



**9 PILGRIMS LANE, HAMPSTEAD
LONDON NW3 1SJ**

Statement of Heritage and Design Objections

**9 PILGRIMS LANE, HAMPSTEAD
NW3 ISJ**

STATEMENT OF HERITAGE AND DESIGN OBJECTIONS
in respect of the applications for planning permission and listed
building consent ref: 2019 / 1103 / P

Philip Davies (Heritage and Planning) Ltd

April 2019

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Preamble

Philip Davies (Heritage & Planning Ltd)

Philip Davies MA (Cantab), DipTP, MRTPI, IHBC, F R Hist. S, FRAS, FSA is the principal in Philip Davies (Heritage & Planning) Ltd, a consultancy specialising in conservation, urban design and planning issues in the UK and overseas. From 2004-2011 he was the Planning and Development Director for London and South East England at English Heritage responsible for two multi-disciplinary regional offices plus the Government Historic Estates Unit, which provided advice and guidance nationally across the entire government estate, including the occupied royal palaces, Whitehall, Defence Estates, and the Palace of Westminster. He has prepared national guidance on a whole range of heritage issues from tall buildings and heritage at risk to the public realm, the management of conservation areas and the creative adaptation of listed buildings. In this context it is particularly relevant that this includes English Heritage's *Guidance on London's Terrace House 1660-1860*, which has provided the basis for many of the policies subsequently developed and adopted by London local authorities.

He has over 40 years' experience of managing change and development to some of England's most sensitive historic buildings and places, including in Camden. A Trustee of the Heritage of London Trust and the Euston Arch Trust, he is also Chair and founder of the newly-formed Commonwealth Heritage Forum.

A renowned international authority on the architecture and monuments of the Commonwealth and Britain's global heritage and a founding member of the Yangon Heritage Trust, he is currently advising the governments of Myanmar, Chile, India and Antigua on conservation and regeneration projects, and both public and private clients on a wide range of sensitive historic buildings of all types and grades in the UK.

He is the best-selling author of thirteen major books on architecture and architectural history in Britain and overseas, and many articles for both professional and popular journals. *Lost London 1870-1945*, short-listed for the prestigious Spears book prize, is one of the best-selling books on London ever published. *London: Hidden Interiors* and, most recently, *Lost England 1870-1930*, have both been published to widespread acclaim.

Executive Summary

The proposed development

- i) would cause demonstrable harm to Cossey Cottage, a grade II listed building, by reason of its form, design, size, height, projection, detailing, fenestration materials and relationship to its listed neighbour at No 7, and also to the wider setting of the building and the character and appearance of the conservation area.
- ii) fails to preserve or enhance the character or appearance of the Hampstead conservation area.
- iii) is contrary to the *National Planning Policy Framework* in that it constitutes a development proposal that would cause significant harm to a designated heritage asset, which is not outweighed by any public benefit.
- iv) is contrary to national, regional and local policies and guidance, including the Council's adopted Heritage and Design policies D1 (7.2) and D2 set out in the Local Plan, policies H26, H27, H28 and H29 of the Hampstead Conservation Area Statement, and policy DH 2 of the Hampstead Neighbourhood Plan.
- v) adversely affects the residential amenity of the ground floor kitchen and dining room windows along with two basement windows below them in the neighbouring listed building at No 7 Pilgrims Lane by increasing the sense of enclosure and diminishing natural light to those rooms. A separate report by Charles McMahon, an independent Rights of Light surveyor, has found that the proposal would cause a breach of the BRE guidelines.
- vi) contravenes a covenant relating to the height of the boundary between Nos.7 & 9 Pilgrims Lane.

1.0 The Brief

- 1.1 Philip Davies (Heritage and Planning) Ltd has been instructed by C. Green at 7 Pilgrim's Lane to advise on the heritage and design aspects of the current applications for planning permission and listed building consent submitted in respect of the neighbouring property at 9 Pilgrims Lane (ref: 2019/1103/P). The applications involve the construction of a substantial ground floor rear extension.
- 1.2 I have reviewed all the relevant drawings and documents submitted in support of the applications made by BB Partnership (ref: 2019/1103/P). This statement constitutes a formal objection to the proposals on the grounds that they cause demonstrable harm to the character and appearance of No 9 as a listed building, and also to the setting of neighbouring buildings, including No 7, and to the wider conservation area. As such, they fail to comply with national, regional and local planning policies and guidance for the reasons set out below and itemised in the Executive Summary.

2.0 The Proposals

- 2.1 The proposals involve the erection of a substantial single storey rear extension projecting 5.5 metres into the garden to accommodate a new kitchen which would be relocated from the existing basement. It would abut and rise above the boundary wall with No 7 by 550 mm. An assertive modern idiom has been chosen for the extension specifically as a 'counterpoint design' independent of the listed building.

