

26 Christchurch Hill

Hampstead

HERITAGE STATEMENT | NOVEMBER 2019

On behalf of Mr Ron Pascalovici



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Section 1

Introduction.

1 Introduction

- 1.1 This Heritage Statement report is supplied to support a new planning application for 26 Christchurch Hill, Hampstead, London, NW3 1LG (henceforth 'the Site'), by assessing the proposed development and its potential to impact identified heritage assets.
- 1.2 The Site is a detached dwelling, which is Grade II listed, and is also within the Hampstead Conservation Area.
- 1.3 The report will:
- Set out the relevant legislative and policy framework within which to assess the site's heritage impact;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Offer a full description of the site and identify relevant designated heritage assets;
 - Assess the significance of the Site and its contribution to the Hampstead Conservation Area; and lastly,
 - Provide a detailed assessment of impact for the proposals on the Site and its setting, and on the character and appearance of the Hampstead Conservation Area.
- 1.4 This document has been produced to support a new planning application for 26 Christchurch Hill. In order to do so, this report provides a full, detailed assessment of the history and development of the Site and provides a detailed analysis of the impact of the proposed development on the historic environment, primarily the setting and significance of the nearby heritage assets. As such, it is considered to meet the requirements of paragraph 189 of the NPPF and provides a basis on which to analyse the proposals against local, strategic, and national policies related to the historic environment.
- 1.5 The report is by Icen Projects. Specifically, it is authored by Stephen O'Fegan BA, MSc, Heritage Consultant, with guidance and review by Laurie Handcock MA (Cantab) MSc, Director, Built Heritage & Townscape.

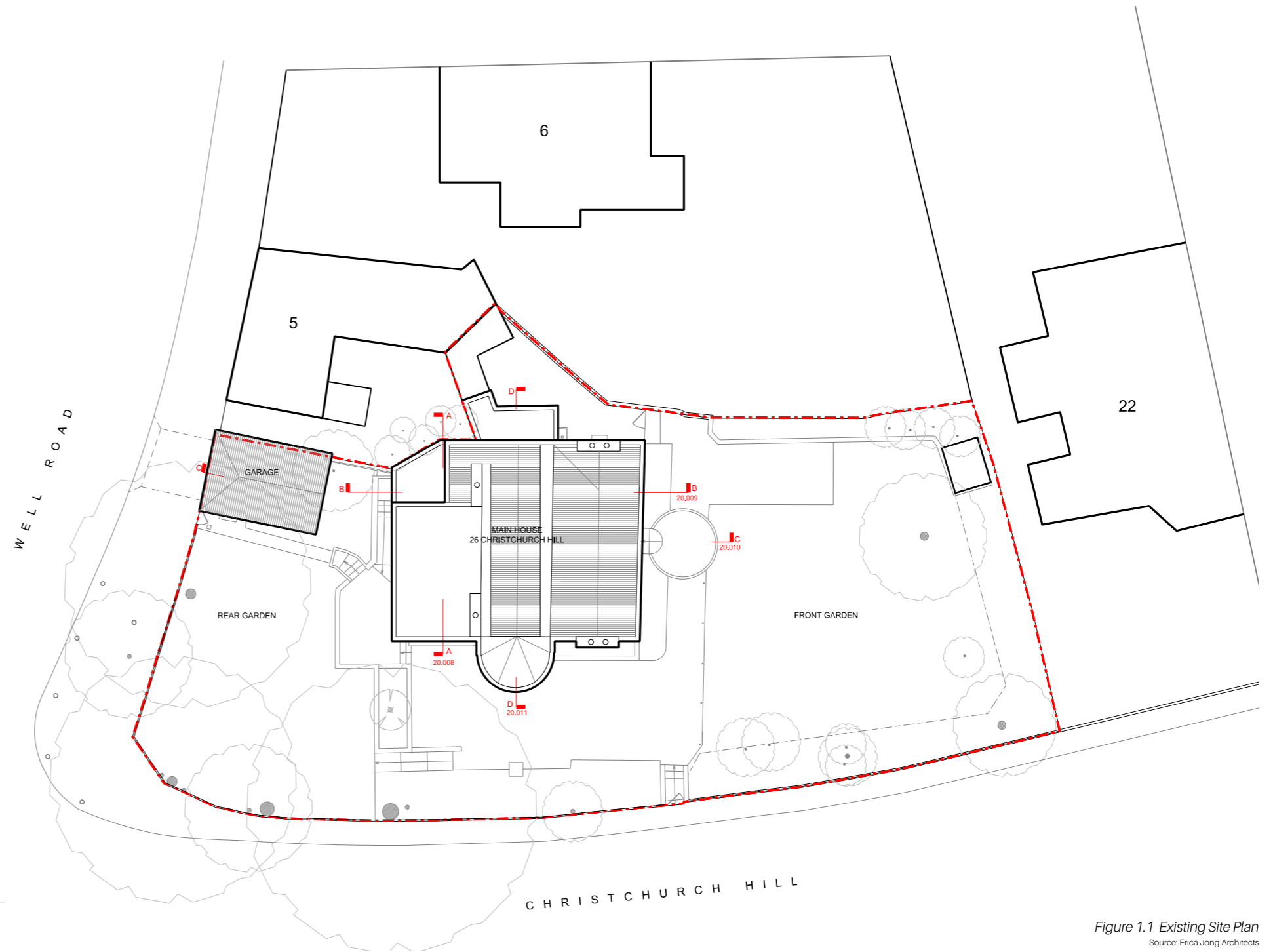


Figure 1.1 Existing Site Plan
Source: Erica Jong Architects

Section 2

**Planning Legislation, Policy &
Guidance.**

2 Planning Policy

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 2.3 Section 72(1) of the Act, meanwhile, states that:
- 2.4 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of 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.'

National Policy

National Planning Policy Framework (February 2019) (As amended)

- 2.5 In July 2018, the government published the updated National Planning Policy Framework ("NPPF"), which was again updated in February and June 2019. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.
- 2.6 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 2.7 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 127, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 2.8 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.9 Heritage Assets are defined in Annex 2 of the NPPF 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 interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.

