INTERIOR: survives particularly well, with plan of two rooms per floor and rear closet. Hallway with raised and fielded panelling, dado rail and box cornice; fluted pilaster archway gives on to broader staircase hall. Staircase with open string and twisted balusters, three per tread, and decorated tread ends. Fluted newels are matched by corresponding pilasters to dado height in the wall panelling. Full-height raised and fielded panelling to second floor, above this closed string stair with ovolo-moulded panelling and box cornices. Ground floor front room is fully panelled with dado, box cornice, shutters, and buffet arch the width of the room. Simple C18 fireplace surround lined with faience tiles. Ground floor rear room is fully panelled with dado rail and box cornice extending into closet area, and has C18 fireplace with unmoulded surround and carved dentil mantelpiece. First floor front room with full-height raised and fielded panelling, shutters, box cornice and dado, C19 fireplace surround to marble fillet. First floor rear room reached via double folding doors with H-shaped hinges, it has ovolo-moulded panelling that continues into closet, the main space with C18 fireplace and closet with one of C19. Second floor front room in two halves, both fully lined in ovolo-moulded panelling with box cornices, dado rails and shutters. The larger room has C18 fireplace lined with faience tiles. Second floor rear room fully lined with similar panelling and also with C18 fireplace and tiles.

Third floor front has two rooms, divided by horizontal boarding to dado height, and cupboards. Third floor rear room with simple square fireplace under separate shelves, horizontal boarding to dado height, and leads into closet with canted window containing heraldic glass. Some ovolo-moulded panels under cornices. Attic has single, compartmented room with C19 grate, reached via narrow stair with tiny C18 handrail. Basement staircase with turned balusters. Basement has plank doors, the front room with large kitchen fireplace under mantle shelf, and shutters. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to front and brick walls to long garden at rear. HISTORICAL NOTE: home of the Victorian architect George Gilbert Scott Jnr; son, (Sir) Giles born here 1880. Also of Lord Alfred Douglas from 1907. No.27: similar to No.25 but round-arched architraved doorway with enriched console-brackets carrying cornice hood, pilaster-jambs, architraved head with keystone; radial patterned fanlight and panelled door. Lead lion mask rainwater head to right. INTERIOR: not inspected but noted to retain turned twisted baluster staircase on open string with decorated ends in fully panelled staircase hall. Ground floor front room fully panelled with marble fireplace and cast-iron grate, decorated overmantel, box cornices and dadoes. Fully panelled first floor front room with box cornices and dado rail, and bolection moulded fireplace. SUBSIDIARY FEATURES: cast-iron railings to area but left of door, rare survival of C19 wooden post and rail surround. HISTORICAL NOTE: home of George du Maurier whose son (Sir) Gerald was born here, and home of the folk song & dance expert, Cecil Sharp. No.28: yellow stock brick. Slated roof with dormers. 3 storeys, attic and basement. 3 windows wide, with left-hand entrance similar to No.27. Gauged brick cambered arches to slightly recessed sashes with exposed boxing. Entablature fascia at 1st floor level where oversails adjoining No.13A Heath Street, with two windows (taller and wider) and two window return to Heath Street. Stone cornice. On left-hand angle, a late C19 elaborate lamp bracket of foliated scroll design with central floral feature, with Nico lantern. INTERIOR: late C20 door leads to panelled hallway with Corinthian pilasters and turned baluster stair with barleysugar twists. Ground floor panelled with box

cornices and bolection-moulded fireplaces. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

HISTORICAL NOTE: during 1850s a Catholic school, 1860s a Home for the Rescue of Young Women, 1870s a Female Servants' Home, 1890s CB King the builder's office, home of the artist Muirhead Bone, author Compton Mackenzie and in 1908 became the office of the Women's Co-operative Guild and Margaret Llewelyn Davies.

CAMDEN

TQ2685NW HEATH STREET 798-1/26/235 No.13A 11/08/50

GV II*

See under: Nos.24-28 and attached railings to front and walls to rear CHURCH ROW.

