

93 BELSIZE LANE, LONDON, NW3 5AU

## HERITAGE STATEMENT

### Introduction

1. This Heritage Statement has been produced by Brown & Co Planning Ltd on behalf of David Bouchier (joint freehold owner and applicant) in respect of a Listed Building Consent application<sup>1</sup> for internal works at 93 Belsize Lane, London, NW3 5AU.
2. Specifically, the application is submitted for the removal of a ground floor non-structural partition wall and two doors within the property to allow it to be used as a single dwelling.

### Site and Surrounding Area

3. The site is located within the Belsize Conservation Area.
4. The property forms part of the Grade II Listed 79-93 Belsize Lane<sup>2</sup>, listed 14 May 1974 and believed to date from the mid-19<sup>th</sup> Century.
5. The listing description is as follows:

*"Terrace of 8 houses. Mid C19. Stucco. Slated roofs with projecting bracketed eaves and brick slab chimney-stacks to party walls. 3 storeys and basements. 2 windows each. Round-arched recessed entrances with rosette patterned architraves; doorways with pilaster-jambs carrying cornice heads, overlights and part glazed panelled doors approached by steps with cast-iron railings. Architraved sashes, most upper floors with margin glazing. Ground floor sashes have rosette-patterned architraves, console-bracketed cornices and cast-iron window guards; 1st floor, architraved sashes with console bracketed segmental pediments, having foliated tympani, and linked by continuous cast-iron balconies; 2nd floor, architraved sashes with lugged sills and flanked by enriched eaves brackets. INTERIORS: not inspected."*

6. Belsize Lane is the oldest road in the area and can be seen in maps dating from the early 19<sup>th</sup> Century. Most of the main roads of the surrounding Belsize Park area were built by 1866 and occupied by the middle classes as London expanded.
7. The property is located at the south western end of this terrace of properties, as shown below.

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<sup>1</sup> Ref. 2020/0159/NEW.

<sup>2</sup> List Entry Number: 1244561, <https://historicengland.org.uk/listing/the-list/list-entry/1244561>.



8. The property is laid out as a single dwelling over five floors with seven bedrooms.
9. The lower ground floor includes two bedrooms, a kitchen/dining room, three bathrooms and a conservatory.
10. The ground floor includes a sitting room, a dining room and a bedroom.
11. The first floor includes two bedrooms and two bathrooms.
12. The second floor includes a living room, a bedroom, a kitchen, a bathroom and a terrace.
13. The third floor comprises a bedroom within the roof space.
14. The building retains many original features and has only been subject to minor additions which received separate Listed Building Consent (see details below). The change that is the subject of this application is minor and has brought the building back into its original use as a single dwelling, removing a non-original partition wall and two doors.

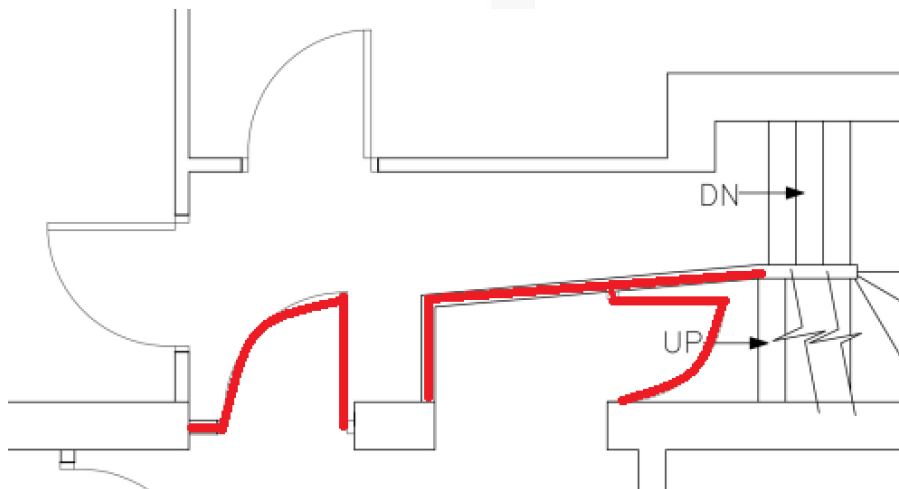
### **Planning History**

15. The property originally constituted a single dwelling, but over time was split into three dwellings through partitioning. In 2009, it returned to its original status as a single dwelling (see internal works section below).