- 2.10 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 2.11 The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 2.12 Paragraph 187 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
- 2.13 Paragraph 189 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.14 Paragraph 192 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 2.15 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.16 Paragraph 194 states that any harm to, 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.
- 2.17 Paragraphs 195 and 196 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 195). Whereas, Paragraph 196 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
- 2.18 Paragraph 197 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.19 Paragraph 200 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites. Paragraph 201 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 195 or 196, as appropriate.

2 | Planning Legislation, Policy & Guidance

Planning Practice Guidance (“PPG”) (Department for Communities and Local Government, last updated July 2019)

- 2.20 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.21 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.22 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.

- 2.23 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm 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 architectural or historic interest.
- 2.24 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.25 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 193 to 196 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Strategic Policy

The London Plan

- 2.26 Regional policy for the London area is defined by the London Plan. The Draft New London Plan (2018) has been out for consultation and is now undergoing review in an Examination in Public by the Planning Inspectorate. The new London Plan deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7.

London Plan Consolidated with Amendments

- 2.27 The current adopted London Plan (2016) incorporates the changes made in the Revised Early Minor Alterations to the London Plan (2013), Further Alterations to the London Plan (2014), and Minor Alterations to the London Plan (2015). It deals with heritage issues in Chapter 7, London’s Living Spaces and Places – Historic environment and landscapes. The current London Plan deals with heritage issues in Chapter 7, London’s Living Spaces and Places – Historic environment and landscapes.
- 2.28 London Plan Policy 7.4 requires development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. The design of buildings, streets and open spaces should provide a high-quality design response enhancing the character and function of an area.
- 2.29 London Plan Policy 7.6 notes that the architecture should “make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context”.
- 2.30 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 2.31 Policy 7.8 ‘Heritage assets and archaeology’ establishes the following clauses regarding heritage assets in London:
- 2.32 Strategic: 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.

- 2.33 Planning Decisions: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 2.34 Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden London Borough Council Planning Policy

Camden Local Plan - 2017

2.35 The Camden Local Plan sets out the Council's planning policies and ensures that Camden continues to have thorough and effective planning policies. The relevant policies from this document are included below:

2.36 Local Plan Policy D1: Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage; g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;

n. for housing, provides a high standard of accommodation; and

o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

2.37 Local Plan Policy D2: Heritage

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

Designated heritage assets

Designated 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.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated 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.

2 | Planning Legislation, Policy & Guidance

Hampstead Conservation Area Statement (2001)

- 2.38 Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (section 69 and 72) to designate as conservation areas any “areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” and pay special attention to the preserving or enhancing the character or appearance of those areas. Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of proposals to demolish unlisted buildings that contribute to the character of the area. .
- 2.39 Camden have produced Conservation Area Statements to support these aims.

Section 3

Historic Development of the Site and Surroundings.

3 | Historic Development of the Site and Surroundings

Hampstead

- 3.1 Hampstead, from the Anglo-Saxon 'Hamestede,' was recorded in the Domesday book as a small farm, likely placed around a larger manor, and there is record of a manor being given to the monastery at Westminster by King Ethelred in 986, as confirmed in a charter. In the middle ages the manor was owned by the Knights Templar and the Knights Hospitaller and sat within the village which was built around the parish church, though it was only when monks fled the plague in 1349 that it became a parish of note.
- 3.2 Henry VIII's dissolution of the monasteries between 1536 and 1541 resulted in the manor of Hampstead being settled upon by the Bishop of Westminster, who surrendered it to the King's hands in 1550. Subsequently the Estate was passed into the family of Sir Thomas Wroth until 1620 and, thereafter, the Earl of Gainsborough in 1690, Sir William Langhorne in 1707 and then, Rev. John Maryon.
- 3.3 The land remained predominantly in agricultural use until the mid/late 17th century, when an influx of city dwellers fled to settlements surrounding London to escape the plague of 1665 and the Great Fire in 1666. It was also an attractive area to the wealthy who were drawn to its elevated position and accessibility to the City. In 1698, the Gainsborough family gave acres of swampland to the east of the High Street to the 'poor of Hampstead,' on which The Wells Trust was established, developing the chalybeate springs and introduced a spa. The spa was advertised for its medicinal qualities, and attracted many visitors to the area, which also spurred development. However, as the spa was so easily accessible, it began to attract large numbers of lower-class visitors, and quickly fell out of fashion.

- 3.4 By the early 19th century, several large houses had been constructed to the centre of the settlement, while dense areas of working-class cottages were built around the High Street. The village spread south with the development of large villas and terraces, though development overall was restricted by resistance to plans of Sir Thomas Maryon Wilson, lord of the manor. A turnpike at Finchely Road threatened to bring development even closer to the Heath, but opposition prevented development of the area, but was eventually avoided, and the threat helped lead to the establishment of The Hampstead Heath Protection Society which was founded in 1897.
- 3.5 Further development of the area took place in response to the introduction of the railway which was most prominent to the south west of the village. In 1837, the London and Birmingham Railway constructed the Primrose Hill Tunnel through the southern slopes and by 1860 the Hampstead Junction railway opened stations at Edgware Road, Finchley Road and Hampstead Heath and in turn, stimulated the urbanisation of Hampstead.
- 3.6 Hampstead became part of the county of London in 1889 during a time when the presence of community and commercial requirements was evident. The parade of shops along South End Road was built and in the same period streets of modest terraced houses filled in the undeveloped land between South End Green and Hampstead.
- 3.7 The 20th century saw further large houses being constructed on the western slopes around Froggnal and Fitzjohns Avenue in a variety of inventive arts and crafts style to neo-Georgian as the 20th century progressed. The Hampstead tradition of avant-garde architecture which was established in the 1870s continued through to the 20th century