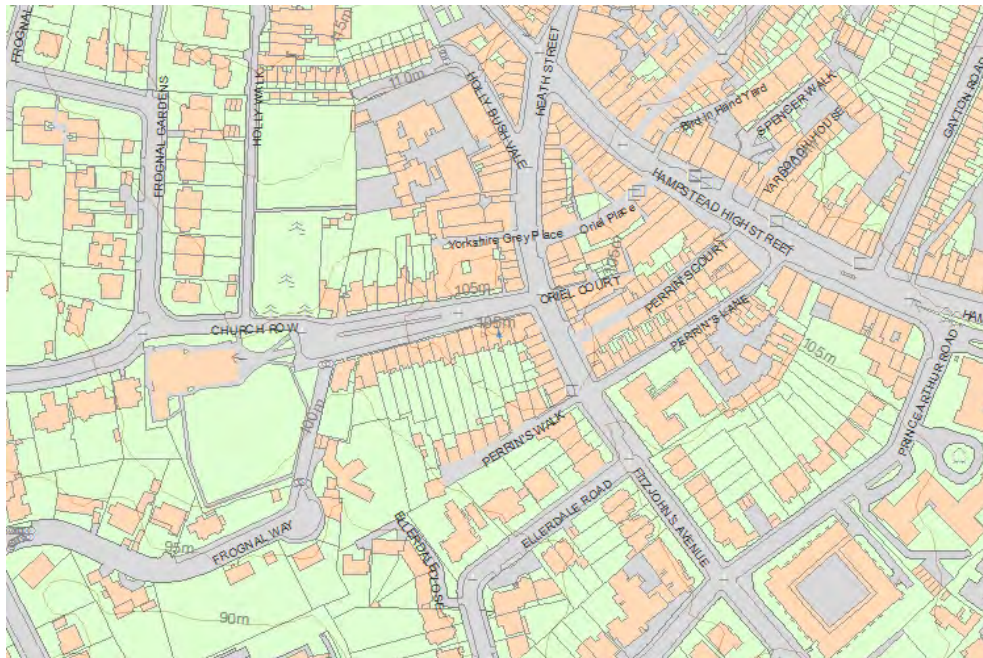
Listing NGR: TQ2636285635

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26347 85633

Map



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Appendix 2: Statutory Duty, Planning Policy and Best Practice Guidance/Advice

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) 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.”

With regard to applications for planning permission within conservation areas, the Planning (Listed Buildings & Conservation Areas) Act 1990 outlines in Section 72 that:

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

It has been confirmed⁴² that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” (after South Lakeland). It has been confirmed that this weight can also be applied to the statutory tests in respect of conservation areas⁴³. These duties, and the appropriate weight to be afforded to them, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed⁴⁴ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

National Policy

Revised National Planning Policy Framework (July 2018)

The Government published the revised National Planning Policy Framework in July 2018.

⁴² Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

⁴³ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

⁴⁴ APP/H1705/A/13/2205929

Paragraph 184 confirms the broad scope of heritage assets and the underlying rationale that they should be considered in a manner appropriate to their significance:

“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.”

Paragraph 189 sets out the requirements for an applicant when their proposals affect the significance of a heritage asset:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 190 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 192 identifies matters that local planning authorities should take account of in the determination of applications:

- “a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 193 states:

“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, irrespective of the degree of potential harm to its significance. The more important the asset, the greater the

weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 194 confirms that any harm or loss to a designated heritage asset requires clear and convincing justification. It also provides clarity on the basis for considering substantial harm to designated heritage assets:

“Any harm or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 195 relates to substantial harm to designated heritage assets and states:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 196 is engaged when proposals would cause less than substantial harm to the significance of a designated heritage asset:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”

Paragraph 198 confirms that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 199 relates to the process of proportionate recording and improving understanding of the significance of any heritage assets that may be lost:

“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated)

publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”

The Development Plan

For the purposes of this report, the Development Plan for the London Borough of Camden comprises the London Plan 2016 and the Camden Local Plan 2017.

The London Plan – Incorporating Further Alterations to the London Plan, 2016

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011. In March 2016, the Mayor published the Housing Standards and the Parking Standards MALPs; from this date these alterations are operative as formal alterations to the London Plan and form part of the development plan for London.

Policy 7.8 - Heritage Assets and Archaeology, states that:

“Strategic

A London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ...”

Camden Local Plan, 2017

The Local Plan was adopted by Camden Council on 3rd July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the Borough.

Policy D1 (Design) provides overarching guidance on the Council’s approach to securing good design in the Borough and states, with regard to built heritage:

“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;

e. comprises details and materials that are of high quality and complement the local character;”

Policy H2 (Heritage) provides detailed guidance on assessing proposals affecting heritage assets:

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

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

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

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

i. resist the total or substantial demolition of a listed building;

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

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

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

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."

Other Material Considerations

NPPG: National Planning Policy Practice Guidance

National Planning Practice Guidance 2014 has been issued by the Government as a web resource and living document, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.