3.0 The Site and its Context

- 3.1 No. 9 Pilgrims Lane, known as Cossey Cottage, together with its neighbour Sidney House at No 7, form an interesting group of buildings on the north side of the street set back behind mature front gardens. Both were listed as buildings of special architectural or historic interest grade II in May 1974. Both lie within the Hampstead Conservation Area, which was originally designated in January 1968, and which has been extended on eight subsequent occasions. The conservation area is also subject to an Article 4 Direction made in 1976 to remove permitted development rights for the painting of the

brickwork of specific listed buildings in the conservation area, including Nos.7&9 Pilgrims Lane.

4.0 Historical Study and Heritage Statement

- 4.1 An account of the historical development of the area, and of Nos 7 & 9 Pilgrims Lane, in particular, is contained in the Historical Study and Heritage Statement submitted with the application. However, while the applicant's report seeks to put distance between Cossey Cottage and No. 7, the list entry states that Cossey Cottage was originally a service wing to the larger main house at No. 7, and that a matching wing once stood to the south-west. A copy of the list entry for both buildings is attached to the Appendix (No.9. p26), which clearly shows their combined relationship. This is confirmed by the walled-up doorway in the party wall at the base of the rear stairwell of No.7, which appears to lead directly into the basement of Cossey Cottage (see No.19 on p.36 of the Appendix). Although the precise date of construction of both buildings is unclear, their report rightly concludes that the two adjacent properties have '*a distinctly entwined history.*' and that '*the relationship between the two buildings is a close one.*' This close relationship is further confirmed by the covenant referred to in 4.5 below. (Appendix: Nos.13-16 pp. 30-33). This is an important consideration when assessing any development proposals affecting them.
- 4.2 Section 7 of the Historical Study states that Sidney House has been considerably extended to the rear. For the avoidance of doubt, these are Victorian extensions shown on the first edition of the Ordnance Survey map of 1866 illustrated on p. 9 of the Study. No additional extensions have been carried out since that date. No 7A to the south-west of No.7 is an entirely separate independent building constructed in the 1980s on the site of the earlier south-west wing of the house.
- 4.3 Although evidence of the date of construction of Nos. 7 & 9 is inconclusive from available map sources, Sidney House (No.7) is described in the statutory list as late 18th century. The flank elevation of the house alongside Cossey Cottage is built in multi-coloured stock brick, while the facade has been re-fronted, which suggests that this date is correct. There is evidence in the title deeds that the freehold of this plot of land was owned by the Dukes of Devonshire until ownership was passed to Martin Hood Wilkin

under an indenture dated 13 July 1888. The applicant's report notes that the Currey family owned both houses for some time, but in fact Currey and Co. were the Duke of Devonshire's law firm and remain so to this day. Sidney House is understood by the current and previous owners to have been the Duke's hunting lodge in the late 18th early 19th century, which is highly plausible. Given that the Duke owned Devonshire House in Piccadilly, one of London's grandest aristocratic houses, it would account for him owning this isolated small plot in Hampstead. The timeline indicates that the first occupant may have been the 5th Duke of Devonshire, known for his love of dogs and hunting, and his wife, Georgiana, the renowned socialite and activist as depicted in the film *The Duchess* (No. 10 p.27 Appendix). A carriage drive from Pilgrims Lane looped around the rear Nos 7 & 9 providing access to Rosslyn Hill Chapel to the north-west originally built in 1692 and reconstructed in 1862. (Nos.11&12 pp.28-29 Appendix).

- 4.4 The applicants' Historical Study summarises the significance of Cossey Cottage in terms of its heritage values. Architecturally, the house '*retains its essential character as a Regency residence.*' Internally, it '*retains some of its characteristic Regency fittings ... 'the staircase is a particularly pleasing survival.*' Historically, for nearly 30 years the cottage was '*the home of a noted literary scholar, Simon Wilkin, who died there in 1862.*' The Study emphasises that the sheer fact that Wilkin has an entry in the Dictionary of National Biography testifies to his standing as a man of letters. This reinforces the special interest of the cottage, its inherent heritage values and its sensitivity to alteration and extension. English Heritage's *Conservation Principles* stresses that '*association with a notable family, person, event or movement gives historical value a particular resonance*'. In terms of its group value, it is '*attached to the Grade II listed - Sidney House and has been associated with it through shared ownership and occasional linked occupancy.*' Under the Assessment in Section 5 the Study concludes that '*Cossey Cottage is a handsome property, retaining much of its original character and embodying the late Georgian development which characterises this part of Hampstead.*' We agree which is why we object to the proposed development which harms those qualities.

- 4.5 The Historical Study seems to have overlooked a basic fact in that there is a covenant affecting both properties and the height of any boundary between them (see Appendix

Nos.13-16 pp.30-33). Cossey Cottage was separated from Sidney House by way of a conveyance dated 9th November 1918 when the owner of both properties Mrs Mary Harriet Wilkin sold Sidney House to Mr William Henry Fox retaining Cossey Cottage for herself. At that time Mrs Wilkin required the purchaser of Sidney House to erect a fence along the boundary of the two properties and a covenant binding on the owners of Sidney House from time to time that the height of such fence was not to exceed 6 feet in height. The boundary lies adjacent to the applicant's proposed development which will exceed 6 feet in height.