Figure 3.1 J. & W. Newton Map Hampstead 1814

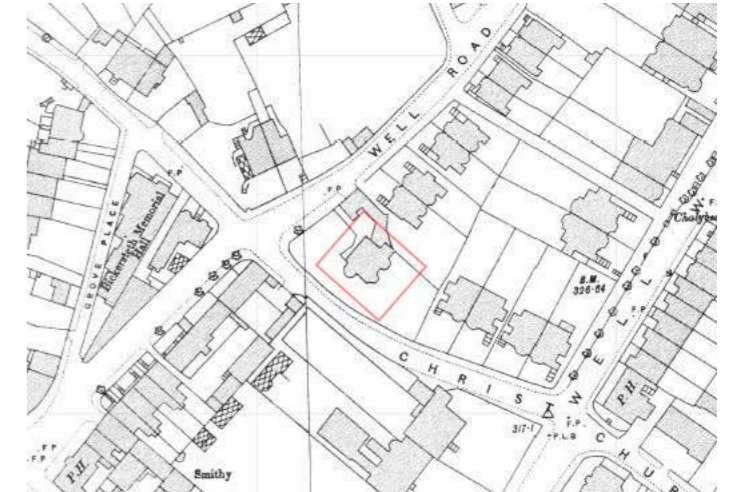


Figure 3.4 OS Map 1896

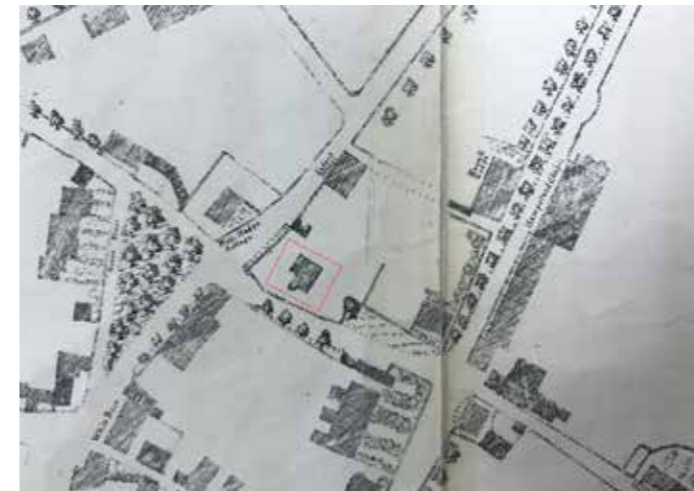


Figure 3.2 Lee Map of Hampstead 1847



Figure 3.5 Photograph of Site 1951



Figure 3.3 OS Map 1870

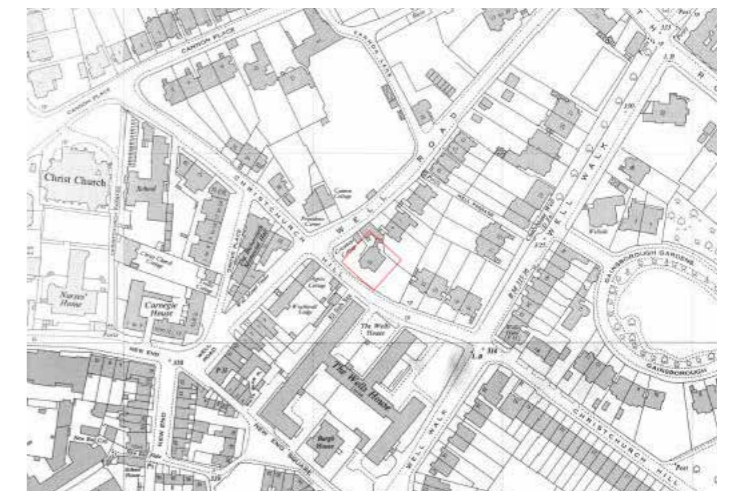


Figure 3.6 OS Map 1953

The Site (Sunny bank)

3.8 Though believed to have been constructed between 1806 and 1812 (why?), the earliest mapping sourced dates from 1814 (MAP), where Newton’s map of Hampstead illustrates a dwelling on Site, set within a large plot, with the smaller Crossways Cottage to the north east. Although the map is not particularly detailed, it is sufficient to illustrate that the house seems to have been constructed in a simpler form than the extent building, appearing to be only a single bay deep, and lacking a rear extension and the round bay window, features which first appear on an 1847 map of the Parish of St John (MAP). The Parish map also shows property boundaries, which indicate that Crossways Cottage and Sunny Bank were under the same ownership. Also of note is principal elevation of the house, to the south-west, which appears to be flat, lacking the projecting two storey bays which appear on later mapping. These bay windows appear on early OS mapping, which also shows that the two structures were linked by 1870 (MAP) via a narrow structure, while both structures also seem to have been enlarged to a degree, with the main house extended though a small infill between the rear extension and the bay window, so that the walls which flank the bay on the western elevation were then even. The garden is also noticeably more defined, with a planted boundary to the south-east creating a more legible boundary with the larger adjacent property.

3.9 The Site remains relatively unchanged until the mid-20th century, when several changes were made both internally and externally. A photograph dating from 1951 (PHOTO) shows the main elevation of the house with the projecting bay windows previously mentioned, as do floorplans from 1955 (FIG), though this element disappears from OS mapping beginning in 1953 (MAP). Although unclear when the bays were removed, what is clear is that the main elevation of the house was largely reconstructed in the mid-20th century, and is therefore relatively modern in its construction, though the implemented design is overall sympathetic to the original design and to the character and appearance of the Conservation Area. Also appearing at this time is the garage constructed to the west of Crossways Cottage.

3.10 According to Land Registry records from 1956, the link between the main house and the Cottage was closed off internally, though the physical structure linking the two buildings remained intact. Further changes to the house occurred in 1973, when a two-storey extension was constructed to the rear of the house, replacing a smaller section which primarily contained toilets, which were relocated into the core of the house, including the bathroom on the first storey with a curved wall inserted to provide a second bathroom. Further development occurred to the house in 1999 (plans), when internal partitioning was largely rearranged on both storeys, resulting in an enlarged family room on the ground storey as well as the en suite bathroom to first. A single storey extension was also proposed and approved to house a utility room, which infilled a small gap in the built form between the 1973 extension and the older central bay, at the north-east corner of the house. Permission for the extension lapsed and identical plans consented in 2005, though apparently not constructed until 2007.