The NPPG 2014 helps to define some of the key heritage terms used in the Framework. With regard to substantial harm, it is outlined that in general terms this is a high test, so it may not

arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special interest. Optimum viable use is defined in the NPPG as the viable use likely to cause the least harm to the significance of the heritage asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

Public benefits are also defined in the NPPG 2014, as anything that delivers economic, social and environmental progress as described in the Framework. Public benefits should flow from the proposed development, and they may include heritage benefits.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings, 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 9 and 10, as below:

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

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

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

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by English Heritage (now Historic England) in 2011. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

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

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- (i) Understand the significance of the affected assets;
- (ii) Understand the impact of the proposal on that significance;
- (iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
- (iv) Look for opportunities to better reveal or enhance significance;
- (v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- (vi) Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic England, Conservation Principles: Policies and Guidance, 2008

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

"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.

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.' (Paras. 30-60)"

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

This advice note illustrates the application of the policies set out in the Framework in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets, including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. The contents of this advice note were first published as part of the Planning Policy Statement 5 Practice.

Camden Planning Guidance SPD 2011

The London Borough of Camden's planning guidance provides further information on the application and implementation of policies contained within the Development Plan. The

guidance contained within this document is broadly compliant with the relevant policy framework and best practice outlined in this appendix and as such is noted here for the sake of completeness only.

Historic England: Understanding Place: Conservation Area Designation, Appraisal and Management (2019)

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

Camden Council: Hampstead Conservation Area Statement (2002)

The Council have adopted a conservation area appraisal (2002), which sets out an overview of the conservation area's historical development, its character and appearance and guidance on its management.

**Appendix 3: Historic England Pre-Application
Feedback Ref PA006161125 Dated
26 February 2019**



Historic England

LONDON OFFICE

Mr Gary Butler
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Direct Dial: 07990 339977

Our ref: PA00616125

26 February 2019

Dear Mr Butler

Pre-application Advice

24 CHURCH ROW, CAMDEN

Thank you for your email of 20 February 2018 requesting pre-application advice from Historic England for minor works to this Grade II* listed building. The below advice follows on from that given as part of extended pre-application discussions regarding the remedial works and alterations, many of which have now been implemented. We note that the current proposals have been brought forward separately to the remedial works.

Advice

Two elements of the proposals affect the first floor front room, one of the principal interior spaces within the building:

Strengthening of floor beams

The original floor structure within the first floor front room remains intact and comprises two beams spanning between the front wall and spine wall with joists running between. The proposals involve the insertion of steel flitch plates to the full length of both timber beams to provide additional structural support and reduce deflection.

While the proposed work will impact on key original structural elements, this approach avoids the need to cut through the tenons of any adjoining timbers, only affecting the main beams. The proposals have been developed following advice from Hockley and Dawson Structural Engineers, and are justified by the fact that the beams are undersized with an excessive span depth ratio, as well as the fact that the floor has experienced deformation and visibly deflects when walked upon. In our view, the proposed insertion of steel flitch plates is a pragmatic approach that will protect and strengthen the original floor structure. We recommend that consideration is given to whether stainless steel or painted, galvanised mild steel should be used, dependant on whether the metal would be vulnerable to moisture ingress.



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Historic England

LONDON OFFICE

Replacement ceiling

The recent removal of the overboarding revealed an original lath and plaster ceiling, a small section of which I viewed as part of a site visit undertaken in 2018. At that stage it was hoped that localised repairs could be undertaken, retaining as much historic fabric as possible. Unfortunately localised repairs proved not to be possible due to the extent of damage to the keys with large sections coming away. The lime plaster has subsequently been completely removed, leaving the lathing and cornice *in situ*.

Following further assessment it is also proposed to remove the existing lathing, which has suffered water damage and is in a poor condition. In our view, whilst the loss of this ceiling is regrettable, particularly given the loss of other original lath and plaster ceilings at second and third floor levels, we consider the proposed work to be justified given the poor condition of the original ceiling and welcome the proposed like-for-like replacement.

Other proposals

We are not concerned by the remaining proposals due to their limited impact on the building's significance.

Next Steps

Thank you for involving us at the pre-application stage. We are broadly content with your proposals.

Following this letter, we will issue an invoice for this additional work undertaken to date as part of the extended pre-application, in line with the terms agreed on 11 February 2019.

Yours sincerely

Sarah Freeman

Inspector of Historic Buildings and Areas

E-mail: sarah.freeman@historicengland.org.uk

cc: Catherine Bond, Principal Conservation Officer

24 CHURCH ROW, CAMDEN
Pre-application Advice

List of information on which the above advice is based

Draft Design and Access Statement; existing and proposed drawings; Hockley and Dawson Structural Engineers Drawing; photographs



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