- 4.6 The covenant clearly shows that the intention of both parties at the time was to maintain the contiguity of what had been a single property restricting the appearance of its separation by limiting the height of the boundary to a modest 6 feet in height, which the proposed development compromises. The covenant is registered on the applicant's registered title and would have been known to the applicants when they purchased the property sought to be developed (see Appendix Nos. 17-18. pp.34-35). The original deed of 1918 is not registered at the Registry, but a copy is attached for clarity (Appendix Nos. 13-16. pp.30-33). The plan to the deed shows the line of the boundary fence to be the same line as the proposed development (Appendix No.16. p.33)
- 4.7 Surprisingly, the Historical Study makes no reference to the listed building consent dated 16 October 1986 for the formation of a new single central sash window at the first-floor rear of No 9. This has reinforced the symmetry of the elevation, and created a simple, but understated composition, which has enhanced the character and appearance of the listed building.
- 4.8 In general, we endorse the Summary of Significance set out in the Section 4 of the Historical Study and Heritage Statement. It emphasises that the house is of considerable significance. This means that it is essential that any new development or extension causes no demonstrable harm to the qualities which warranted its original designation as a listed building, or to its wider setting, or to the character and appearance of the conservation area.
- 4.9 Unfortunately, although the Historical Study is informative, it is wholly inadequate as a Heritage Statement because it makes no reference to any of the national, regional or

local planning policies and guidance against which the proposals need to be assessed. In addition, there is no detailed explanation of how the substantial 5.5 m rear extension proposed, and the alien modern design idiom specifically selected can be justified as being compatible with the heritage values of the intact, flat-fronted rear elevation. The short paragraph in section 7 of the Study on Impact refers only to the impact on the actual Regency fabric, but not on the character, appearance or design integrity of the listed building, or the wider conservation area. This is contrary to national guidance set out in English Heritage's *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*. Paragraph 153 makes it clear that *'the assessment of the degree of harm to the significance of a place should consider the place as a whole and in its parts, its setting, and the likely consequences of doing nothing.'* No comprehensive assessment has been made of the whole - simply the effect on the original Regency fabric ignoring the huge impact on the character, appearance and setting of the rear of the building and the legibility of the intact elevation.

- 4.10 The Study also asserts that it would be invisible from the street. This is irrelevant. English Heritage's *Historic Environment Good Practice Advice in Planning 3*. (quoted in paragraph 5.4 below) makes it clear that the contribution that setting makes to the significance of a heritage asset does not depend on there being public rights or an ability to access or experience that setting. In fact, as photographs 1 & 4 in the Appendix illustrate, actually it would be visible from the public areas around the adjacent grade II listed Rosslyn Hill Chapel, and thus have an impact on the character and appearance of the conservation area. In the absence of any objective analysis of the design and impact of the proposed extension on the character and appearance of the building and relating this to national and local policies on listed buildings and conservation areas, the conclusion that *'the impact of these proposals on the heritage significance of Cossey Cottage is completely neutral'* is completely unsustainable.

5.0 Planning Policies and Guidance

- 5.1 The applicant's submission is fundamentally flawed in that they have failed to demonstrate how they have tested and justified their proposals against **all** relevant national, regional and local planning policies and guidance relying instead on

superficial bland assertion and a few selected policy extracts rather than any comprehensive objective analysis, which we have set out in Section 6 below.

- 5.2 Section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* requires that new development in a conservation area should preserve or enhance the character or appearance of the area *i.e.* reinforce the qualities that warranted the original designation. For the reasons set out in section 6.0, the development neither preserves nor enhances that character, or those qualities.
- 5.3 Paragraph 196 The National Planning Policy Framework (NPPF) states that '*where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*' That is the appropriate test in this case. The proposals offer no public benefits to outweigh the harm caused to the building, its setting or the conservation area.
- 5.4 English Heritage's (Historic England's) *Historic Environment Good Practice Advice in Planning 3*. makes it clear that the contribution that setting makes to the significance of a heritage asset does not depend on there being public rights or an ability to access or experience that setting. The advice sets out tests for maximising enhancement and minimising harm. The applicants have not referred to the guidance or these tests in their submission, and the proposals fail to minimise the harm to the setting of the building and its neighbour.
- 5.5 The Councils' **Local Plan** was adopted in 2017 and covers the period until 2031. Policy D1(7.2) sets out a checklist of requirements. It states that '*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider inter alia:*
- * character, setting, context and the form and scale of neighbouring buildings;*
 - * the character and proportions of the existing building, where alterations and extensions are proposed.*
 - * the composition of elevations.*

5.6 Policy D2 sets out policies for listed buildings. Paragraph D2 (e) indicates that the Council will *'require that development within conservation areas preserves, or where possible, enhances the character or appearance of the area;'*. Paragraph D2 (j) *'emphasises that the Council will resist proposals for a change of use or alterations and extensions where this would cause harm to the special architectural and historic interest of the listed building.'*

5.7 In assessing the proposals against the Council's own Local Plan policies, by definition, the proposal does not 'preserve' the character or appearance of the conservation area, and for the reasons set out in section 6 below, it not only fails to enhance, but causes demonstrable harm. The applicants have not explained how the substantial size and uncompromising contrasting design of their proposal addresses the checklist of requirements set out in policy D1(7.2).