3.11 A number of other permissions have been granted for the Site, none of which were implemented. These include

- 2002 - permission was granted for the demolition of the garage building, to be replaced with a two-storey structure of a similar footprint, along with a pool and other landscaping within the back garden, though this was never implemented.
- 2010 - Erection of a single storey rear orangery extension, linking garage building and dwelling house
- 2018 - Construction of a basement extension under the modern wing of the house and the garden, as well as demolition and rebuild of the detached garden studio/garage



Figure 3.8 Site plans showing separation of cottage 1955

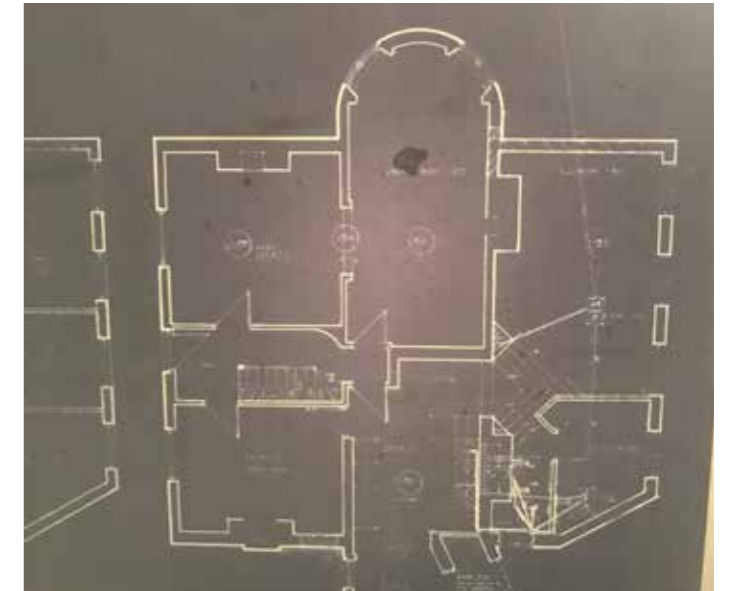


Figure 3.9 Drawings of ground floor proposals 1973

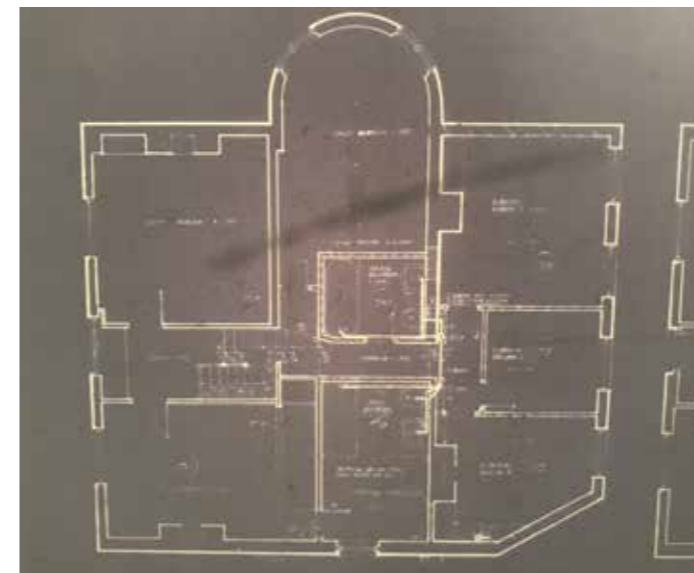


Figure 3.7 Drawings of first floor proposals, including new toilet, 1973

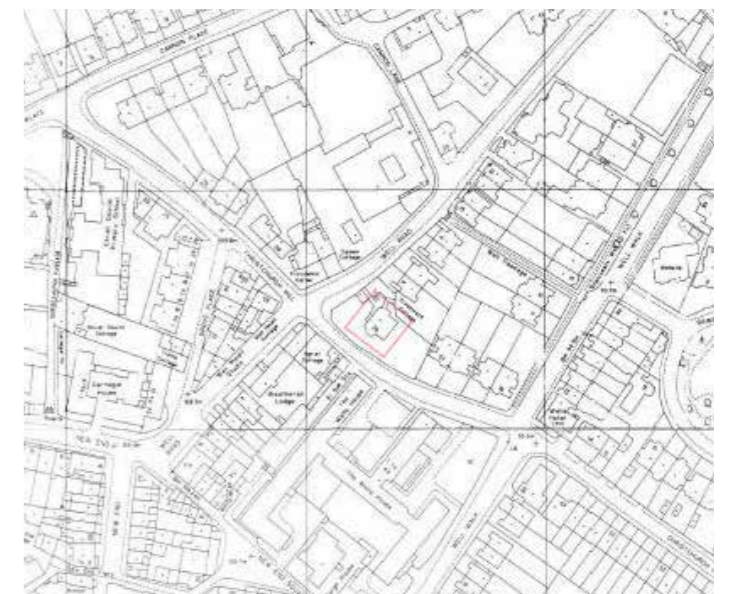


Figure 3.10 OS Map 1991

3 | Historic Development of the Site and Surroundings

Historic Development Plan

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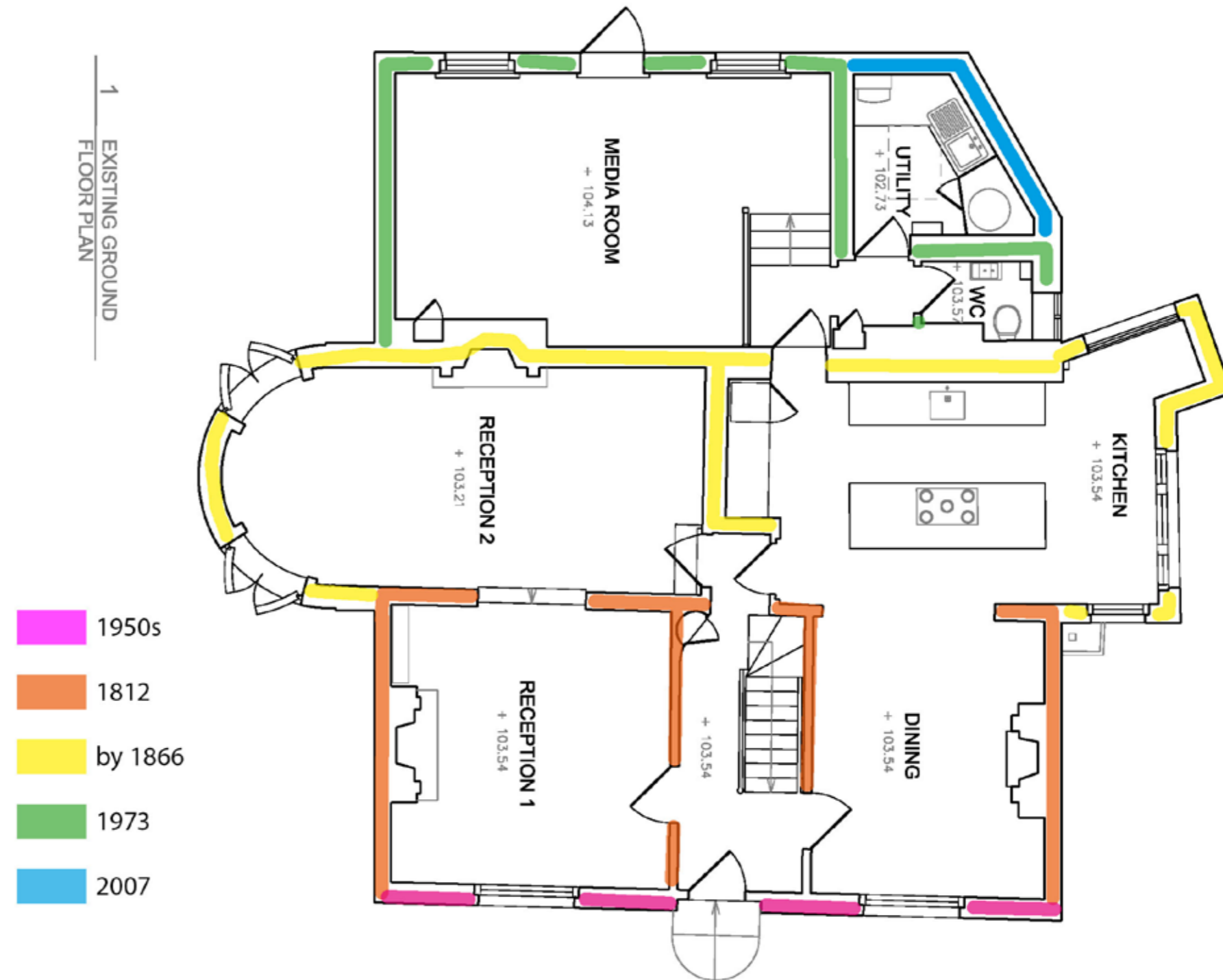


Figure 3.11 Historic Development Plan - Ground Floor

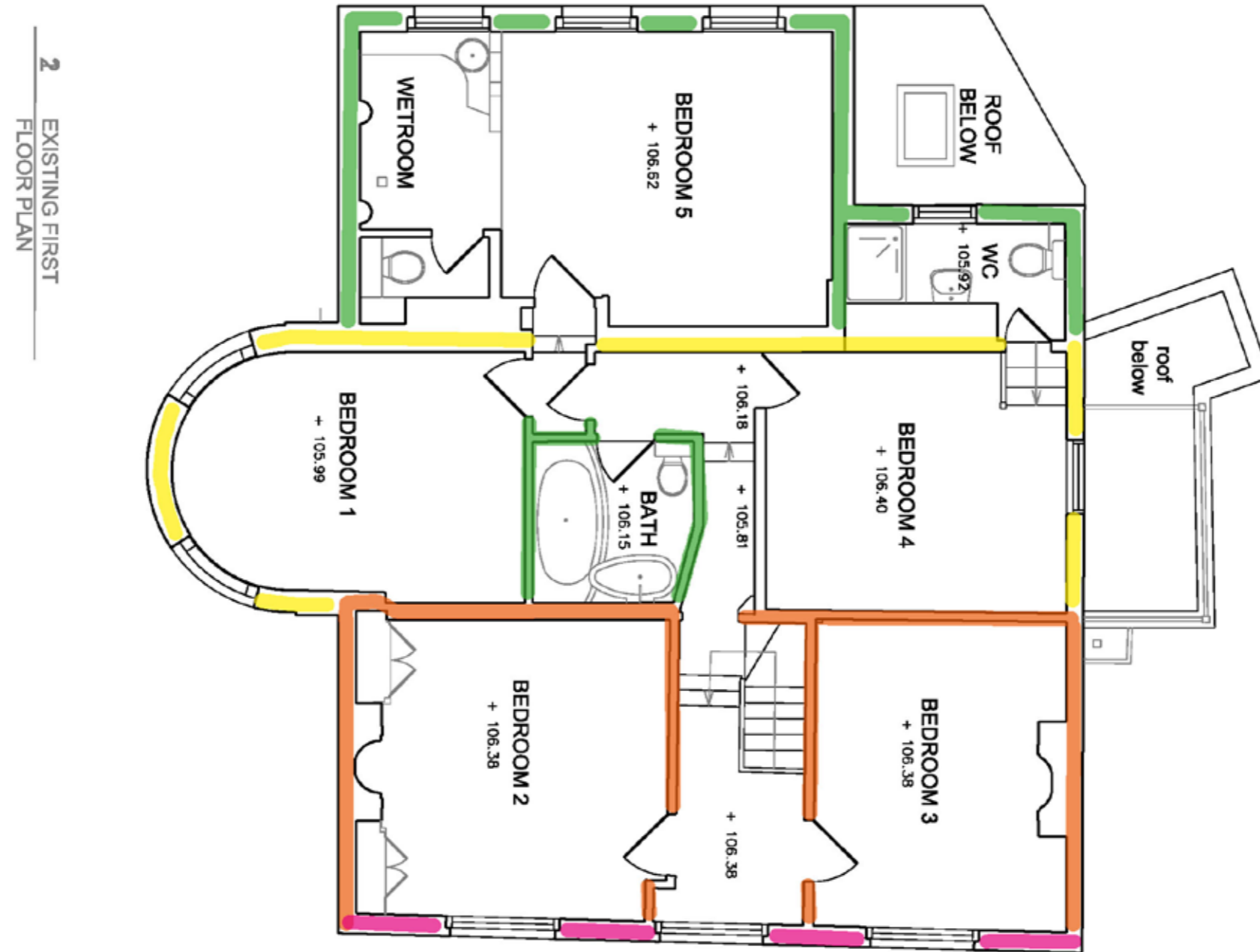


Figure 3.12 Historic Development Plan - First Floor

Section 4

Site Description and Identification of Assets.