16. Planning permission was granted for a rear extension on 30 September 1981 (32636/R1).
17. Listed Building Consent was granted for a rear second floor terrace with a new doorway access together dormer windows to the side and rear on 21 September 1995 (9500126). This consent was amended to replace a side and a rear dormer with a side and a rear velux window on 21 March 1997 (L9601269).
18. Planning permission was granted for the conversion of 93B and 93C Belsize Lane to one 3-bedroom maisonette and replacement of existing glazed lean-to with double-glazed lean-to on 26 November 2008 (2008/4066/P).
19. Listed Building Consent was also granted for works associated with the above permission on 26 November 2008 (2008/4536/L).
20. The full planning history of the property is set out at Appendix 1.

### **Internal Works**

21. The internal works for which consent is sought occurred on 27 July 2009 and comprised the removal of a ground floor non-structural partition wall and two doors separating the previous 93A Belsize Lane flat with the previous 93B Belsize Lane and 93C Belsize Lane flats, as shown on the plan extract below in red.



22. A photograph of the work being undertaken on 27 July 2009 is shown below.



23. As the property is Grade II Listed, the modifications were limited to protect the heritage asset.
24. The partition wall and doors were non-original and believed to date from the 1980s, after the building was listed, and so their removal returned the internal configuration of the hallway to the state under which the building was originally listed.
25. The previous configuration of the ground floor is shown on the accompanying Previous Ground Floor Plan ref. 93BEL/006.
26. The existing configuration of the ground floor is shown on the accompanying Existing Ground Floor Plan ref. 93BEL/002.
27. The works allowed the entirety of 93 Belsize Lane to be used as a single property.
28. Three photographs of the hallway showing its configuration at present, taken in October 2019, are provided at Appendix 2.

### **Materials**

29. The wall was comprised of plasterboard and the doors were timber-frame.

### **Access**

30. The access and approach to the property was not amended.

### **Facilities and Sanitary Accommodation**

31. Facilities and sanitary accommodation were not amended.

### **Conclusion**

32. This Heritage Statement demonstrates that the removal of a ground floor non-structural partition wall and two doors does not have any adverse affect on the character or appearance of the building or its setting and in the Applicant's view will constitute a positive change that will reinstate the original layout and integrity of the building as constructed. We respectfully request that Listed Building Consent is granted.

**Brown & Co Planning Ltd**  
**19 February 2020**

### **Appendix 1: Site Planning History**

<b>Validated</b>	<b>Ref.</b>	<b>Description</b>	<b>Decision</b>
23 Jun 1981	32636/R1	Erection of two storey rear extension and a new side door and window at basement level.	Approve 30 Sep 1981
23 Jun 1981	HB2698R1	Erection of two storey rear extension and a new side door and window at basement level.	Approve 30 Sep 1981
30 Oct 1984	8401843	Change of use and works of conversion to the first floor to form a self-contained flat as shown on drawing No. 84/30/02.	Approve 13 Feb 1985
16 Nov 1984	8470300	Internal alterations to form a self-contained first floor flat as shown on drawing No.84/30/02.	Approve 13 Feb 1985
29 Jan 1990	9070846	Internal alterations and refurbishment of first floor self contained flat including formation of new bathroom as shown on drawing no. 93BL/026 and specification dated 15.01.90.	Approve
29 Jan 1990	9005070	Provision of new toilet facilities. Renewal of electrics General refurbishment of flat. *(Plans submitted).	Withdrawn
10 Feb 1995	9500126	The provision of a rear second floor terrace with a new doorway access together with a dormer window to the side and one to the rear as shown on drawings nos. 06.449.10 11B 12 and 13B and revised by letters dated 14th June 1995 and 21st July 1995.	Approve 21 Sep 1995
10 Feb 1995	9570034	The opening up of an existing window to provide a new doorway access to a rear second floor terrace together with the erection of a dormer window to the side and one to the rear as shown on drawings nos. 06.449.10 11B 12 and 13B and revised by letters dated 14th June 1995 and 21st July 1995.	Approve 21 Sep 1995



24 April 1996	L9601269	Amendment to Listed Building Consent 9500126 (November 1995) to replace a side and a rear dormer with a side and a rear velux window, as shown on photographs and manufacturers brochure.	Approved 21 Mar 1997
28 Oct 2008	2008/4066/P	The integration of flats 93B&C to create one 3 bedroom maisonette, and replacement of existing glazed lean-to with double-glazed lean-to.	Approved 26 Nov 2008
28 Oct 2008	2008/4536/L	Works associated with the integration of flats 93B&C to create one 3 bedroom maisonette, and replacement of existing glazed lean-to with double-glazed lean-to.	Approved 26 Nov 2008

**Appendix 2: Photographs of hallway showing configuration at present (October 2019)**