5.8 The **Hampstead Conservation Area Statement** sets out management guidelines on rear extensions.

Section H26 states:

'Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.'

5.9 Section H27 states:

'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.'

5.10 Section H28 recognises that *'rear extensions would not be acceptable where they would spoil a uniform rear elevation ...'* while H29 stresses that *'The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building'*.

- 5.11 By reason of its form, size, height, design, substantial projection, inappropriate steel-framed industrial fenestration and overall impact on the rear elevation, the proposal contravenes the unequivocal guidance quoted above. This is a case where the proposed extension would ‘spoil a uniform rear elevation.’
- 5.12 The **Hampstead Neighbourhood Plan: Policy DH2 (4)** on Conservation Areas and Listed Buildings reinforces the guidance set out in the Conservation Area statement and the Council’s policies set out in the Plan. It states:
‘Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Area, as identified in the relevant conservation area appraisals and Management Strategies’.
- 5.13 Reference to all of the above rigorous conservation policies and their relationship to the NPPF and Historic England’s guidance documents are also included in the Council’s current Planning Guidance on Design dated November 2018.

6.0 Architectural Assessment of Proposals

- 6.1 The proposal causes demonstrable harm to the character, appearance and special interest of Cossey Cottage as a grade II listed building. It is clearly contrary to both national and local policies and guidance.
- 6.2 First, the rear elevation is a simple, symmetrical composition. By their own analysis, the applicants accept that it retains its essential character as a Regency residence. The intact rear elevation is not compromised or harmed by any later extensions.
- 6.3 Second, the applicants assert that the building is not visible from any public space. This is incorrect. The entire rear of the cottage is visible in the long view from the public spaces around the grade II listed Rosslyn Hill Chapel at the rear of the garden to the north-west from where photographs 1 & 4 in the Appendix were taken, thereby harming public appreciation of the character and appearance of the conservation area.

- 6.4 Third, the applicants accept on p.8 of their Design and Access statement that their proposals would cause some harm, but they have endeavoured to inflict as *'minimal harm to the listed building as possible.'* That is the wrong test to apply in this instance. The statutory test in Section 72 of the Act, and in the Council's own policy set out in D2 of its Local Plan, is that new development should **preserve or enhance**, not simply seek to minimise the degree of harm caused. In addition, the NPPF states that *'where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal'*. There are no public benefits to outweigh the harm caused to the asset.
- 6.5 In addition to the fundamental issue of principle of seeking to add an extension to the intact rear frontage, the proposed design is poorly related to the parent building. The applicants have stressed that they *'chose a contemporary extension in lieu of a traditional style'* and that *'this was done to differentiate it from the existing building, providing a counterpoint to the late Georgian Cossey Cottage, while retaining its existing architectural merit'*. The result is that far from retaining its architectural merit which derives (to an important degree) from its intact rear elevation, the substantial extension proposed in a consciously-selected, disharmonious design would be alien to the listed building to which it is attached and visually throw the whole elevation into imbalance. This would be exacerbated at night time when the large areas of glazing and the skylight would throw light across the rear elevation drawing the eye to the extension at the expense of the original elevation. The tail would be wagging the dog.
- 6.6 The extension is unacceptable, in principle, because of the harm it causes to the listed building. Contrary to what is asserted in the Design and Access Statement, that harm is exacerbated by its excessive size, height and projection of 5.5 m. from the rear elevation, equivalent to 80% of the depth of the entire house. This is wholly excessive and not only detrimental to the character, appearance and integrity of the listed building, but also to the wider conservation area.
- 6.7 The applicant alleges that the substantial kitchen extension is necessary to provide a more easily navigable living space on the ground floor and to ensure that the modern kitchen will be within an appropriately modern space. When dealing with listed buildings, the presumption is for occupiers to adapt their use of space to fit the building

and not expect to add major new extensions which are fundamentally detrimental to its special interest. It is commonplace in historic London terrace houses of this nature for the basement to continue to be used, as it always was, as kitchen space. There is no reason why this should not continue to be the case here and for the kitchen to extend into the adjacent front room.

6.8 The design of the extension is poor and not of a quality or standard that one would expect for an extension to a listed building of this significance. The drawings are bereft of any explanatory detail and do not inspire confidence in the end result. The stepped brickwork is an arbitrary design feature that creates an uncomfortable void which relates poorly to the simple classical proportion and form of the building and the wider group. The black steel-framed industrial fenestration is completely alien to the domestic character of the parent building and the neighbouring listed building at No, 7 where traditional painted timber windows are consistently used. In addition, it is shown with a subdivision that leaves a line of poorly-proportioned panes at the top of the glazed side doors. No details are given of the window and door profiles or of the large skylight. The brickwork is shown on the drawings in modern stretcher bond, which fails to integrate the extension harmoniously with the Flemish bond used on the original house. Finally, the eaves of the extension are shown with a crudely-detailed cornice without any entablature, which betrays a distinct lack of understanding of classical architectural vocabulary and detail.