4 | Site Description and Identification of Assets

Site Location

4.1 The Site is located at No. 26 Christchurch Hill, at the eastern corner of Christchurch Hill and Well Road, in Hampstead, within the London Borough of Camden.

Site Description

4.2 The Site comprises a single detached house which dates from the early 19th century, though has gone through several stages of expansion and alteration. The house is two storeys and constructed of multi-coloured stock brick with a modern slate roof, which was re-covered during repairs in 1998. Though the listing description states that the entrance is flanked by two-storey late 19th century bays of red brick, OS mapping suggests these bays were actually removed in the mid-20th century, not appearing on mapping from 1953 onward. Therefore, it is believed that the roof is finished with a mid-20th century parapet which was redone when the main south-east frontage was refronted in the mid-20th century. This main elevation is to a garden and is three windows wide. The central round-arched doorway with reeded pilaster jambs carries a cornice head and a patterned fanlight, with a panelled door, which appear unchanged from a 1951 photograph.

4.3 At south-west end of the house is a projecting bowed bay. The rear of the house comprises two modern extensions, the larger at three windows wide dating from 1973, and a smaller, single storey extension to the north-east from 2007. Internally, the house has been modified as it evolved and expanded, with noticeable alterations including the second-floor toilet with a curved wall inserted as part of the 1973 renovations. Some other historic features remain which will not be affected by the current proposals.

4.4 To the rear of the Site is another garden area, which separates the Site from Well Road, and there is a small, single storey garage. The garden around the property has a robustly planted mature border, as well as a feather board fence.

Other Identified Heritage Assets

Hampstead Conservation Area

4.5 The Conservation Area was first designated in January 1968 as the Hampstead Village Conservation Area and was in recognition of the large number of buildings of historic and architectural interest within the former village, as well as a historical association of many of these buildings with former residents of note. Key features of the area include the retention of its historic street pattern, which outlines the layout of the original village, and is still populated by clusters of older buildings. The Area has subsequently been extended beyond the boundary of the historic village, and therefore was renamed as the Hampstead Conservation Area.

4.6 Other key features of the Area include the drama added to views from the topography of the area, and the contrast created between the dense historic centre of the village and the spaciousness of the outer areas. The character and appearance of the area demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century buildings. Due to the large area included within the Conservation Area, and considering the contrasting spatial quality the designation obtains, the Appraisal divides Hampstead into eight sub areas, with the Site within Sub-Area the Christ Church/Well Walk Character Area.

4.7 The Conservation Area Appraisal describes this sub-area as having an intricate network and narrow alleyways built into the slopes, which date from the early 18th century, though to the 19th century. The streets generally follow the contours of the slope, save for Christchurch Hill and New End Square, and are linked by narrow footpaths, stairs, and lanes, which connect the main streets at their various elevations. The Appraisal also notes that the area contains an extraordinary variety of building types, ages, and styles, with good examples of small cottages, larger 18th century houses, as well as substantial Victorian Villas and 20th century council flats.

4.8 Within the sub-area, the Site is within the Well Walk/Well Road Character Area, which notes the broad road is flanked by Wells House buildings on one side, and the semi-detached 1880s properties at the corner with Well Walk. From within the area are views up to Christ Church and the large street Plane tree by Wells House frames the view of the church. The Site is mentioned briefly within the Appraisal, but primarily to note that it is bounded by a featherboard fence of no great quality, and that on the Well Road side there is a large sweet chestnut street tree.



Figure 4.3 Existing Timber Fence



Figure 4.1 The front facade, reconstructed in the 1950s



Figure 4.4 Example of robust boundary wall adjacent to Site



Figure 4.2 Rear facade of the 1973 extension and earlier bay



Figure 4.5 Typical view in area with varying boundary treatments

Section 5

Assessment of Significance.

5 | Assessment of Significance

Assessment Methodology

5.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in the November 2017 consultation draft of Historic England's best-practice guidance document Conservation Principles. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special. These are broadly in line with the values – evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version, but are consistent with the heritage interests in the NPPF, the definitions for which are now included in the updated Planning Practice Guidance as cited above.

The Site

5.2 As a Grade II listed heritage asset, the Site is of national significance, with its significance primarily derived from its historic value, as a building which largely originates from the 19th century. Though the structure has been greatly extended and altered, the majority of the front section of the house, excluding the façade, dates from at least 1814, and the middle section, including the western round bay, from the mid-19th century, between 1842 and 1847. While these more historic sections of the building contribute to its significance, there are later extensions and alterations which are considered to be of little significance. These include the two rear extensions, dating from 1973 and 2007, as well as internal interventions that were largely carried out when the first extension was constructed, notably the second-storey bathroom, as well as later partitioning to create additional bedrooms. The front elevation also underwent significant alterations in the 1950s, and while it remains an attractive feature of the house, it is a modern reconstruction. Given the staged development of the house, a historic development plan is included in Figures 3.11 and 3.12 in the previous chapter, which has also been used to help inform the significance of difference aspects of the house. The house also has historic value as one of the oldest private dwellings within the historic village of Hampstead, as evidenced by early mapping, where the house and cottage were one of only a small number of houses between Christchurch Hill and Well Road. Architectural and artistic value can be found in the simple yet balanced composition of the house, which has been maintained through subsequent alteration, but much historic fabric remains and is in good condition.

5.3 Although the house has been heavily altered, it retains features of interest, as well as additions which are sympathetic to its original design and architecture. Attractive historic elements include the two-storey projecting rounded bay to the south-west, as well as the central elements of the principal façade. Although the main elevation was heavily modified with the removal of two bay windows, its style and proportions remain balanced and help preserve the aesthetic quality of the house. In turn, this helps make a positive contribution to the character and appearance of the Conservation Area, and although the garden is bounded by mature planting, glimpsed views through the Site are possible, particularly during winter months.

5.4 Fenestration to the house is of mixed dates, with a large proportion of glazing replaced in the 19th century, although some earlier 19th century cylindrical glass does remain, notably within the larger curved sash windows within the western projecting bay (where the glass itself is straight glass and faceted, rather than curved). Although the historic glass is evident to a degree, other panes have clearly been replaced so that only a small number of the original panes remain.

5.5 Although access to the rear internal roof element was not possible, the front attic space has been inspected and they are assumed to be of a similar construction. The front element has chipboard sheets above ceiling joists and is ventilated using slate vents. Overall the roof structure is simple with no midpoint supporting purlins, only braces nailed diagonally across the rafters. Gutter purlins have been introduced possibly due to rotting rafter ends and are bolted to rafters with metal angles. Roof joists are a sufficient distance apart to allow for the proposed rooflight to be inserted between, without impacting the joists themselves.

Hampstead Conservation Area

5.6 The special interest of the Hampstead Conservation Area is outlined within the Appraisal as being principally found in its topography, the Heath, the range and mix of high-quality buildings, and through the street pattern and the contrast found between the sense urban places and vast outdoor spaces. The Site has been identified as making a positive contribution to this character and appearance, though the existing feather board boundary treatment has been highlighted as being of no interest.



Figure 5.1 Curved wall to first floor bathroom (left)



Figure 5.2 The curved windows to Bedroom 1

Section 6

Assessment of Impact.

Summary of Proposals

6.1 The proposals include minor internal alterations, the introduction of a small rooflight to the central pitch, the replacement of glazing to windows in Bedroom 1, and the replacement of existing timber boundary fence with a brick wall, details of which are included in architects drawings and the accompanying Design and Access statement.

Methodology

6.2 The impact assessment uses the methodology set out in paragraphs 193 to 196 of the NPPF (whereby relevant) as its basis and is applied with the interpretation established by current case law. NPPF paragraphs 200 (addressing opportunities for new development in Conservation Areas and within the setting of heritage assets) is also of relevance to this assessment. Additionally, Historic England's GPA2 (Managing Significance in Decision-Taking in the Historic Environment) and GPA3 (The Setting of Heritage Assets) informs this assessment, with the stepped process advocated by HE beginning in Sections 4 and 5 of this report identifying the relevant heritage assets potentially affected by development, identifying their significance and any contribution to significance arising from their settings.

Impact Assessment

6.3 As summarised in Section 5, the as a Grade II listed heritage asset, the Site is of national significance, with its significance primarily derived from its historic value, as a building which largely originates from the 19th century. The later extensions and alterations, which include the front façade and rear extensions as well as a number of internal alterations, while largely sympathetic to the overall design, are considered to be of little significance.

Internal layout modifications (ground and first floors)

6.4 On the ground floor, it is proposed to widen the existing opening between the Kitchen and Reception 2, which will also require the widening of the steps between the two rooms. Though this central wall is historic dating from the mid-19th century, it is considered that widening the existing opening is the least intrusive approach to improving flow and accessibility between the internal spaces to suit modern standards of living and allow for more light to be shared across the house.

6.5 Proposals to this floor also include the introduction of a small set of fire-doors separating the entrance hallway to provide fire compartmentation, in line with current Building Regulations. These doors will be sympathetic in design and appearance to existing doors, while offering the appropriate level of separation.

6.6 At the first floor, it is proposed to straighten the existing wall separating the toilet from the stair landing, which is currently angled so that the stairway narrows toward the top of the stair. This is an alteration which took place as part of wider modifications to the house in 1973, as seen on historic plans in Section 3 (Fig 3.7). The straightening of the wall will result in a slightly smaller toilet, but will allow the existing stair to be widened, and return this section of the house to more traditional configuration. It will also allow more light to enter the house into what is currently a quite narrow and irregular passage to the upper storey.

6.7 It is also proposed to infill the existing doorway to bedroom 5, another 1973 introduction, and re-open the doorway in its previous location at the top of the stair landing. This again will reinstate a more logical configuration to the upper storey, with the benefit of allowing further borrowed light into the stairwell via the rear windows. Details of the location of the doors can be found on the accompanying drawings package provided by Erica Jong Architects.

Installation of a rooflight to northeast slope of central pitch

6.8 Following pre-application advice from the Council, the formerly proposed horizontal rooflight has been reduced in size, and instead a small rooflight in the opposing orientation is proposed, which will be flush with the roof. The location of the rooflight has been selected to sit over the corridor at the top of the first-floor stair landing, maximising the amount of light which can reach what is currently a rather dark and cramped space with poor internal circulation. The new orientation of the rooflight and its reduced size will also allow it to fit between existing timber joists, thus reducing required intervention into the roof and minimising the loss of existing fabric.

6.9 The location and flush design of the rooflight also addresses concerns of visibility. The rooflight will be located on the pitched roof, behind the parapet wall of the rear extension and fronting the rear garden which has a mature planted boundary. The location is also shielded by the existing garage and therefore opportunities to see the intervention from street level are extremely limited.

Re-glazing of Bedroom 1 windows and entrance door

6.10 For existing single-glazed windows and doors it is proposed that glazing is replaced with thin-double glazed glass (Histoglass) to improve thermal qualities and upgrade the efficiency of the building. In the curved windows to Bedroom 1 at the first floor, there are single-glazed curved windows, and within, are a small number of faceted cylinder glass panes, though the majority are not original single glazing. While the Council encourages the retention of this glazing, replacement of only some single glazing would compromise the efficiency sought from these windows. Instead, it is proposed to carefully remove and re-use the surviving cylinder glass in another location, specifically the fanlight over the main entry door, where there is currently modern annealed glass that is broken and in need of repair. This approach allows for the upgrading of the bedroom windows to a suitable alternative, increases the efficiency of the windows, while also retaining and using the historic glass. We therefore view this as a suitable approach which fulfils the desire to maintain historic fabric, while increasing the sustainability of the house overall.