6.9 Finally, in addition to its excessive depth, the extension rises higher than the boundary wall with No 7, and it relies on the 550mm overrun being concealed by existing vegetation on the wall. This is problematic for several reasons. The existing vegetation is misrepresented in the application and does not extend close to this height. Furthermore, unacceptable development cannot be justified on the basis that it is concealed by vegetation which is transient. The additional height of 550 mm above the wall increases the sense of enclosure and reduces daylight to the kitchen and dining room windows along with the two basement windows beneath them. The client commissioned Charles McMahon of Right of Light Consulting Ltd to undertake a survey, who found the proposals would cause a breach of the BRE guidelines. Thus, the proposed extension is detrimental to the residential amenity of No 7 on the grounds

of daylighting and increased sense of enclosure. It is also in clear contravention of the covenant referred to in paragraphs 4.6, 4.7 and 4.8 above.

7.0 Summary

- 7.1 The development proposals are contrary to national, regional and local policy and guidance. They fail to preserve or enhance the character or appearance of the conservation area in accordance with Section 72 of the Act. They do not comply with the paragraphs 192 and 196 of the NPPF as they comprise less than substantial harm without any public benefit to outweigh that harm. They fail to follow the guidance on setting in English Heritage's *Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*, in particular on maximising enhancement and minimising harm.
- 7.2 At a local level, the proposals contravene the Council's Heritage and Design policies D1 (7.2) and D2 set out in the Local Plan, policies H26, H27, H28 and H29 of the Hampstead Conservation Area Statement, and policy DH 2 of the Hampstead Neighbourhood Plan. It is self-evident that if the Council's policies are to be upheld, then the application must be refused.
- 7.3 Both the Historical Study and the Design and Access Statement have signally failed to justify the erection of a very substantial 5.5m rear extension to the intact rear elevation of the listed building. The former makes no reference to national or local policy or guidance at all, while the latter touches only briefly on policy matters and fails to assess the scheme against the guidance set out in the Council's Local Plan, supplementary planning and design guidance, or the Hampstead Neighbourhood Plan.
- 7.4 The proposed development of a substantial rear extension to Cossey Cottage would cause demonstrable harm to the listed building by reason of its form, design, size, height, projection, detailing, fenestration and relationship to its listed neighbour at No 7, and to the wider setting of the building and the conservation area. All are primary heritage assets. The NPPF emphasises that when considering the impact of a proposed

development on the significance on a heritage asset great weight should be given to the asset's conservation.

- 7.5 The Council is urged to uphold its own conservation and design policies and national policy and guidance and to refuse planning permission and listed building consent for the proposed development for the reasons set out above.

Philip Davies (Heritage and Planning) Ltd

9 April 2019

APPENDIX



1. Rear elevation of Cossey Cottage from public grounds of Rosslyn Hill Chapel.



2. Rear elevation of Cossey Cottage from No 7 Pilgrims Lane



3. View of flat-fronted rear elevation of Cossey Cottage showing the position and the potential impact of a 5.5m. rear extension.



4. View of the wider group of (l to r) No.9, No. 7 and No 7A from the public area around Rosslyn Hill chapel.



5. View of the boundary between No 7 and No 9. The proposed extension would rise 550mm above the top of the wall.



6. The narrow recess at No 7 alongside the boundary wall. The increase in height of 550mm would adversely affect the sense of enclosure and daylight to the dining room window (seen here), the basement beneath and the kitchen windows to the right.



7. Front elevation of No 7 Pilgrims Lane.



8. Front Elevation of Cossey Cottage, 9 Pilgrims Lane

9. NATIONAL HERITAGE REGISTER FOR ENGLAND

LIST DESCRIPTIONS

Cossey Cottage, 9 Pilgrims Lane

GV II

Service wing to No.7, Sidney House (qv), now private residence. Late C18, partly refaced early C19. Yellow stock brick. 2 storeys and semi-basement. 1 window plus 3-window canted bay to right. Plain segmental-arched doorway on east return. Gauged brick flat arches to recessed 2-pane sashes; those to canted bay enlarged mid C19. Parapet. INTERIOR: not inspected.

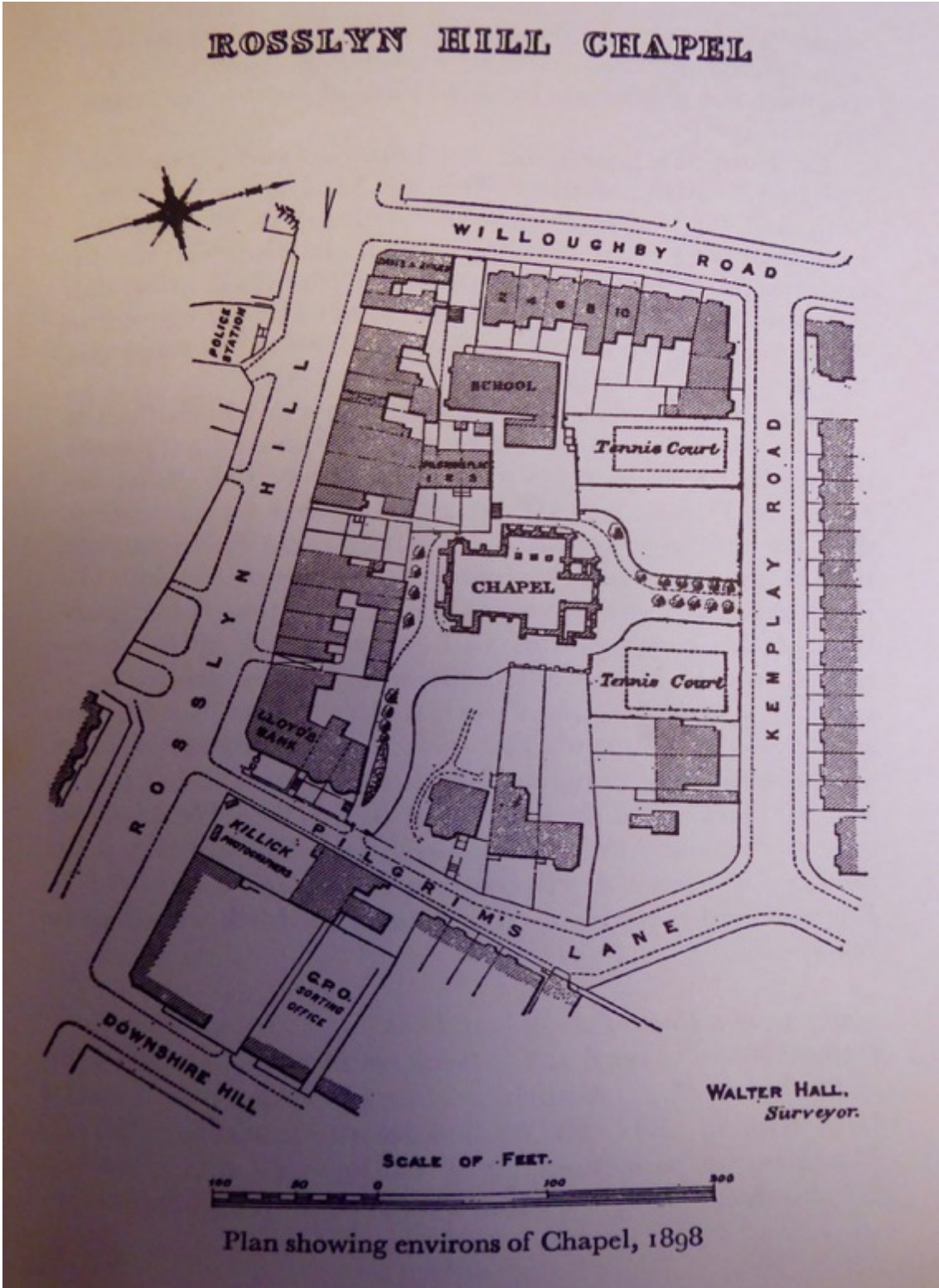
Sidney House, 7 Pilgrims Lane

GV II

Semi-detached house. Late C18, refaced early C19. Yellow stock brick. 4 storeys and semi-basement. 2 windows plus 1 window entrance bay on south-west side. Round-arched doorway with patterned fanlight, having an inset lamp, and panelled door approached by steps with wrought-iron railings. Gauged brick flat arches to recessed sashes; 1st floor casements with continuous cast-iron balcony having large brackets. Parapet. INTERIOR: not inspected. HISTORICAL NOTE: Sidney House formerly had flanking service wing extensions of which the north-eastern now forms No.9, Cossey Cottage (qv); the south-west wing was demolished when the house was remodelled in the early C19.



10. The 5th Duke of Devonshire and Georgiana, Duchess of Devonshire



11. Plan of 1898 showing the wider context and the carriage drive from Pilgrims Lane to the Rosslyn Hill Chapel.



12. View of Rosslyn Hill Chapel 1911 showing the carriage drive with the perimeter of Sidney House to the right.

13-16. The Conveyance dated 9th November 1918 containing the Covenant.



This Indenture



THE SOLICITORS
AND NOTARIES PUBLIC
25, NALBROOK, E.C.