6.11 Other minor amendments to the glazing include the recession of the existing glazed door in the media room at ground floor, which was installed as part of the 1973 extension. As per the Council's suggestion, this door is proposed to be recessed to match the existing casement windows.

Replacement of the existing boundary fence

6.12 The existing timber boundary fence is in poor condition and is incongruent with the character of the Conservation Area. Though boundary treatments are a common feature of the Area, these are more robust brick walls, ranging from dwarf walls with railing to taller privacy walls. It is therefore proposed to replace the timber fence with a more suitable brick wall, in keeping with the character of the Area, and enhancing the character and appearance of the Conservation Area.

6.13 The new wall will run the same course as the existing wall, from the boundary treatment adjoining No.22 Christchurch Hill, turning the corner at Well Road, and terminating at the freestanding garage of No.26 Christchurch Hill. The proposal is to replace the timber fence with solid-faced brick walls, which follow the existing height and contour of the fence, that is, the height of the proposed wall will follow the top line of the trellis on the existing timber fence.

6.14 While the approach of incorporating metal railings over the solid masonry perimeter walls with planting behind (as per pre-planning advice dated March 2019) has been explored, research and observation of the area has indicated that there are a variety of boundary treatments within the area, including existing examples of taller masonry walls. We are therefore of the view that this is a suitable approach within the Conservation Area which sits comfortably within the surrounding context, and so the preferred approach is a more robust boundary wall, for reasons of privacy.

6.15 The proposed brick walls will be similar to walls which have been observed and recorded at surrounding and adjacent properties and have been inspired in their colouration and form by boundary wall treatments at nos. 24 and 22 Well Road and 11 Squire's Mount, in particular. The appearance of the wall is also intended to reflect the materiality of the house, as existing boundary treatments in the area often match their host buildings or are constructed in matching brick. This

6 | Assessment of Impact

approach, therefore, is viewed as accurately reflecting the character and appearance of the area and creating a new visual link between the wall and the house.

- 6.16 Shrubs are proposed to be planted immediately behind the existing boundary fence to complement the existing planted boundary, as well as to soften the edge or top of the brick walls.
- 6.17 As part of the boundary replacement, it is also proposed to slightly amend the existing entry gates with higher quality materials and designs. It is proposed to replace the timber door of the existing main entry gate with a slightly wider opening (from approximately 800mm to 1000mm) with an arched brick opening. The smaller side entrance timber door would remain in its current location but be replaced with a new timber door. Other changes include the replacement of the existing main entrance steps to incorporate a landing, which will match the design and appearance of the proposed wall.

Hampstead Conservation Area

- 6.18 As identified in Section 5, the Site makes a positive contribution to the Conservation Area as a Grade II listed building, though at present, views of the house are limited due to the mature planted boundary, the existing timber fence, and the highly varied topography of the area. The proposals will maintain this current experience, replacing the low-quality timber fence with a more appropriate and characteristic brick boundary wall, which will overall add visual congruity with the surrounding area, and therefore make a positive contribution to the character and appearance of the Conservation Area.
- 6.19 The rooflight, as discussed, is at the midpoint of the house, and is would be screened from the surrounding area by the extant garage, mature planting, as well as the timber fence. The new boundary wall will retain this appearance, and it remains difficult to view this section of the roof from street level, partly assisted by the sloping of Well Road to the west. It is therefore considered that possible views to the rooflight will be substantially obscured, if any, and that its inclusion would not cause harm to the character and appearance of the Conservation Area.

Summary

- 6.20 Overall it is considered that the proposals will enhance the character and appearance of the Conservation Area, by introducing a more sympathetically designed boundary treatment to the Site which fits with the existing context. Proposed alterations to the house itself are not considered to cause harm to its significance, as they are primarily limited to small scale internal changes which are balanced by reinstatement of a more traditional circulation pattern.

Figure 6.1 Caption



Section 7

Conclusion.

- 7.1 This report provides a proportionate assessment of the history and development of the site and its setting, and the character and appearance of the Hampstead Conservation Area. It considers the potential impact of the proposed development on the significance of identified assets in the context of statutory planning framework and associated guidance.
- 7.2 Historic research and onsite investigation illustrates that the site has its origins in the early 19th century, but that substantial staged development has expanded the house in 1973 and 2007. The proposals are largely limited to internal alterations and have been approached in such a way as to minimise the impact on existing historic fabric, reinstating existing openings or features where possible, while improving the layout and functionality of the structure as a family home. External changes are very limited and have been carefully designed to limit visual impact and improve the Site's contribution to the character and appearance of the Hampstead Conservation Area.
- 7.3 The proposed development meets the requirements of the NPPF in terms of its design quality and its effects in relation to the historic environment. The balancing tests laid out between paragraphs 195 and 197 would not be required in this case as no harm would be caused to the significance of designated heritage assets. The proposals are also in line with Camden's local policy, policies D1 and D2 from the Local Plan 2017, and should therefore be allowed in heritage terms.

Figure 7.2 Caption

Section 8
Appendices.

Appendix 1 | Listed Building Descriptions

26 Christchurch Hill

Grade: II

List Entry Number: 1245374

Date first listed: 14-May-1974

Details

TQ2686SE CHRISTCHURCH HILL 798-1/17/215 (East side)
14/05/74 No.26

Detached house. Early C19, altered. Multi-coloured stock brick. Slated roof with C20 parapets. 2 storeys. Main south-east frontage to garden with 3 windows. Entrance flanked by 2-storey late C19 bays of red brick. At south-west end, a projecting bowed bay. Round-arched doorway with reeded pilaster jambs carrying cornice head and patterned fanlight; panelled door. Gauged brick flat arches to recessed sashes. INTERIOR: not inspected.

Listing NGR: TQ2663186046

Appendix 2 | References

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"National Planning Policy Framework - Publications - GOV.UK". Gov.Uk, 2019 (as amended), Web. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

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