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CL2

made the Ninth day of November one thousand nine hundred and eighteen **Between** Mary Harriet Wilkin of 31 Kempney Road Hampstead in the County of London Widow (hereinafter called the Vendor) of the one part and William Henry Fox of 69 Lombard Street in the City of London Gentleman (hereinafter called the Purchaser of the other part **Whereas** the Vendor is seized for an Estate of Inheritance in fee simple in possession free from incumbrances of and in the hereditaments hereinafter assured **And whereas** the Vendor has agreed with the Purchaser for the sale to him of the said hereditaments for the sum of one thousand three hundred pounds **Now this Indenture witnesseth** that in pursuance of the said recited agreement and in consideration of the sum of one thousand three hundred pounds to the Vendor now paid by the Purchaser (the receipt whereof the Vendor hereby acknowledges) the Vendor as beneficial owner doth hereby grant unto the Purchaser **That** piece of land situate at Hampstead in the County of Middlesex and being on the West side of Pilgrim's Lane with a frontage thereof of thirty two feet nine inches and a depth on the South side thereof of one hundred and fifty eight feet and a width at the rear thereof of eighteen feet three inches be the said several dimensions respectively more or less Together with the messuage erected thereon and known as Sydney House 7 Pilgrim's Lane All of which hereditaments are for greater clearness delineated and shown on the plan drawn in the margin of these presents and therein coloured pink Together also with (so far as the Vendor can lawfully grant the same) all commonage and right of common (if any) held and enjoyed in respect of the said hereditaments in upron and over all or any of the wastes commons and commonable lands of or belonging to the Manor of Hampstead **To hold** the same unto and to the use of the Purchaser his heirs and assigns but subject nevertheless to the stipulations and restrictions contained in the Schedule hereto **And** the Purchaser for himself his heirs executors administrators and assigns to the intent and so as to bind not only himself personally but also all future owners and all persons deriving title under him and so as to bind the land unto whosoever

hands the same may come for the benefit of the Vendor her heirs
and assigns and the occupiers for the time being of her adjoining
or neighbouring property hereby covenants with the Vendor her heirs
executors administrators and assigns that he his heirs executors
administrators and assigns will henceforth duly keep perform and
observe all the stipulations and restrictions specified and set forth in
the Schedule hereto **In witness** whereof the said parties
hereto have hereunto set their respective hands and seals the day
and year first above written.

The Schedule above referred to.

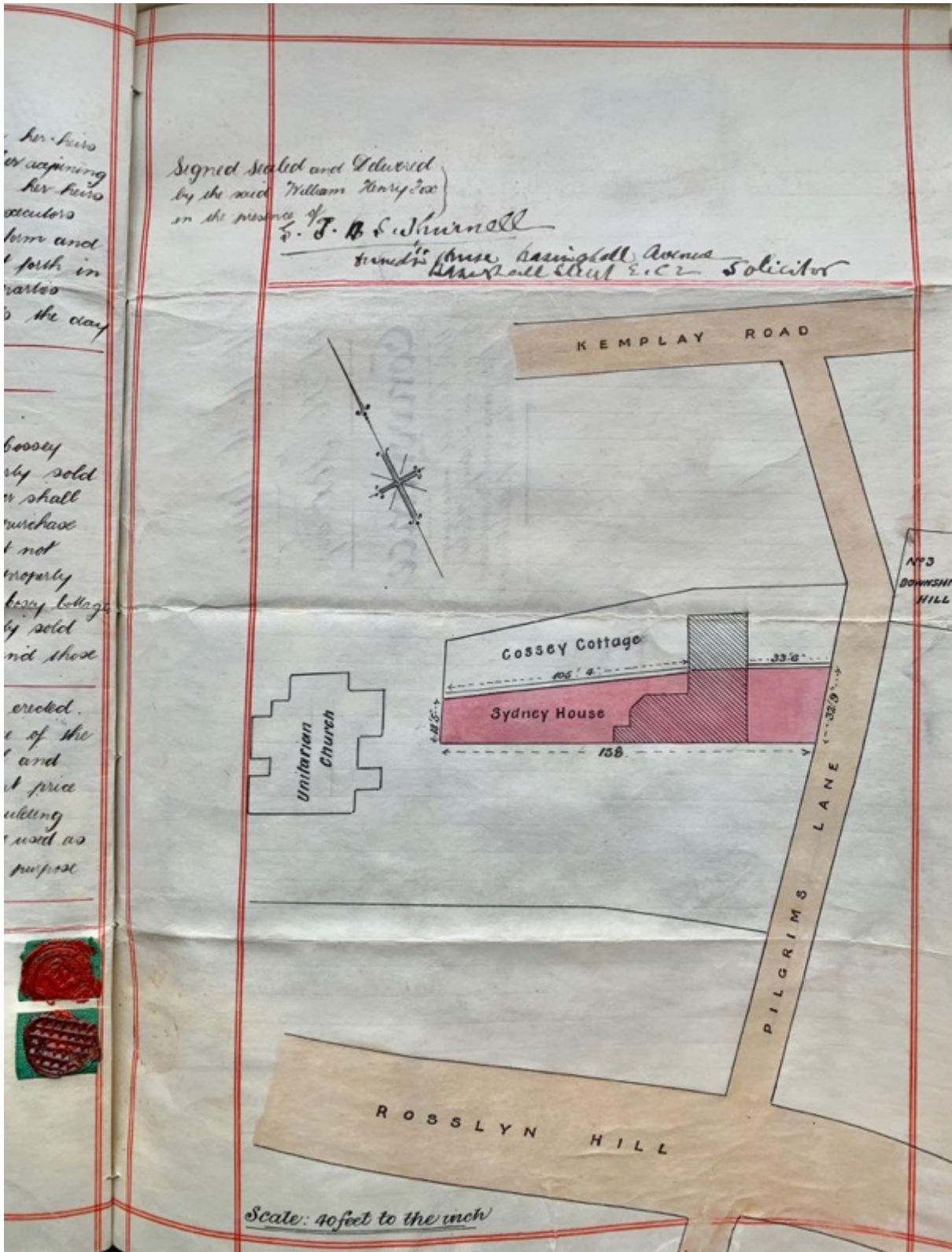
1. Fences. The wall between the property sold and Bossey
bottage on the north or north east side of the property sold
will remain the property of the Vendor. The purchaser shall
erect within twelve months of the completion of the purchase
and afterwards maintain an Oak Pale Fence six feet but not
exceeding six feet in height in the back garden of the property
sold along the boundary between Sydney House and Bossey bottage.
2. Building lines. Nothing is to be erected on the property sold
in front of the present line of the house except fences and those
not more than six feet high.
3. Value of Buildings. No house which may be hereafter erected
on the land shall be of less value than £1000. The value of the
building is the amount of its net first cost in material and
labour of construction only estimated at the lowest current price.
4. Uses to be Prohibited. The property sold and any building
which may be hereafter erected on the land shall not be used as
licensed premises, a nursing ^{home} or asplum nor for any other purpose
than that of a private dwellinghouse.

Signed and Delivered
by the said Mary Harriet Wilkin
in the presence of

Mary Harriet Wilkin

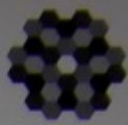
Mary H Bogt
Prosper
Sidmouth
Widow

W A Fox



16. The Plan attached to the Conveyance dated 9th November 1918 showing the line of the boundary fence.

17-18. Register of Title to 9 Pilgrims Lane referring to boundary fence

HM Land Registry 

Official copy of register of title

Title number 307197 Edition date 31.07.2018

This official copy shows the entries on the register of title on 05 APR 2019 at 11:37:12.
This date must be quoted as the "search from date" in any official search application based on this copy.
The date at the beginning of an entry is the date on which the entry was made in the register.
Issued on 05 Apr 2019.
Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register
This register describes the land and estate comprised in the title.

CAMDEN

1 (19.05.1925) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 Pilgrims Lane, London (NW3 1SJ).

2 (19.05.1925) The land has the benefit of the following covenant contained in a Conveyance adjoining the land in this title dated 9 November 1918 and made between (1) Mary Harriet Wilkin the (vendor) and (2) William Henry Fox (Purchaser).

And the Purchaser for himself his heirs executors and assigns and to the intent and so as to bind not only himself but also all future owners and all persons deriving title under him and so as to bind the land into whose hands the same may come for the benefit of the Vendor his heirs and assigns and the occupiers for the time being of the adjoining or neighbouring property hereby covenants with the Vendor his heirs and executors administrators and assigns that he his heirs executors administrators and assigns will henceforth duly keep perform and observe all the stipulations and restrictions specified and set forth in the Schedule hereto.

THE SCHEDULE above referred to

1. FENCES. The wall between the property sold and Cossey Cottage on the north or north east side of the property sold will remain the property of the Vendor. The Purchaser shall erect within twelve months of the completion of the purchase and afterwards maintain an Oak Pale fence 6 feet but not exceeding 6 feet in height in the back garden of the property sold along the boundary between Sydney House and Cossey Cottage.

2. BUILDING LINES. Nothing is to be erected on the property sold in front of the present line of the house except fences and those not more than 6 feet high.

3. VALUE OF BUILDINGS. No house which may be hereafter erected on the land shall be of less value than £1000. The value of the buildings is the amount of its net first cost in material and labour of construction only estimated at the lowest current price.

4. TRADE ETC. PROHIBITED. The property sold and any building which may

1 of 2

18.

Title number 307197

A: Property Register continued

be hereafter erected on the land shall not be used as licensed premises a nursing home or asylum nor for any other purpose than that of a private dwelling house."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (31.07.2018) PROPRIETOR: RENOS PETER BOOTH and HELEN MARY BOOTH of 9 Pilgrims Lane, London NW3 1SJ.
- 2 (31.07.2018) The price stated to have been paid on 27 July 2018 was £3,600,000.
- 3 (31.07.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 July 2018 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (31.07.2018) REGISTERED CHARGE dated 27 July 2018.
- 2 (31.07.2018) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

End of register



19. Bricked-up basement opening between Sidney House and Cossey Cottage